



STATEMENT OF COMMUNITY ENGAGEMENT

**Prepared by Strutt & Parker on behalf of Laing O'Rourke
for the development of Orchard Hill SEN School**

June 2019

Site Name:		Former Chantry School Site, Falling Lane, Yiewsley
Client Name:		Laing O'Rourke
Type of Report:		Statement of Community Engagement
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Checked by:		
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Contents

1. SUMMARY	1
2. RELEVANT GUIDANCE RELATING TO THE CONSULTATION.....	3
3. THE CONSULTATION PROCESS	4
4. PUBLIC CONSULTATION	6
5. CONSULTATION FEEDBACK.....	7
6. CONCLUSIONS	11
 Appendix A – Public Exhibition Banners.....	 12

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1. SUMMARY

- 1.1 Laing O'Rourke is proposing to submit a full planning application for the development of Orchard Hill College & Academy Trust SEN school to replace the former existing SEN School, Chantry School site at Falling Lane, Yiewsley.
- 1.2 Pre-application planning advice was initially undertaken by the Department for Education on the 15th December 2017 and a meeting with the planning officer was held on the 26th February 2018. A follow on pre-application request was submitted on the 11th March 2019, following on from the initial advice previously issued. A further pre- application meeting was held with planning officers on the 2nd April 2019. A public consultation took place on the 31st May 2019 at 4pm-7pm.
- 1.3 Laing O'Rourke values local input on its proposals and holds public consultation events during the pre-planning application phase on all developments. Laing O'Rourke are also committed to comply with the advice given in at the Local Development Framework Statement of Community Involvement (adopted November 2006), which encourages consultation on planning applications.
- 1.4 Pre-application engagement and 'front-loading' is also advocated in the National Planning Policy Framework (NPPF, 2019), and acknowledged as having significant potential to improve the efficiency and effectiveness of the planning application system for all parties. The NPPF recognises that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for both the community and the applicant.
- 1.5 Given its commitment to community engagement and consultation, Laing O'Rourke retained Strutt & Parker to assist in the tasks of identifying, collating and where necessary acting upon the views of statutory consultees, local stakeholders, residents and the wider community.
- 1.6 This Statement of Community Engagement summarises the consultation that has been undertaken thus far and complements and supplements the statutory public consultation process to be undertaken by the local authority and the submission of the planning application.

National Planning Policy Framework

February 2019
Ministry of Housing, Communities and Local Government

Local Development Framework Statement of community involvement

Adopted November 2006



www.hillingdon.gov.uk



2. RELEVANT GUIDANCE RELATING TO THE CONSULTATION

- 2.1 London Borough of Hillingdon Council adopted its Statement of Community Involvement (SCI) in November 2006. This document sets out how the Council will engage with a variety of consultees – residents, businesses and stakeholders. It sets out to ensure that decisions are well founded and take account of local needs and circumstances.
- 2.2 The Council's SCI sets out their vision and strategy for involving the wider community in the preparation of new planning documents, and how communities can become more involved and have a greater say in the handling of planning applications. The SCI is effectively a statement of the Council's intent to seek positive and meaningful engagement with their local communities in the delivery and improvement of all their planning services.
- 2.3 The Council's SCI is considered a Core Submission Document within the Local Plan Part 2. In light of this, the document is given substantial weight in determining planning applications.
- 2.4 Section 7 of the Statement of Community Involvement sets out how planning applications are sought by Tier to determine what level of community engagement is required, see table below¹:

Development	Tier 1	Tier 2	Tier 3
Residential	100+ Units or 2+ hectares	31 – 99 Units or 1 – 2 hectare	10 – 30 Units or 0.5 –1 hectare
Commercial	20,000 + sq.m	10,000 sq.m or 2+ hectares	1,000 sq.m or 1 hectare

Table 1: Types of applications for which community involvement will be sought

- 2.5 The Gross Internal Floor Space of the two school combined is below the 10,000sqm threshold (GIFA of 5120m² for each) which classes this development as a Tier 3 application. As it is a Tier 3 application a Public Consultation commenced on the 31st May 2019.

¹ Taken from Statement of Community Involvement November 2006

3. THE CONSULTATION PROCESS

3.1 The Consultation process to date has included;

➤ **Pre-application advice**

Mace on behalf of Department for Education had a number of pre-application discussions with the London Borough of Hillingdon Council Planning Department which helped to inform the evolution of the planning application going forward. The request for pre-application planning advice was dated on the 15th December 2017, followed by a subsequent meeting on the 26th February 2018 relating to the development. A pre-application letter was then issued by the LB of Hillingdon on the 17th April 2018 for which it was concluded that the scheme is considered to comply with all current planning policies aimed at encouraging new and enhanced education facilities, and the Council is largely supportive of the proposals. There were some concerns over the loss of playing field for which early engagement with Sport England was encouraged. Additionally, it was further highlighted that careful consideration will need to be given to highways implications given by the staff and pupil numbers increase. A detailed response to these planning concerns, is provided within the Planning Statement, prepared by Strutt & Parker. A follow on pre-application request was submitted dating the 11th March 2019, following on from the initial advice previously issued on the 15th December 2017.

➤ **Meetings with Officers and Statutory Bodies**

Laing O'Rourke has held a number of discussions with planning officers of London Borough of Hillingdon, Atkins Architects, Mace, Department for Education and Strutt & Parker prior to the preparation of the Masterplan and planning application. A meeting was held on the 2nd April 2019 with all organisations regarding the public consultation which would extend invitations to the local residents and Borough Councillors.

➤ **Public Consultation**

A public consultation of the planning application proposals was held on 31st May 2019 at the Main Hall, Young Peoples' Academy, Falling Lane, UB7 8AB at 4pm-7pm. 16 people attended overall and 8 responded to the scheme via the feedback forms distributed at the public consultation.

➤ **Letter drops**

Flyers informing the public about the public consultation was issued prior to the consultation event this was distributed to 607 dwellings in the local area of the school (see letter drop map below).



Scope of Letter Drops in Yiewsley, West Drayton

4. PUBLIC CONSULTATION

- 4.1 A public consultation event was held at Main Hall, Young Peoples' Academy, Falling Lane, UB7 8AB on 31st May 2019, at 4pm-7pm. Representatives from Laing O'Rourke and the project team were in attendance to explain the proposals and answer questions.

Public Exhibition

- 4.2 607 local homes and businesses in and around the Yiewsley received an invitation flyer.
- 4.3 All those who attended the consultation were given a feedback form to complete at the time, or take away with them and return via email. The exhibition banners are contained in Appendix A of this statement. 16 people attended during the course of the event, and 8 attendees completed feedback forms.

Orchard Hill College & Academy Trust
Public Consultation Event
On the New SEN & AP School, Falling Lane UB7 8AB

Friday 31st May 2019, 4pm-7pm
Young People's Academy, Falling Lane, UB7 8AB
Main Hall



Laing O'Rourke are collaborating with Hillingdon Borough Council and the Department for Education to deliver the new Orchard Hill Free School, on the site of the Young People's Academy, Yiewsley.

The Local Authority and the project team would like to invite parents, residents and members of the community to attend its public consultation event to be held at the above address. We would very much welcome your views on the proposals as part of the ongoing development of the scheme, ahead of submission of a formal planning application, which is currently scheduled for June 2019.

The project team will be pleased to discuss the design proposals with you and would welcome any comments that you may have.

We hope you can make it on 31st May and look forward to discussing considerations and opportunities for the future of the new school with you.

Subject to a satisfactory planning process, it is intended that the construction work will commence in winter 2019, with a view to occupying the new building February 2021.



5. CONSULTATION FEEDBACK

- 5.1 All those who attended the public exhibition were given a feedback form to record their comments.
- 5.2 On the feedback form, attendees were asked questions on specific aspects of the draft proposals and were also encouraged to leave further comments. A total of 8 feedback forms were returned, either in person or via email. Out of the 8 returned feedback forms, 7 of the respondents were local residents and the remaining respondent was a YPA Parent.

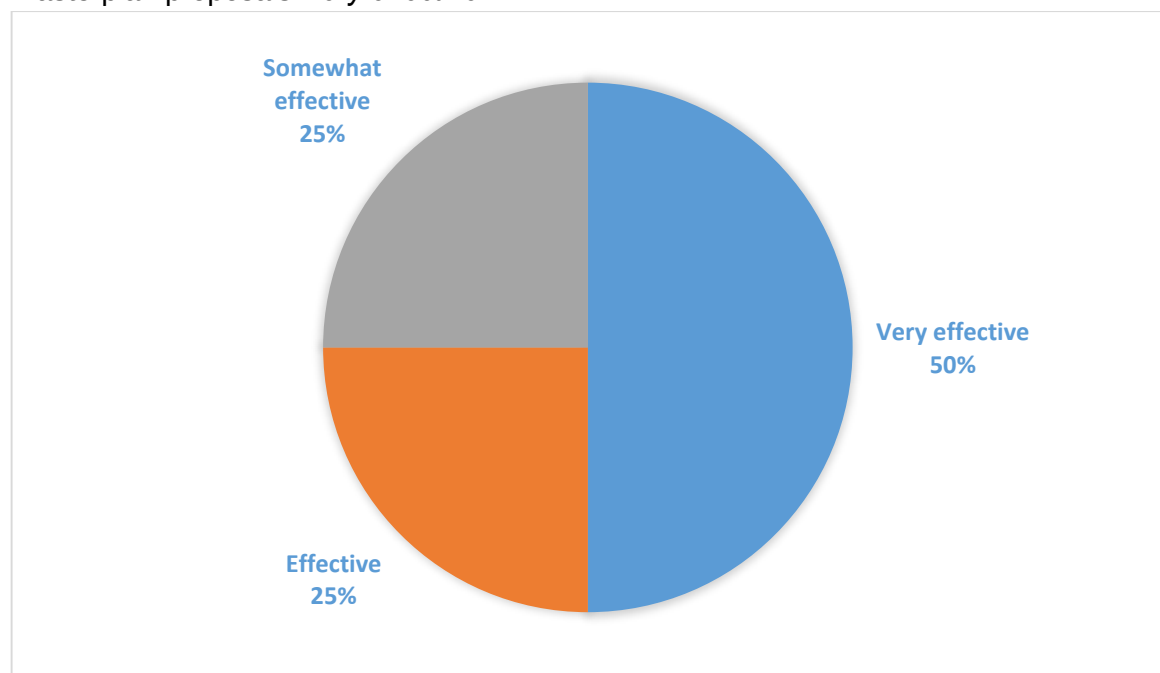
Question 1:

Residents were asked:

How effective was the exhibition in helping you gain an understanding of the masterplan proposals?

	Number of Responses	Percentage
Very effective	4	50%
Effective	2	25%
Somewhat effective	2	25%
Not effective	0	0%

From the above, it can be concluded that all respondents found the exhibition helpful in understanding the masterplan proposals and half of the respondents found the masterplan proposals '*very effective*'.



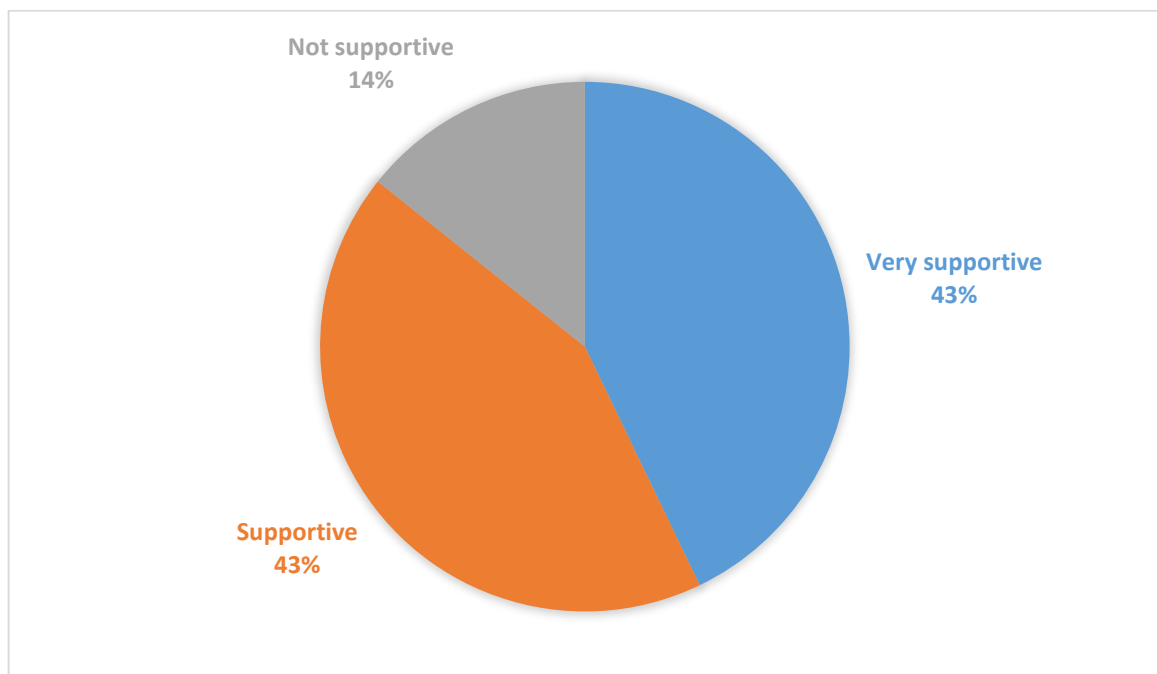
Question 2:

Residents were asked:

How supportive of the scheme are you?

	Number of Responses	Percentage
Very supportive	3	43%
Supportive	3	43%
Somewhat supportive		
Not supportive	1	14%

From the above, it can be concluded that the majority of the respondents were in favour and supportive of the scheme, which is considered to be a material consideration in support for this important educational facility. It has also given the applicants confidence that the proposals have been well considered and are suitable having regard to the impact upon nearby residential dwellings. However, one respondent did not comment on this answer, meaning that there were 7 responses to this particular question. The one respondent who was '*Not supportive*' of the scheme expressed concerns about noise issues from the school.



Question 3: Further Comments

Respondents were asked:

Please let us know if you have any further comments on the planning application.

- Respondent 1: *"There is a great need for excellent provision for these kids. Its inspiring to see this vision for a new building with new progressive ideas. The kids need hope and spaces fit for purpose to help give them a positive future."*
- Respondent 2: *"Look forward to seeing a strong emphasis on sustainability."*
- Respondent 3: *"Provides a great facility for the children which will make them feel important as something is being done for them. It will give them many more chances to progress and better themselves."*
- Respondent 4: *"Very informative. Nice to see the council improving facilities for both kids and locals. Thumbs up from Leacroft Close!"*
- Respondent 5: *"I wish the children could have been involved in the project from the beginning. The ceilings don't seem to be very high in the classrooms."*
- Respondent 6: *"Concerned about noise from the school."*
- Respondent 7: *"Main concern of mine was regarding the impact on the local area for pupils misbehaving from this school. I have been given awareness from the team over the access to the school and staff supervision to ensure pupils do not leave this site. "Overall very appropriate special needs schools and I am happy to volunteer to support the education of these pupils in the future."*
- Respondent 8: *"Site of Astro turf pitch too close to my property (73 Falling Lane). Would like to know full details of fencing around my property and CCTV."*

- 5.3 In relation to the three comments of concern, the applicants can provide the following response. In relation to noise matters, a noise survey has been undertaken by Laing O'Rourke. As demonstrated within this noise report, there will be no undue noise impact to adjacent residential dwellings as a result of the proposed development. In this regard, it is important to consider that the extant use of the site is also for a school use. To minimise the impact of the Astro Turf pitch to neighbouring residential dwellings, it is not proposed to light the Astro Turf pitch as part of this application. Misbehaving of children from the school is not directly a planning matter, but would be a management issue for the school once built and constructed.

6. CONCLUSIONS

- 6.1 Laing O'Rourke would like to thank residents, stakeholders and councillors for the amount of thoughtful and considered feedback received.
- 6.2 The applicants have reviewed this feedback carefully and has sought to progress the proposals in light of the feedback received where appropriate and justified.
- 6.3 There are a couple of issues that local residents and other stakeholders would like to see addressed, including:
- Noise issues from the school; and
 - Distance of play areas to properties.
- 6.4 Whilst every effort has been taken to address issues where possible, it is considered that in planning terms the noise impact from the school and distances of the play areas to the neighbouring residential dwellings are acceptable in planning terms.

APPENDIX A: Public Exhibition Banners

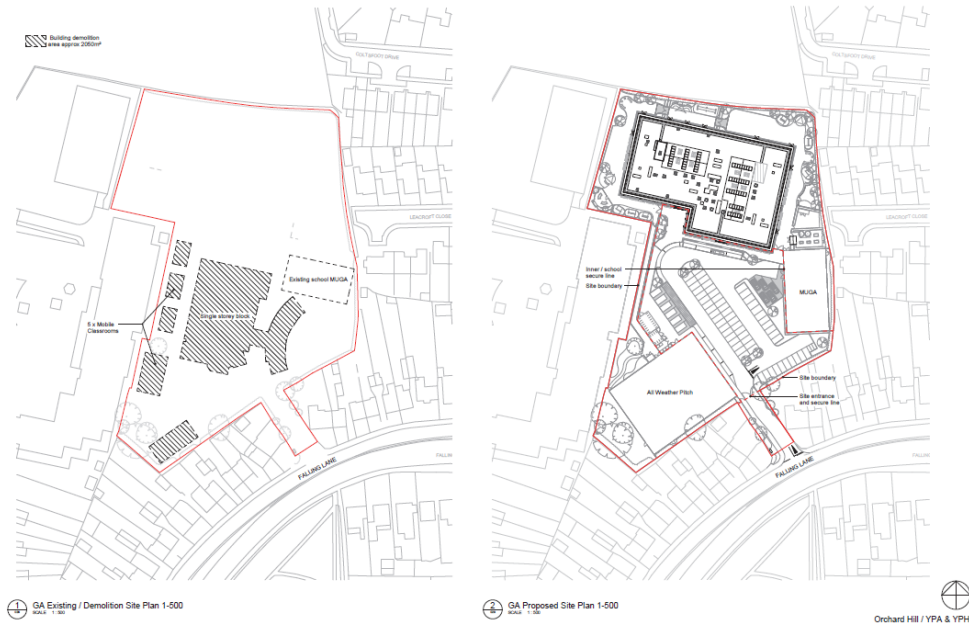
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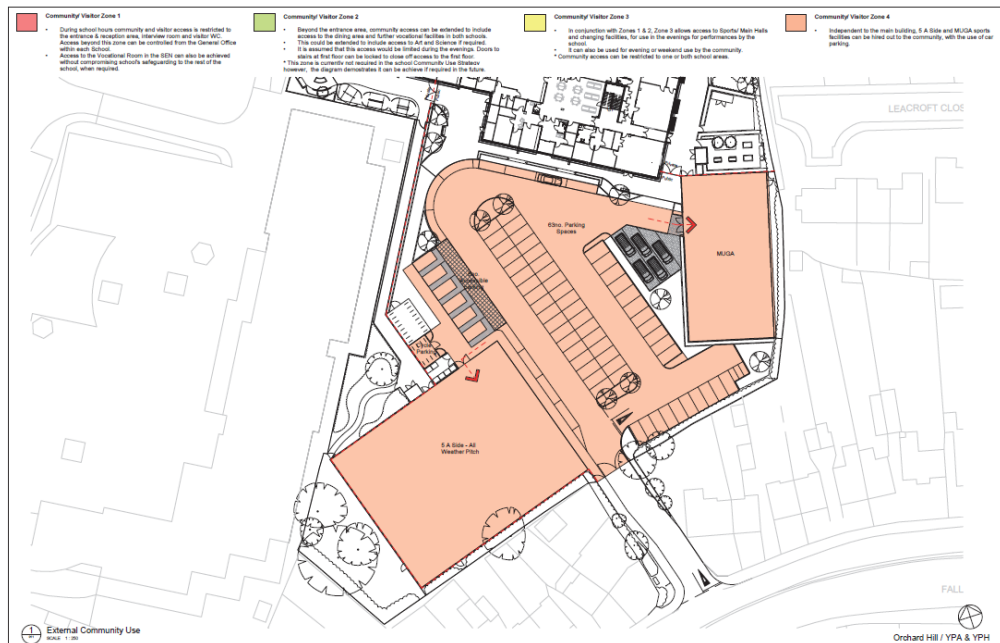


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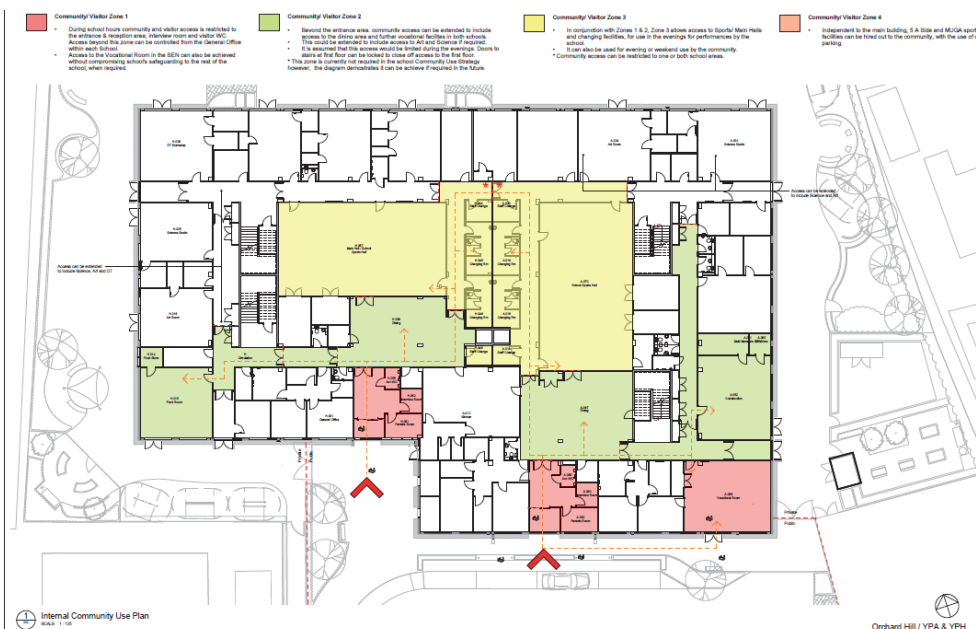


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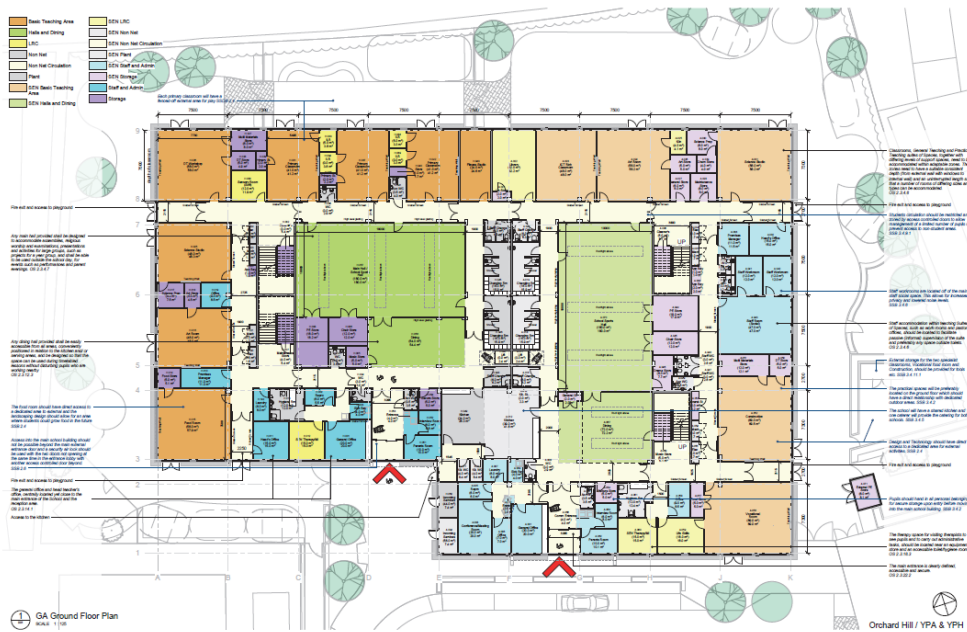
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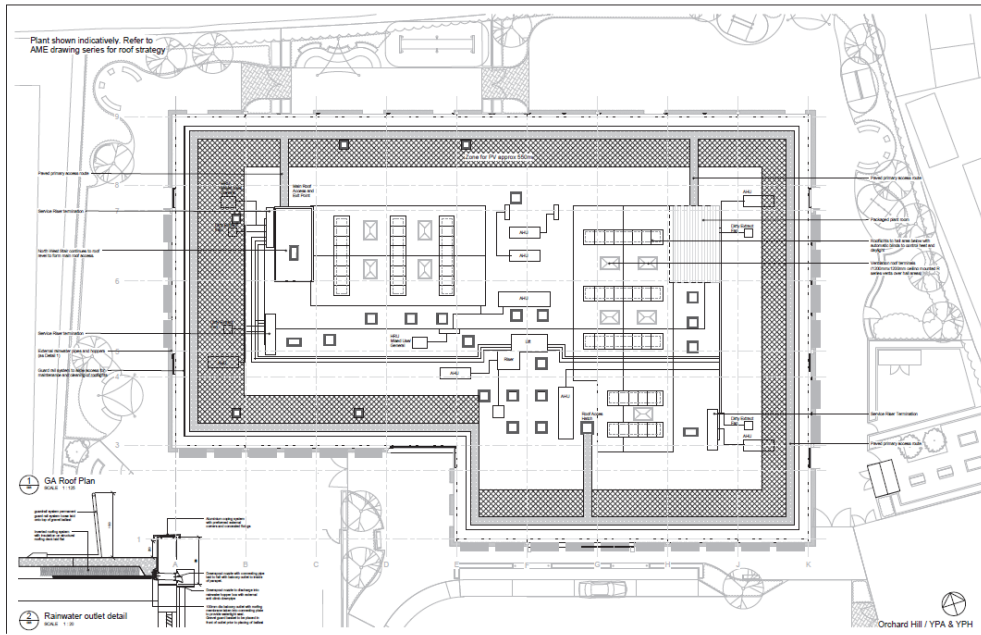
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About Laing O'Rourke

Who we are

With a heritage spanning more than 160 years, Laing O'Rourke is one of the world's largest privately owned engineering and construction companies. We operate an integrated business model comprising the full range of engineering, construction and asset management services delivering technical solutions for some of the world's most prestigious public and private organisations.

Through its operations around the world, across building and infrastructure sectors, Laing O'Rourke's 2025 mission will see the business secure its position as the recognised leader for innovation and excellence in the construction industry.



Over the last decade Laing O'Rourke has invested significantly in moving the traditional process of construction towards an engineering-led, advanced manufacturing approach. It is this compelling proposition, backed with our drive to provide certainty of delivery through people, technology and systems, that we know our clients value.

Our priorities are clear. We will differentiate ourselves through a mature DfMA and digital engineering offer.

We will deliver on our commitments – improving productivity and profitability.

We will always develop – embedding innovation and more sustainable approaches into our unique offering.

Our mission is to become the recognised leader for innovation and excellence in the construction sector.

When realised, this will bring about real change in the industry, replacing the old adversarial ways with an energetic culture of early engagement, resilience and genuine collaboration.

We are committed to maintaining the high standards we have set ourselves. We will drive our work winning efforts and project delivery, while attracting, developing and retaining the best talent. Put simply, we have to be living and breathing it every day.

RAY O'ROURKE, GROUP CHIEF EXECUTIVE - LAING O'ROURKE

Clockwise from top right: Beecroft Building, University of Oxfordshire; Clarges, Mayfair; Imperial West, London and Westgate Oxford.



Our experience



St Ambrose Barlow RC High School, Salford



Dagenham Park School, London



Harrogate High School



Holy Trinity, Barnsley



Samuel Lister Academy, Bingley



Oasis Academy, Media City, Salford

