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10th April 2017

Dear Sir / Madam

Section 73 application for amendment to planning permission ref 4450/APP/2016/1928 to vary Condition 1 (Time Limit) and Condition 2 (Discontinuance of Use) to allow the retention and continued use of the temporary building until 30th September 2020 (PP - 05920093)

At Guru Nanak Sikh Academy, Beaconsfield Road, Hayes, London

On behalf of our client, the Education Funding Agency, we have been instructed to submit a Section 73 application to vary Condition 1 and Condition 2 of planning permission 4450/APP/2016/1928.

Temporary planning permission was granted on 16 June 2014 for the '*Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017*' at Guru Nanak Sikh Academy, Beaconsfield Road, Hayes, London.

Condition 1 of the permission states the following:

'The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/16.'

Reason: To reflect the end of the academic year and because the building, by reason of its temporary design and its location in the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, OL2, BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition 2 of the permission states the following:

'The use hereby permitted shall be discontinued on or before 31/07/16.'

Reason: It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

In advance of the expiry date of the temporary planning permission (31 August 2016), this application seeks consent for the temporary modular buildings to remain on this site for an additional academic year (until 30th

September 2020). This covering letter outlines the merits of the proposal to renew the temporary planning permission.

To support this Section 73 application we submitted the following documents:

- i. Planning Application and Certificate B Forms;
- ii. Cover letter prepared by Cushman & Wakefield;
- iii. Drawing ref P01315-P650 - Location Plan;
- iv. Updated Travel Plan; and
- v. Letter from Intermodal Transport.

Nanaksar Primary School

The Nanaksar Primary School opened on the site in 2013 in a combination of temporary accommodation and other buildings on the site of Guru Nanak Sikh Academy. There are currently 120 pupils in the temporary accommodation and a further 100 children who occupy other buildings on the wider secondary school site. This was intended to be a temporary solution to accommodation needs to serve the primary school until the end of the 2015/2016 academic year. Due to a variety of issues, the permanent school building will not be going ahead within the intended timeframe. As such, the school will need to remain on the Guru Nanak Sikh Academy site in temporary accommodation for a year longer than originally planned. This will be until the end of academic year 2020.

The Proposed Development

The Section 73 planning application is being made for:

“Variation of Conditions 1 and 2 of Planning permission 4450/APP/2016/1928, to allow the retention of temporary Portakabin modular buildings to be used as additional classroom accommodation until 30th September 2020”

The retention is required for a further two academic years (until 30th September 2020). To allow for continued teaching in the temporary buildings.

Planning Policy Framework

The statutory development plan against which the proposed development should be considered comprises the *Further Alterations to the London Plan (2015)*, the *Hillingdon Local Plan: Part 1 – Strategy Policies (2012)* and the *Saved Unitary Development Plan Policies (2007)*. The *National Planning Policy Framework (2012)* is also a material consideration in the determination of planning applications.

Since the grant of the previous temporary permission, there have been no significant changes to the development plan. As such, given that the proposal was previously considered to be in accordance with planning policy and, since this judgement was made no material changes have taken place, it is considered that the proposal continues to be acceptable in terms of both National, Regional (London) and Local Planning Policy.

Planning Assessment

The main planning considerations relating to the proposal comprise:

- The principle of development;
- Development on the Green Belt;
- Appearance;
- Potential impact on neighbouring amenity; and
- Traffic generation and access.

All of the above considerations have already been assessed by the Local Planning Authority under the previous application which was found to be acceptable. The retention of the existing modular buildings until the end of the next academic year would not change the material planning considerations. Since the grant of temporary permission in June 2014 there have been no changes to national or local planning policy which impact upon the consideration of the proposal.

The following points briefly summarise the acceptability of the proposal in relation to the main considerations:

1. The principle of the development is acceptable because it has already been considered as such with no subsequent changes to relevant planning policy; the site is already in Class D1 education use and both national, regional (London) and local planning policy supports the expansion of school facilities;
2. The size, scale and height of the buildings are not obtrusive in their location and, given the temporary nature of the development, they would not have any significant adverse impact on the long-term openness of the Green Belt or visual amenities of the surrounding area;
3. The proposed development would be viewed in context with the existing school site and surrounding large scale developments and, as such, would not be visually obtrusive in this location;
4. There are no residential properties within the vicinity of the site. It is not considered that the development would have any impact on neighbouring commercial and industrial properties over and above the existing school site;
5. An updated Travel Plan accompanies this application. Under the previous application it was considered that the implementation of a school travel plan would mitigate against any significant impact on the nearby junction; and
6. The continued use of the development would have a negligible impact on the operation of the local highway network.

Transport and Highways

An updated Travel Plan has been prepared by Inter-Modal Transport to support the Section 73 application. Please see below a summary of the updated Travel Plan.

Given that this Section 73 application does not propose any changes to the use of the site (i.e. all pupil numbers will remain as existing and no additional buildings are proposed under the application), Inter-Modal Transport Consultants have advised that those analyses used for the updated Transport Assessment dated May 2016 in association with the previous Section 73 application remain valid. As such, it is not considered necessary to repeat any traffic surveys or reassess the application from a highways and traffic perspective.

Travel Plan

The Travel Plan has been updated in conjunction with the Section 73 application to extend the use of the existing temporary facility up until September 2020. The School Travel Plan is implemented in close liaison with the adjacent Guru Nanak Sikh Academy Travel Plan, with joint initiatives undertaken/implemented.

With regards to parking, historically this was permitted on either side of Beaconsfield Road except directly outside of the school frontage where yellow zig-zag markings were present. A number of changes have been recently introduced in association with both the primary school and the adjacent academy, including:

- Large banner provided outside the turnaround area at the bottom of Springfield Road (on the gates of the Guru Nanak Sikh Academy entrance), saying no parking. This is intended to prevent obstruction and congestion at the turn around.
- Larger zig zag lines with text 'school-keep clear' provided outside the school gates (recently been re-painted and made brighter).
- On the single yellow line opposite Nanaksar Primary (near the studios), there is a sign that has been put up stating 'Mon-Sat, 7.30am – 6.30pm, no stopping.' There has also been a sign put up in that location for lorries stating 'no stopping, midnight – 8am, 6.30pm – midnight.'
- Along the main stretch of Springfield Road (prior to the turnaround), there is now a single yellow line down one side of the road with signs stating 'Mon-Fri, 7-9am, 2.30-4.30pm, no stopping.' This has helped with the previous issue of lorries being parked on both sides of the road for long periods of time, which was only allowing single file traffic down the 2 way road.
- Additional yellow lines have relatively recently been added on Beaconsfield Road adjacent to the site in order to prevent parked vehicles from blocking access points. As part of the production of the Travel Plan, an updated pupil travel survey was undertaken at Nanaksar primary school. The results show a much lower proportion of pupils are transported to / from the school by single occupancy car trips than originally anticipated. Furthermore, it can be seen that much higher proportions of walking and car sharing have been achieved.

With regards staff travel, a higher proportion of staff are transported to / from the school by single occupancy car trips than originally anticipated. Furthermore, it can be seen that lower proportions of walking and car sharing have been achieved. There is high car dependency by staff and it is considered that efforts should be made to improve staff travel behaviour. That could be achieved by the School Travel Champion liaising with car using members of staff in order to identify whether there are currently barriers to the use of

alternative transport modes that could be removed through the implementation of travel plan measures / initiatives.

In addition to the above measures, the school proposes the following new measures / initiatives to encourage non-car mode use for journeys to / from the site:

- Setting up a car sharing website for the use of staff;
- Periodically, staff from the school would monitor parents parking behaviour outside of the school gates with a view to encouraging better parking behaviour if necessary;
- It is proposed to set up an initiative system for pupils, whereby they receive house points or similar if they walk, cycle or scoot to school;
- Ensure that all staff and parents are aware of any options for concessionary / free public transport travel;
- Maps showing the nearest bus stops and details of the services available from those stops will be provided in each classroom and the reception area at the school;
- Available local authority published, walk and cycle maps showing safe and convenient routes will be provided in prominent locations within the school and within the reception area; and
- Ensure that as a minimum once every 6 months the school newsletter / and or school website includes an article relating to the TP.

Conclusion

The Education Funding Agency is seeking to vary Conditions 1 and 2 of planning permission 4450/APP/2016/1928 to retain the existing modular buildings for an additional year until 30th September 2020.

This planning application demonstrates sound compliance with all relevant development plan policies. Furthermore, the application is supported by key provisions in the NPPF, including the presumption in favour of sustainable development and the attachment of great weight to the need to create, expand and alter schools. Therefore, in the absence of any material considerations indicating otherwise, the applicant respectfully requests that the London Borough of Hillingdon grants planning permission for this proposal.

We trust that this letter and provides sufficient information to assess this Section 73 application. Should you wish to discuss this application further, or require any additional information, please do not hesitate to contact Nicholas Milner at this office. Otherwise, we look forward to receiving written confirmation that the application has been registered.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



A handwritten signature in blue ink that reads "N. Milner".

Nicholas Milner
Senior Consultant