

# PLANNING STATEMENT



**IN RESPECT OF:**

Construction of a single storey temporary classrooms

**AT:**

Meadow High School, Royal Lane, Uxbridge, UB8 3QU

**FOR:**

London Borough of Hillingdon

**Date:**

2 January 2024

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## 1. Introduction

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- 1.1 This Planning Statement accompanies a full planning application for the installation of a single-storey modular temporary classrooms within the curtilage of Meadow High School, Royal Lane, Uxbridge.
- 1.2 The accommodation is required to provide temporary teaching space to accommodate pupils that will eventually occupy the expansion of Meadow High School on the site of the current Harefield Academy. This new satellite provision will provide a further 90 pupil places for pupils with special teaching needs. This new provision is the subject of planning application ref: APP/ 2023/2673 which at the time of writing is currently under consideration. It is hoped that planning permission will be granted early in 2024 enabling work to commence on site spring/summer 2024 with completion expected in 2025.
- 1.3 The temporary teaching accommodation is therefore required for a maximum period of 24 months following which pupils will move to the new facility in Harefield and these temporary classrooms will be removed from the Meadow High School site and the land reinstated.
- 1.4 This Planning Statement sets out the details of the development proposals and considers these in the context of the relevant policies within the Statutory Development Plan and other material planning considerations. It is structured as follows:
  - Section 1 – Introduction
  - Section 2 – Site Description (including planning history)
  - Section 3 – Proposed Development
  - Section 4 – Planning Policy Assessment
  - Section 5 – Key Planning Considerations
  - Section 6 - Conclusions
- 1.5 This Planning Statement should be read alongside the application drawings and Design and Access Statement prepared by Noviun Architects and submitted alongside this Statement, including:
  - Site Location Plan
  - Existing and Proposed Site Plans
  - Proposed Plans and Elevations
  - Proposed CGI's
- 1.6 This application has been submitted via the Planning Portal Ref: PP-12695483

## 2. Site Description and Background

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### The Surrounding Area

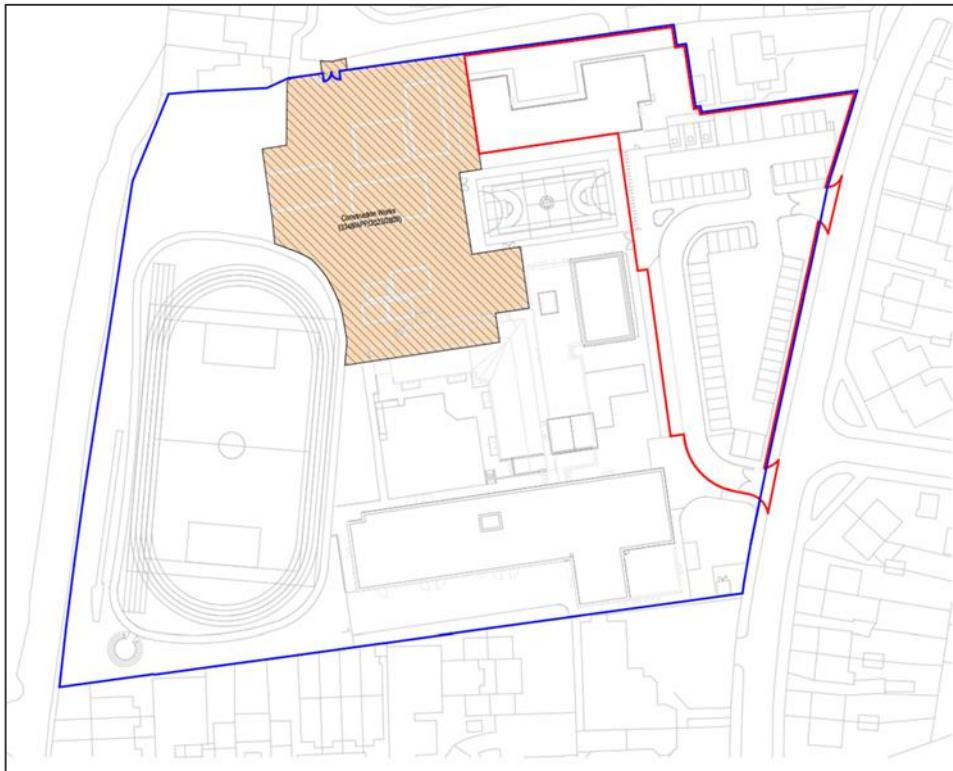
- 2.1 The site is located within the administrative boundary of the London Borough of Hillingdon and in the suburb and electoral ward of Brunel. The area is predominantly residential with a variety of housing types. These include 2 storey semi-detached properties built in the 1950's and 1960's located in the streets to the north and east of the application site and more modern low-rise flats and terraced housing located in the streets immediately to the south of the wider application site.
- 2.2 Other notable uses and buildings in the immediately surrounding area are Hillingdon Hospital which is located to the north east of the application site. The hospital site is a large complex of buildings of various heights and styles and also includes parking areas. In the south west corner of the hospital site closest to the application site the London Ambulance Service has a station to the south of which is a Busy Bees children's nursery. Both of these buildings are single storey with frontages to Royal Lane.
- 2.3 Immediately to the south of the application and partially sharing the school's southern boundary is the Baitul Amn Mosque. This is a part single storey, part two storey small complex of buildings with parking to the front. To the south of the mosque is the Walter Pomeroy Hall a single storey building used as a community hall and served by a car park accessed from Royal Lane.
- 2.4 To the west of the application site is Philpot's Farm Open Space, a large protected public open space bounded by the River Pinn to the west. The space comprises a number of marked walking routes, picnic areas and marked out sports pitches.
- 2.5 The area has a reasonable level of connectivity with bus routes along nearby Pield Heath Road providing connections to Hayes and West Drayton. The nearest commercial centres are Cowley (500m to the west) and Yiewsley (1.4km to the south west).

### The Application Site

- 2.6 The Application Site (red line) comprises 8045sq.m and comprises the existing drop off and parking area as well as the land where the temporary teaching block will be located that is located adjacent to the sixth form building and adjacent to the northern boundary shared with Benson Close (See Location Plan on the following page).
- 2.7 The area where the temporary teaching block will be located is currently an area of informal amenity serving the sixth form block.
- 2.8 The application site contains no listed buildings and shares no boundary with, nor is it within the setting of any statutory listed buildings. The site does not fall within a conservation area. There are no Public Rights of Way (PROW) within the site. The site is located within Flood Zone 1 which is the lowest classification of flood risk where land is assessed to have a 1 in 100 probability of river or sea flooding in any given year.

2.9 The wider site (blue line) comprises 2.1 hectares and contains a number of teaching blocks including a recently completed new teaching block and sports hall towards the southern part of the site. A further new teaching block is currently under construction in the north of the wider site. The schools playing fields are located to the west of the site.

2.10 The site has a PTAL (public transport accessibility) rating of 2 where 0 is lowest accessibility and 6b is highest accessibility.



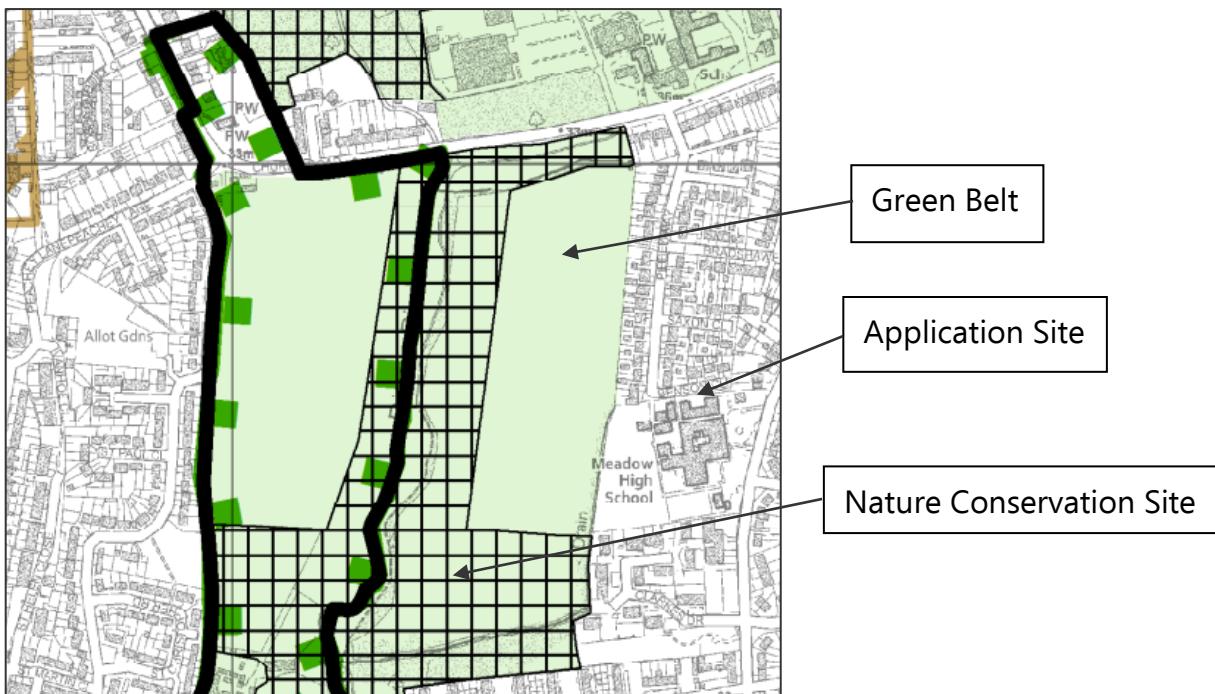
(Fig 1.1: Site Location Plan)

### **Planning Policy Designations**

2.11 The Local Development Plan comprises the Hillingdon Local Plan Parts 1 and 2 for the period up to 2026. Part 1 sets out the Strategic Policies and Part 2 sets out the detailed Development Management Policies.

2.12 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations was adopted as part of the Borough's development plan at Full Council on 16th January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012).

2.13 The application site itself is not subject to any planning policy designation, the site has been in educational use for several years. The extract of the proposals map below identifies policy designations in the local area these include green belt land and a nature conservation site both on land to the west of the application site.



(Fig 1.2: extract from LB Hillingdon Policies Map)

### Planning History

2.14 The table below details the main recent and relevant planning records relevant to the application site:

LPA Reference Number	Description of Development	Decision Date
2023/419	Temporary redevelopment of site including removal of existing external spaces to provide a temporary two-storey academic building (Use Class F1).	Approved 12/04/2023
2023/138	Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works	Approved 20/06/2023
2020/1589	Demolition of existing buildings and replacement with a new two storey building, sports hall, multi-use games court, hard play	Approved 07/10/2020

	areas, substation and revised vehicular access, pupil drop off and parking	
2020/889	Construction of two temporary single storey modular classroom units	Approved 19/06/2020

(Table 2.1: Relevant Planning History for the wider Meadow High School Site)

2.15 As can be seen from the planning history the Meadow High School site has been the subject of two significant recent applications renewing the poorer quality teaching accommodation with new facilities whilst facilitating some expansion to accommodate the pressing need for SEN school places in the Borough. Both these applications have been supported by applications for temporary teaching accommodation to accommodate students whilst construction works are being undertaken.

### 3. Proposed Development

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- 3.1 Planning permission is sought for the installation of a single-storey temporary classroom with a total floor area of 93sq.m (GIA)/97sq.m (GEA). The installation will comprise two classrooms each of 46sq.m and will accommodate up to 10 students in each (20 students in total) supported by 2 members of staff (4 staff in total).
- 3.2 It is proposed that the temporary classrooms will be installed in the summer 2024 ready for occupation in September 2024. The classrooms will be required until the new facility at the Harefield Academy site is complete anticipated to be in 2025. Planning permission is being sought for a temporary period of 24 months which allows for sufficient time for the buildings to be installed on site and then removed once the pupils and staff have moved into the new building at Harefield Academy.
- 3.3 The classrooms will be sited on a simple concrete pad requiring minimal intrusive work with lightweight surfacing used around the buildings to provide access where it doesn't already exist.
- 3.4 The installation of the temporary classrooms will take a period of no more than 6 weeks and will be done during school holidays to avoid disruption to teaching and so that the temporary classrooms can be brought to the site using the front car park area where a crane will be sited to lift the classrooms into place.

## 4. Planning Policy Assessment

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4.1 This section sets out the planning policy context for the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. The key local policy documents that comprise the development plan in this case include:

- Hillingdon Local Plan Part 1 – adopted November 2012
- Hillingdon Local Plan Part 2 – adopted January 2020

4.2 In addition, national planning policy set out in the following documents are also a material consideration that should be taken into account:

- London Plan (2021)
- National Planning Policy Framework ('NPPF', December 2023);
- National Planning Practice Guidance ('NPPG', (updated November 2023); and,
- Department for Communities and Local Government ('DCLG') Policy Statement – Planning for Schools Development (M Gove and E Pickles, August 2011).

### **Hillingdon Local Plan**

4.3 Hillingdon Local Plan Part 1 relevant policies:

- PT1.BE1 – (2012) Built Environment;
- PT1.CI1 – (2012) Community Infrastructure Provision;
- PT1.EM1 – (2012) Climate Change Adaptation and Mitigation;
- PT1.EM5 – (2012) Sport and Leisure;
- PT1.EM6 – (2012) Flood Risk Management; and
- PT1.EM7 – (2012) Biodiversity and Geological Conservation

4.4 Hillingdon Local Plan Part 2 relevant policies:

- DMHB 11 – Design of new development
- DMCI 1A - Development of new education floorspace
- DT1 – Managing Transport Impacts

### **London Plan (March 2021)**

4.5 The following policies from the London Plan are relevant to the application scheme:

- Policy GG2 Making the best use of land
- Policy D4 Delivering good design
- Policy D5 Inclusive Design
- Policy D12 Fire safety
- Policy S1 Developing London's Social infrastructure
- Policy S3 Education and childcare facilities
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy T1 Strategic approach to transport
- Policy T4 Assessing and mitigating transport impacts

### **National Planning Policy Framework**

4.6 The NPPF was most recently updated on 19<sup>th</sup> December 2023 by the Government, the Policy Framework is considered fundamental to Government reforms to promote economic growth and make the planning system more accessible.

4.7 The NPPF sets out the Government's overarching economic, environmental and social planning policies in England and how these are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making however, it is a material consideration for local planning authorities in the determining of planning applications. Of key relevance to these proposals is paragraph 99.

#### Education Facilities

4.8 Paragraph 99 states:

*"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted".

### **National Planning Practice Guidance**

4.9 On the 6th March 2014, a Ministerial Statement was published announcing the launch of an online database of National Planning Policy Guidance (NPPG). The NPPG has subsequently been updated on various occasions to reflect the publication of revision to the NPPF and other policy documents and guidance. The most recent update published on 20<sup>th</sup> November 2023. Whilst this practice guidance is a material planning consideration, it is intended as guidance only and is therefore subservient to policies in the NPPF.

4.10 The detailed guidance within the NPPG has been taken into account within this Planning Statement.

### **Policy Statement – Planning for Schools Development**

4.11 This policy statement published by the Department for Communities and Local Government in August 2011 confirms the Government's commitment to ensuring there is sufficient provision to meet growing demand for state funded school places. It also confirms that state funded schools include Academies and free schools.

4.12 The statement goes onto to state that "*There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework*" and with regard to planning decisions "*Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools*".

4.13 The statement sets out that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state funded schools and that the following principles should apply:

- There should be a presumption in favour of development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local Authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded school applications.
- Local authorities should ensure that the process for submitting and determining state-funded school applications is as streamlined as possible.
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.

- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

## 5. Planning Considerations

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- 5.1 This application is for the temporary installation of a single-storey modular classroom located within the curtilage of the existing Meadow High School. Planning permission is sought for a temporary period of 24 months whilst the new SEN provision is being built on the site of the existing Harefield Academy.
- 5.2 The key planning considerations in respect of the proposals are:
  - Principle of development
  - Design and amenity
  - Transport, Access and Parking
  - Energy and sustainability

### 5.3 Principle of development

#### Need

- 5.4 There is clear need to provide additional school places for pupils with special educational needs. This need is set out in Hillingdon's recent School Capital Programme Update (April 2023) which identifies that currently all seven special school in Hillingdon Borough are at capacity as demand for places has continued to grow year on year. Meadow High School itself which has been and is currently undergoing further renewal and expansion has also reached capacity. There is therefore a need to provide further additional SEN school places in the short term. This need is being planned for and will be accommodated by new provision on the site of the existing Harfield Academy, this new provision will not be available until 2025. As there is a need now that needs to be provided for temporary accommodation is required.

#### New Educational Floorspace

- 5.5 These proposals will provide temporary provision whilst the proposals subject of planning application ref: 2023/2673 (subject to the granting of planning permission) is under construction.
- 5.6 As set out in the previous section the NPPF sets out at paragraph 99 the importance of providing a sufficient number of school places to meet the needs of existing and new communities. It specifically notes that decision makers should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
- 5.7 The proposals will provide temporary accommodation, providing much needed SEN school places in the short term whilst permanent new school places are being created. This new provision meeting the clear and acute need identified in para 5.4 above. As advised in paragraph 99 of the NPPF great weight should be given to the need to create, expand or alter school through plans and decision on applications.

5.8 LBH Local Plan Policy DMCI 1A (Development of New Education Floor Space) sets out 4 criteria against which school expansions will be assessed, the table below considers each of the 4 criteria in the context of the proposed development:

Policy DMCI 1A Criteria	Policy Assessment
A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).	The location of the temporary classrooms is within the curtilage of the existing Meadow High school an established SEN school. The site can be considered to be brownfield and has no policy designations.
B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games	The site of the temporary classrooms is currently laid out with seating areas and is used by sixth form pupils for informal amenity. It is not used for games or sports. The space is surrounded on 3 sides by the sixth form building and therefore the space does not contribute positively to the character of the area. The loss of the area is for a temporary period only and will be reinstated once the temporary classrooms are removed.
C) The location and accessibility of the site in relation to: <ul style="list-style-type: none"> <li>i) the intended catchment area of the school;</li> <li>ii) public transport; and</li> <li>iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.</li> </ul>	The proposed temporary facility will accommodate a maximum of 20 students and 4 staff members. There will be limited additional impact associated with the vehicle trips associated with this facility and it would not lead to unacceptable highways safety or public transport impacts.

D) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016	The proposals is a temporary facility proposed to be in situ for less than 24 months and will therefore not impact on the Council target
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(Table 5.1 Policy DMCI 1A considerations)

#### Design and Amenity

5.9 Policy DMHB 11: Design of the LHB Local Plan Part 2 requires development to be considered in terms of layout, character, architecture and design amenity.

5.10 The proposed building is temporary in nature and as such the materials are partly determined by their ability to be transported and re-used. The materials used will be of a high quality to achieve thermal performance and will be robust in nature.

5.11 The layout of the classroom block is designed to be as efficient as possible providing the schedule of accommodation required to provide up to 20 temporary school places, whilst meeting the pupils specific educational needs and safeguarding requirements. The single storey plan accommodates classroom space only. Pupils and staff will use the existing Meadow High School for wc/bathroom, dining and amenity and sports provision.

5.12 The proposed temporary school occupies a position adjacent to the northern boundary of the wider school. Temporary screening will be fitted to the existing boundary treatment to give privacy to students and local residents and to help minimise distractions.

5.13 The Design and Access Statement prepared by Noviun Architects and submitted in support of the application provides further details in respect of the design of the project.



### Transport, Access and Parking

5.14 LBH Local Plan policy DMT1 confirms development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. It set out a series of criteria required to make development acceptable, these are set out in the table below:

Policy DMT 1 criteria	Policy assessment
be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development	The site has a PTAL of 2 but there are a number of bus routes serving the area, the near rail station is West Drayton. The local pedestrian and cycle infrastructure is good.
maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;	The temporary facility will benefit from sharing Meadow High Schools existing drop off facilities. These facilities were recently redesigned and now provide purpose designed facilities to enable the safe drop off of and pick up of pupils.
provide equal access for all people, including inclusive access for disabled people;	Safe and level access is provided throughout the site and to the temporary facilities. The classroom
adequately address delivery, servicing and drop-off requirements; and	The temporary facility will have minimal deliveries or serving but will in any case share these with the existing school
have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.	No additional parking is proposed for the temporary facility and the will therefore by minimal impacts in terms of air quality, noise or transport.

(Table 5.3 Policy DMT1 considerations)

5.15 The proposals will not change the existing access or parking arrangements at Meadow High School which are considered to be safe, convenient and suitable to serve the proposed temporary facility.

### Energy and Sustainability

- 5.16 The modular classroom system that is constructed off site performs highly in terms of sustainability. As a temporary building the thermal performance achieved is high and significantly beyond the requirements of the Building Regulations Part L that a temporary building is required to achieve.
- 5.17 The main sustainable feature of the system is that the buildings can be reconfigured and re-used. There is a high demand for temporary buildings and this approach minimises wasted materials as the high quality and robust frames of modules can be re-purposed for use on different sites. Elements of the frames proposed to be used at this site have previously been used on a different temporary school elsewhere in the country.

## 6. Summary and Conclusion

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- 6.1 This Planning Statement, prepared by Hatton Planning, accompanies a detailed planning application commissioned by ISG on behalf of the London Borough of Hillingdon for a temporary modular classroom building to be used by Meadow High School for a temporary period of 24 months. This Planning Statement considers the planning policy framework and associated guidance and provides an analysis of this in relation to the Proposed Development at the Site.
- 6.2 The need to provide SEN school places within this part of Hillingdon is well established and Meadow High School is a well-respected school delivering high-quality teaching outcomes for its pupils. The current school and other SEN schools in the Borough are at capacity and there is therefore a need to provide additional capacity to meet the needs of pupils with specific teaching needs. This additional capacity is in the process of being delivered and a new facility providing an additional 90 spaces are currently in for planning and should planning permission be granted a new facility will be built at Harefield academy in 2024 for occupation in 2025.
- 6.3 In advance of this new facility being provided there is a need to meet the acute need for additional spaces from September 2024 and the proposals subject of this application will provide 20 spaces in advance of the permanent provision being completed.
- 6.4 The proposals are acceptable in principle given the established educational (F1) use of the site. The site of the temporary facility has been selected to ensure the teaching environments provided suffer from minimal disruption from construction activities as well as not adversely impacting on the existing teaching environments at Meadow High School. Keeping the temporary classrooms on the Meadow High School site is essential so that pupils can benefit from being collocated with the existing school and its associated facilities. The site has also been selected so that it does not impact on the schools existing sports field provision, is in an easily accessible part of the site and will have no impact on existing levels of amenity enjoyed by neighbouring residents.
- 6.5 The proposed development has been demonstrated to comply with all other planning policies and other material considerations including the relevant development plan and the NPPF. The siting and nature of the temporary modular classrooms will ensure there are no long term or permanent impacts associated with the development. In all respects the proposals should be considered as sustainable development for which planning permission should be granted without delay.