

DATED

2019

THE VANGUARD LEARNING TRUST

and

THE LONDON BOROUGH OF HILLINGDON

PLANNING OBLIGATION BY AGREEMENT PURSUANT TO SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED POWERS
RELATING TO THE DEVELOPMENT OF LAND AT

RUISLIP HIGH SCHOOL, SIDMOUTH DRIVE, RUISLIP

PLANNING APPLICATION NUMBER: 64322/APP/2017/3185

Planning & Corporate Team
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
Ref: 3E/04/NC/12564

And is made **BETWEEN**:

- (1) **THE VANGUARD LEARNING TRUST** Company Number: 07796938 a company incorporated in England and Wales whose registered office is situated at Vyners School, Warren Road, Ickenham, Uxbridge UB10 8AB ("the Leaseholder"); and
- (2) **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW ("the Owner")

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in respect of the Land and by whom the obligations in this Agreement are enforceable.
- B The Owner has the freehold interest in the Land registered under Title No. AGL197836 at Land Registry.
- C The Owner intends to develop the Land pursuant to the Planning Permission.
- D On 14 September 2017 the Planning Application was submitted to the Council for permission to develop the Land for the purposes and in the manner described in the Planning Application.
- E The Council resolved at its Majors Planning Committee meeting on 5 December 2017 to delegate authority to determine the Planning Application to the Head of Planning, Transportation and Regeneration subject to the prior completion of this Agreement.
- F The Council has considered the provisions of the development plan and taken into account planning considerations affecting the Land and considers that in the interests of the proper planning of its area the Development of the Land ought to only be permitted subject to the terms of this Agreement and for that purpose the parties are willing to enter into this Agreement.

THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. DEFINITIONS AND INTERPRETATION

1.1 For the purposes of the recitals and this Agreement, the following expressions shall have the following meaning:

“Act” means the Town and Country Planning Act 1990;

“Authority’s Area” means the administrative area of the Council;

“the Council” means the Council or any authority which may succeed to its function of enforcing the terms, provisions and planning obligations created by this Agreement;

“the Contributions” means the Construction Training Contribution (if applicable) and Project Management and Monitoring contribution;

“Commencement of Development” means the date on which any material operation as defined in Section 56(4) of the Act forming part of the Development begins to be carried out other than (for the purposes of this Agreement and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination and “Commence” and “Commencement” shall be construed accordingly;

**“Construction Training
Contribution”**

means the sum calculated in accordance with the Planning Obligations Supplementary Planning Document as at the date of this Deed and to be provided in accordance with Schedule 1 and equating to the Training Costs plus the Co-ordinator Costs, which shall be used by the Council towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator within the Authority’s Area;

“Construction Training Scheme” means a construction training scheme in respect of the Development to the value of the Training Costs to be implemented by the Owner to fund, arrange and/or provide construction training for workers and /or potential workers for the Development;

“Co-ordinator Costs”

means a sum to be agreed with the Council in the event the Owner implements the Construction Training Scheme or in the event that the Construction Training Contribution is paid, means the sum calculated using the following formula as prescribed within the Planning Obligations Supplementary Planning Document:

“Co-ordinator Costs” to be agreed but is assumed as size of development as a % of work placement co-ordinator threshold size x total cost of work place co-ordinator. One full time post, estimated at £71,675 p.a. (based on typical salary with on-costs, training budget and promotion budget) would be

required for commercial schemes of 7,500 square metres or residential developments of 160 units or more. The length of the post would depend on the length of period that placements would be required to the development.

"Development"

means the development authorised by the Planning Permission;

"Deputy Chief Executive & Corporate Director of Resident Services"

means the Council's Deputy Chief Executive & Corporate Director of Resident Services or such person as the Council designates as undertaking this role;

"Flood Risk Management Strategy and Action Plan"

means a flood risk management strategy and action plan including works on and off site within Council land that shall detail the following (but not be limited to) in accordance with Schedule 3:

- How the current drainage system shall be repaired and improved; and
- Details confirming how the drainage system shall be managed and maintained for the lifetime of the development.

"Form PO1"

means the form in the substantial format set out in Appendix 1;

"Index"

means the Index of Retail Prices (All Items) published by the Office for National Statistics;

"Land"

means all the land and buildings at Ruislip High School, Sidmouth Drive Ruislip which is in the freehold ownership of the Owner and is registered at the Land Registry under Title No. AGL197836 and is shown for identification purposes edged in red on the Plan;

"Occupation"

means occupation of the Land for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations and "Occupy" and "Occupied" shall be construed accordingly;

"Plan"

means the Plan attached to this Agreement;

"Planning Application"

means the application for planning permission to create a new three-storey linked building, accommodating school hall, Sixth Form centre, classrooms, staff and ancillary facilities; single-storey extension to changing rooms; enhancement of the central courtyard with associated hard and soft landscaping; additional cycle storage; and ancillary development under the Council's reference number **64322/APP/2017/3185**;

**"Planning Obligations
Supplementary Planning
Document"**

means the Council's Planning Obligations Supplementary Planning Document published in July 2014;

"Planning Permission"

means the planning permission to be granted pursuant to the Planning Application in the substantial form set out in Appendix 2;

"Project Management and Monitoring Sum"

means the sum equivalent to five percent of the total Contributions to be used by the Council at its discretion for its costs incurred in administering, monitoring, reviewing and implementing this Agreement;

"Significant Under-Performance"

means compliance with less than fifty per cent (50%) of the total live outputs specified in the agreed Construction Training Scheme during the construction of the Development;

"Specified Date"

means the date upon which an obligation arising under this Agreement is due to be performed;

"Section 106 Reference"

means the planning application reference number **64322/APP/2017/3185**;

"Training Costs"

means the sum calculated using the following formula as prescribed within the Planning Obligations Supplementary Planning Document:

"£2,500 (two thousand five hundred pounds) for every £1,000,000 (one million pounds) worth of construction costs for the Development. Based on the average cost of training for one person on an NVQ construction course at college";

“VAT”

means Value Added Tax.

- 1.2 Unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any one gender shall include all genders and words denoting persons shall include bodies corporate, unincorporated associations and partnerships.
- 1.3 References in this Agreement to any statute or statutory provision shall be construed as a reference to the same as it may from time to time be amended, extended, modified, consolidated or re-enacted whether before or at the date of this Agreement.
- 1.4 Unless the context otherwise requires, reference to any clause, paragraph, sub-clause or schedule or appendix is a reference to a clause, paragraph, sub-clause, schedule or appendix of or to this Agreement.
- 1.5 The headings in this document are inserted for convenience only and shall not affect the construction or interpretation of this Agreement.
- 1.6 Where a party includes more than one person named as a party any obligations of that party shall be joint and several unless there is an express provision otherwise.
- 1.7 References to any party to this Agreement shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to the Council's respective functions.
- 1.8 Where the agreement, approval, consent or an expression of satisfaction is required by the Owner under the terms of this Agreement from the Council as Local Planning Authority that agreement, approval, consent or satisfaction shall be given in writing and shall not be unreasonably withheld or delayed.
- 1.9 Without prejudice to the terms of any other provision contained in this Agreement the Owner shall pay all costs charges and expenses (including

without prejudice to legal costs and Surveyor's fees) reasonably incurred by the Council for the purpose of or incidental to the enforcement of any right or power of the Council or any obligation of the Owner arising under this Agreement.

2. STATUTORY PROVISIONS

- 2.1 This Agreement is made pursuant to Section 106 of the Act, Section 111 of the Local Government Act 1972, Section 16 of the Greater London Council (General Powers) Act 1974 and Section 1 of the Localism Act 2011 to the intent that it will bind the Owner and their successors in title to the Land.
- 2.2 The covenants, restrictions and requirements imposed upon the Owner and the Leaseholder under this Agreement create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council as local planning authority against the Owner without limit of time.

3. CONDITIONALITY

- 3.1 The obligations contained within the Schedules of this Deed are subject to and conditional upon:
- (i) the grant of the Planning Permission; and
 - (ii) Commencement of the Development.

All other parts of this Deed shall be of immediate force and effect.

4. MISCELLANEOUS

- 4.1 Nothing contained or implied in this Agreement shall prejudice or affect the rights, powers, duties and obligations of the Council in exercise of their functions as local planning authority and their rights, powers, duties and obligations under all public and private statutes, bylaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 4.2 If any provision in this Agreement shall be held to be invalid, illegal or unenforceable then the validity, legality and enforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.

- 4.3 No waiver (whether express or implied) by the Council of any breach or default by the Owner or Leaseholder in performing or observing any of the covenants undertakings obligations or restrictions contained in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants undertaking or obligation from acting upon any subsequent breach or default in respect thereof by the Owner and/or Leaseholder.
- 4.4 Nothing in this Agreement shall be construed as a grant of planning permission.
- 4.5 Unless expressly agreed otherwise in this Agreement, the covenants in this Agreement shall be enforceable without any limit of time against the Owner and any successors in title to the Land and assigns of the Owner and the Leaseholder or any person corporate or otherwise claiming title through or under the Owner and the Leaseholder an interest or estate to the Land or any part or parts of the Land as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by that person.
- 4.6 No party to this Agreement nor any of its successors in title nor any person deriving title from or under them shall be liable for any breach of any of the planning obligations or other obligations contained in this Agreement after it shall have parted with its entire interest in the Land but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 4.7 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission is quashed or revoked or otherwise withdrawn or (without the consent of the Owner and the Leaseholder or their successors in title) is modified by any statutory procedure or expires prior to Commencement of Development.
- 4.8 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the

Planning Permission) granted (whether or not on appeal) after the date of this Agreement.

- 4.9 In the event of the planning obligations contained in this Agreement being modified a note or memorandum thereof shall be endorsed upon this Agreement.

5. THE PLANNING OBLIGATIONS

- 5.1 The Owner and Leaseholder covenant with the Council so as to bind the Land to observe and perform the obligations contained in this Agreement and the schedules hereto in accordance with Clause 15 of this Agreement.

6. COSTS

- 6.1 The Owner hereby covenants with the Council that on execution of this Agreement it will pay the Council's costs incurred in the negotiation, preparation and execution of this Agreement in the sum of £3,000.
- 6.2 Prior to Commencement of the Development the Owner will pay to the Council the Project Management and Monitoring Sum. For the avoidance of doubt the Project Management and Monitoring Sum shall be in addition to the costs referred to in sub-clause 6.1 above.

7. RIGHT OF ACCESS

- 7.1 Without prejudice to the Council's statutory rights of entry the Leaseholder shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Land at all reasonable times for the purpose of verifying whether or not any obligation arising under this Agreement has been performed or observed.

8. ARBITRATION

- 8.1 All disputes, differences or questions arising out of this Agreement or as to the rights or obligations of the parties under it or in connection with its construction shall be referred to arbitration by a single arbitrator to be agreed between the parties or, failing agreement, within 21 days by an arbitrator to be appointed at the request of any party by the President of The Royal

Institute of Chartered Surveyors as the case may be having due regard to any representations made to him as to the appropriate qualifications of such arbitrator.

- 8.2 The arbitration shall take place in London and shall be in accordance with the Arbitration Act 1996 or any re-enactment or modification of such Act for the time being in force, unless otherwise agreed in writing by the Council.

9. THIRD PARTIES

A person who is not named in this Agreement does not have any right to enforce any term of this Agreement under the Contracts (Rights of Third Parties) Act 1999.

10. NOTICES

- 10.1 All notices served under or in connection with this Agreement shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party;
- 10.2 Any notice to be served under or in connection with this Agreement shall be sent to the:
- a) Deputy Chief Executive & Corporate Director of Resident Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW and shall cite the Section 106 Reference for this Agreement; or
 - b) to the Leaseholder at Ruislip High School, Sidmouth Drive Ruislip

11. FORM PO1

- 11.1 Prior to Commencement of the Development Owner shall notify the Council that they intend to Commence the Development by completing and sending Form PO1 to the Council addressed to the Head of Planning Transportation and Regeneration, Residents Services, 3 North, London Borough of Hillingdon, High Street Uxbridge UB8 1UW and shall cite the Section 106 Reference.

12. CHANGE IN OWNERSHIP

- 12.1 The Owner and the Leaseholder agree to provide the Council with immediate written notification of any change in ownership of any of its interest in the Land occurring before all of the obligations under this Agreement have been discharged (such notice to give details of the transferee's full name and registered office) together with the area of the Land or unit of occupation purchased by reference to a plan and the Section 106 Reference.

13. CONTRIBUTIONS

- 13.1 Payment of the Contributions required by this Deed shall be made on the following basis:
- (a) The Contributions due under this Deed shall be delivered to the person and address specified in clause 10.2(a) above;
 - (b) Pursuant to the Local Government Act 2003, the Council shall be at liberty to charge the Contributions to a Council revenue account and for the avoidance of doubt it is agreed and declared that this shall be without prejudice to the Council's right to apply the Contributions or any part or parts thereof to revenue purposes or to capital purposes or partly to the one and partly to the other.

14. INDEXATION

- 14.1 The Owner and the Leaseholder agree that any sums payable under this Agreement shall be increased by the application of the formula $A=B \times C/D$ where:
- (a) A is the sum actually payable on the Specified Date;
 - (b) B is the original sum mentioned in this Agreement;
 - (c) C is the Index of Retail Prices (All Items) for the month 2 months before the Specified Date;
 - (d) D is the Index of Retail Prices (All Items) for the month 2 months before the date of this Agreement; and
 - (e) C/D is equal to or greater than 1.

15. PAYMENTS AND OTHER OBLIGATIONS

- 15.1 Notwithstanding Clause 1.9, the Leaseholder shall comply with the obligations under Schedule 2 hereto both in terms of the payments to be made (if applicable) and the other actions to be carried out and the Leaseholder shall indemnify the Owner and keep the Owner indemnified against any liabilities arising out of Schedule 2.
- 15.2 Where the Leaseholder is paying any monies to the Council under the provisions of Schedule 2 and the Council is under an obligation to repay any monies not used to the Council, such repayment shall be made to the Leaseholder not the Owner.
- 15.3 For the avoidance of doubt, the Leaseholder shall comply with all the obligations imposed under Schedule 2 hereto.
- 15.4 Notwithstanding Clause 1.9, the Owner shall comply with the obligations under Schedules 1 and 3 hereto both in terms of payment (if applicable) and the other actions to be carried out and the Owner shall indemnify the Leaseholder and keep the Leaseholder indemnified against any liabilities arising out of Schedules 1 and 3.
- 15.5 Where the Owner is paying any monies to the Council under Schedules 1 and 3 and the Council is under an obligation to repay any monies not used by the Council such repayment shall be made to the Owner not the Leaseholder.
- 15.6 For the avoidance of doubt, the Owner shall comply with all obligations imposed under Schedules 1 and 3 hereto.
- 15.7 With regard to the Schedules 1 and 3 hereto the Leaseholder shall promptly provide any information or access (but subject to compliance with any reasonable requirements imposed by the headteacher relating to safeguarding and security) that is reasonably required by the Owner or Council (or their agents) in order to carry out works, surveys or ancillary

operations that are necessary to discharge the obligations contained in Schedules 1 and 3.

16. INTEREST

- 16.1 All costs, payments and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the base rate of HSBC BANK PLC from time to time being charged from the date such payment is due until the payment is received by the Council.

17. VAT

- 17.1 All consideration given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable.
- 17.2 The Owner hereby acknowledges and agrees that if at any time VAT is required to be paid in respect of the Land and the Contributions then to the extent that VAT had not been previously charged in respect of that payment the Council shall have the right to issue a VAT invoice to the Owner and the VAT shall be paid accordingly.

18. JURISDICTION

- 18.1 This Agreement is governed by and interpreted in accordance with the law of England and Wales.

IN WITNESS of which this Agreement has been duly executed as a Deed and has been delivered once dated.

SCHEDULE 1
CONSTRUCTION TRAINING

The Owner hereby covenants with the Council as follows:

Construction Training Scheme: In-kind Provision:

1. Prior to Commencement of Development to meet (along with the Owner's main contractor) with representatives from the Council's Economic Development Team and agree the basis and methodology of the Construction Training Scheme for this Development.
2. The Owner shall implement and adhere to the agreed Construction Training Scheme during the construction of the Development in order that obligations in this Schedule are met.
3. The Owner shall issue a written statement to prospective contractors and sub-contractors at the tendering of work stage which sets out the obligations in this Schedule and the Owner's commitment to ensuring that the obligations contained in this Schedule are complied with.
4. Prior to Commencement of the Development the Owner and the Council shall agree the Co-ordinator Costs (if any).
5. Prior to Commencement of the Development the Owner shall pay the agreed Co-ordinator Costs to the Council (if any).
6. Not to Commence or cause or permit to be Commenced any part of the Development until the obligations contained in paragraphs 1 - 5 of this Schedule have been complied with.

7. In the event of Significant Under-Performance the Council reserves the right to request the Construction Training Contribution. The Owner will have a period of not less than twenty eight (28) days to address any Significant Under-Performance from the date of the written notice by the Council prior to making the said payment and if within that twenty eight (28) days delivery rises to fifty (50) per cent or more of the total outputs specified in the Construction Training Scheme then the Construction Training Contribution will not be payable by the Owner and the request for payment will be withdrawn by the Council.
8. In the event of Significant Under-Performance, not to Occupy or cause to be Occupied any part of the Development before the Construction Training Contribution is paid to the Council.

Construction Training Contribution in lieu:

9. The Construction Training Scheme will not be required and the obligations within paragraphs 1 – 8 (inclusive) above shall not apply where the Owner and the Council agree in writing prior to Commencement of Development that the Owner shall pay the Construction Training Contribution in lieu of provision of the Construction Training Scheme. In the event that the parties agree that the Construction Training Contribution is due this shall be paid to the Council prior to Commencement of the Development
10. Not to Occupy or cause to be Occupied any part of the Development before either:
 - a. the approved Construction Training Scheme has been implemented and delivered by the Owner throughout the construction period of the Development in accordance with that approved scheme and the Co-ordinator Costs have been paid to the Council (if any); or
 - b. in the event of Significant Under-Performance the Construction Training Contribution has been paid to the Council; or
 - c. the Construction Training Contribution has been paid to the Council pursuant to paragraph 9 above.

SCHEDULE 2
TRAVEL PLAN

In this Schedule 2 the following definitions shall apply:

'Auditor'	means a suitably qualified, experienced and independent person nominated by the Leaseholder and approved in writing by the Council for the purpose of verifying the results of Monitoring;
'Car'	means a four wheeled motor vehicle other than one powered by electricity;
"Employees/Residents/Users"	means a person making the journey from the Development;
"GLA"	means the Greater London Authority or successors in function;
'Monitoring Surveys'	means a survey of Employees/Residents/Users of the Development using a questionnaire in a form supplied or approved by the Council with the object of ascertaining the modes of transport used by Employees/Residents/Users when travelling between home and the Development on a particular day (or any alternative method of achieving that object approved in writing by the Council from time to time);
'Monitoring Period'	means the period not less than ten (10) years beginning on Occupation of the Development;
'Targets'	means the targets for achieving the shift in the proportion of persons travelling to

	and from the Development using more sustainable modes of transport (where walking, cycling or the use of public transport are more sustainable than using a Car) as calculated in the Travel Plan which shall be submitted to and approved by the Council for the Development;
'Travel Plan'	means the plan to be provided by the Owner and implemented by the Leaseholder as approved in writing by the Council to encourage means of travel other than private cars;
'Travel Plan Bond'	means the bond in the sum of twenty thousand pounds (£20,000) to secure the obligations in this schedule and in the Travel Plan in a form first approved by the Council in writing;
'Travel Plan Co-ordinator'	means the person or persons to be appointed by the Leaseholder to act as Co-ordinator of the Travel Plan who shall be responsible for the implementation, monitoring and progress reporting of the Travel Plan for a period of not less than Monitoring Period in order to achieve the objectives of the Travel Plan.

The Leaseholder hereby covenants and agrees with the Council as follows:

1. Not to Occupy the Development until the Travel Plan has been submitted to and approved in writing by the Council (such approval not to be unreasonably withheld or delayed);
2. The Travel Plan shall include as a minimum:
 - 2.1. Details as to compliance with TfL methodology and details of the methodology to be used to implement and monitor the Travel Plan;
 - 2.2. The length of the monitoring period for the Travel Plan which shall not be less than the Monitoring Period;
 - 2.3. A timetable for the preparation, implementation, monitoring and review of all stages of the Travel Plan;
 - 2.4. The period post Occupation when the initial Monitoring Survey will be undertaken and details of subsequent Monitoring Surveys for the purposes of assessing achievement of Targets;
 - 2.5. The Targets.
3. The Travel Plan shall be implemented by the Leaseholder as soon as reasonably practicable and in any event no later than two (2) months following first Occupation of the Development.
4. To implement the Travel Plan in accordance with the actions and timetable specified therein and thereafter shall comply with the Travel Plan for the Monitoring Period.
5. The Leaseholder shall not Occupy any part of the Development until a Travel Plan Co-ordinator has been appointed and details of the name, office, address, email address and telephone number of the said Travel Plan Co-Ordinator have been supplied to the Council and TfL in the case of referred applications to the GLA.

6. The Owner shall be responsible for the costs of the Monitoring Surveys and auditing and any remuneration and expenses payable to the Travel Plan Co-ordinator and the Auditor.
7. In the event that the Travel Plan Co-ordinator resigns or is otherwise dismissed from employment for any reason, the Leaseholder will employ (or will procure the employment of) a replacement Travel Plan Co-ordinator as soon as reasonably practicable.
8. Following approval of the Travel Plan of the Development the Travel Plan Co-ordinator shall monitor and review the Travel Plan for a period of not less than the Monitoring Period including undertaking the following:
 - 8.1. within twenty eight (28) days of the Occupation of the Development to provide written details of the Travel Plan to all new occupiers of the Development; and
 - 8.2. to use all reasonable endeavours to ensure that occupiers of the Development comply with the Travel Plan; and
 - 8.3. to undertake the initial Monitoring Survey which shall not be carried out later than one (1) year after Occupation of the Development to undertake an annual review of the Travel Plan and provide a written report within twenty eight (28) days of this review to the Council;
 - 8.4. to supply the Council with a statistical summary of the modes of transport used by Employees/Residents/Users disclosed by any Monitoring Surveys or copies of any questionnaires completed by Employees/Residents/Users;
 - 8.5. to secure that the results of the Monitoring Surveys are verified by an Auditor within two (2) calendar months of the Monitoring Surveys taking place by methods that accord with the reasonable requirements of the Council.
9. The Leaseholder will implement any reasonable recommendations made by the Council following each annual review of the Travel Plan within twenty eight (28) days of such recommendation being made by the Council.
10. Prior to Occupation of the Development the Owner shall enter into a Travel Plan Bond in order to secure the due performance by both the Owner and the

Leaseholder of its Monitoring Surveys and reporting obligations, or the achievement of Targets as contained in the Travel Plan.

11. The Council shall not be entitled to drawdown any of the Travel Plan Bond except in the event of a default by either the Owner and the Leaseholder to submit one or more Monitoring Surveys, as shall be detailed in the Travel Plan, within the timetable specified in the Travel Plan or failure to achieve Targets and the Council shall only be entitled to drawdown any of the Travel Plan Bond as is necessary in order to cover the cost the Council incurs in carrying out the said Travel Plan Monitoring Surveys or implementing measures to achieve compliance with the aims of the Travel Plan, to include implementing measures to achieve Targets.
12. The Travel Plan Bond shall be released following the expiration of the Monitoring Period.

SCHEDULE 3
FLOOD RISK MANAGEMENT STRATEGY AND ACTION PLAN

The Owner hereby covenants and agrees with the Council as follows:

1. Prior to Commencement of the Development the Owner shall submit to the Council for written approval the Development the Flood Risk Management Strategy and Action Plan which shall include works on and off site within Council land.
2. To observe and perform the work specified within the Flood Risk Management Strategy and Action Plan as approved by the Council in writing subject to such variation, amendment or replacement thereof as the Council may from time to time reasonably recommend and approve in writing.
3. Prior to Occupation of the Development to provide an appropriate maintenance plan to the Council for written approval for the drainage system to ensure its working over the lifetime of the development, and then the Leaseholder hereby covenants that 12 months following Occupation of the Development it will act in accordance with that maintenance plan to manage and maintain the approved strategy and action plan referred to in the above paragraphs for the lifetime of the development.

APPENDIX 1

FORM PO1

TO: HEAD OF DEVELOPMENT CONTROL
ENVIRONMENTAL SERVICES
LONDON BOROUGH OF HILLINGDON
CIVIC CENTRE ROOM A357
HIGH STREET UXBRIDGE
MIDDLESEX UB8 1UW

FORM

SECTION 106/278 LEGAL AGREEMENT

SITE ADDRESS: _____

PLANNING REFERENCE: _____

DESCRIPTION OF DEVELOPMENT: _____

DATE OF COMMITTEE AUTHORISATION: _____

SECTION 106 OBLIGATIONS:

DATE OF IMPLEMENTATION OF DEVELOPMENT: _____

SECTION 106/278 OBLIGATION:

(i) NOTIFIED TO THE COUNCIL: _____

(ii) SUBMITTED TO THE COUNCIL WITH THIS FORM: _____

NB: Please continue of separate sheet(s) if necessary.

**TICK BOX IF THIS FORM IS TO CONSTITUTE THE "FIRST NOTICE"
UNDER THE SECTION 278 HIGHWAY AGREEMENT IF THIS IS THE
"FIRST NOTICE" PLEASE ATTACH THE "FIRST PAYMENT" AS
SPECIFIED IN THE AGREEMENT**

☐

FOR COUNCIL USE

NB: IF THIS IS THE FIRST NOTICE PASS IMMEDIATELY TO HIGHWAYS ENGINEERS

COST CODE: _____

PLANNING COSTS: _____

LEGAL COSTS: _____

OTHER COSTS (IDENTIFY): _____

MAINTENANCE COSTS (COMMUTED SUM)

INTEREST BEARING ACCOUNT FOR BENEFIT OF OBLIGATIONS _____ YES/NO

APPENDIX 2
DRAFT PLANNING PERMISSION

DRAFT

Mr Paul Tasngarakis
Arcadis
34 York Way
London
N1 9AB

Application Ref: 64322/APP/2017/3185

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

Description of development:

Provision of a new three-storey linked building, accommodating school hall, Sixth Form centre, classrooms, staff and ancillary facilities; single-storey extension to changing rooms; enhancement of the central courtyard with associated hard and soft landscaping; additional cycle storage; and ancillary development.

Location of development: Ruislip High School Sidmouth Drive Ruislip

Date of application: 14 September 2017

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Draft Decision Notice produced: 22 January 2019

Checked by:..... **Date:**.....

Amendments required: YES / NO

NOTES: This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 64322/APP/2017/3185

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans listed below and it shall thereafter be retained/maintained for as long as the development remains in existence:

R-A-10001 Rev.C
R-A-12001 Rev.C
R-A-12002 Rev.C
R-A-12003 Rev.C
R-A-12004 Rev.C
R-A-12005 Rev.C
R-A-12006 Rev.C
R-A-12007 Rev.C
R-A-12011 Rev.C
R-A-12012 Rev.C
R-A-12013 Rev.C
R-A-20103 Rev.C
R-A-20104 Rev.C
R-A-20105 Rev.C
R-A-20106 Rev.C
R-A-20107 Rev.C
R-A-20108 Rev.C
R-A-90001 Rev.C
R-A-90002 Rev.C
R-A-90003 Rev.C
R-A-90004 Rev.C
R-A-90005 Rev.C
R-A-90006 Rev.C
R-A-90007 Rev.C
R-A-90008 Rev.C
M297-100 Rev.P1
1 Rev.A

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

SCHEDULE OF CONDITIONS

- 4 . The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans listed below and it shall thereafter be retained/maintained for as long as the development remains in existence:

R-A-10001 Rev.C
R-A-12001 Rev.C
R-A-12002 Rev.C
R-A-12003 Rev.C
R-A-12004 Rev.C
R-A-12005 Rev.C
R-A-12006 Rev.C
R-A-12007 Rev.C
R-A-12011 Rev.C
R-A-12012 Rev.C
R-A-12013 Rev.C
R-A-20103 Rev.C
R-A-20104 Rev.C
R-A-20105 Rev.C
R-A-20106 Rev.C
R-A-20107 Rev.C
R-A-20108 Rev.C
R-A-90001 Rev.C
R-A-90002 Rev.C
R-A-90003 Rev.C
R-A-90004 Rev.C
R-A-90005 Rev.C
R-A-90006 Rev.C
R-A-90007 Rev.C
R-A-90008 Rev.C
M297-100 Rev.P1
1 Rev.A

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

SCHEDULE OF CONDITIONS

- 5 · The development hereby permitted shall be carried out in accordance with the following supporting plans and/or documents:

Design & Access Statement prepared by Callison RTKL dated 31/08/2017 Phase 2
Report on a Site Investigation, prepared by Albury S.I. Ltd dated March 2017
Arboricultural Constraints Report, prepared by SES dated October 2015
Arboricultural Impact Assessment prepared by SES dated 28/08/17
Tree Survey Schedule
Air Quality Assessment prepared by Aether dated July 2017
Energy Statement prepared by Arcadis dated August 2017
BRUKL Output Sheets
Ecological Appraisal prepared by EPR dated August 2017
Transport Assessment prepared by Local Transport Projects dated August 2017
Travel Plan prepared by Local Transport Projects dated August 2017
Archaeological Desk-Based Assessment prepared by AOC dated January 2015

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 6 · The development hereby permitted shall be carried out in accordance with the following supporting plans and/or documents:

Design & Access Statement prepared by Callison RTKL dated 31/08/2017 Phase 2
Report on a Site Investigation, prepared by Albury S.I. Ltd dated March 2017
Arboricultural Constraints Report, prepared by SES dated October 2015
Arboricultural Impact Assessment prepared by SES dated 28/08/17
Tree Survey Schedule
Air Quality Assessment prepared by Aether dated July 2017
Energy Statement prepared by Arcadis dated August 2017
BRUKL Output Sheets
Ecological Appraisal prepared by EPR dated August 2017
Transport Assessment prepared by Local Transport Projects dated August 2017
Travel Plan prepared by Local Transport Projects dated August 2017
Archaeological Desk-Based Assessment prepared by AOC dated January 2015

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

SCHEDULE OF CONDITIONS

- 7 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 8 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 9 · No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.13 of the London Plan (2016).

- 10 · No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.13 of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 11 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 76 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 79 vehicles
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule, including green roofs and walls, for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

SCHEDULE OF CONDITIONS

12. No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 76 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 79 vehicles
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
 3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
 4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 5. Schedule for Implementation
 6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 13 · Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, but not be limited to, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Local Plan: Part One Strategic Policies and Policy 7.28 of the London Plan (2016).

- 14 · Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, but not be limited to, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Local Plan: Part One Strategic Policies and Policy 7.28 of the London Plan (2016).

- 15 · Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

SCHEDULE OF CONDITIONS

- 16 · Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 17 · The building(s) shall adhere to 'Secured by Design' principles as set out in the document 'Secure by Design Design - New Schools 2014' published on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until relevant security measures have been implemented.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

SCHEDULE OF CONDITIONS

- 18 · The building(s) shall adhere to 'Secured by Design' principles as set out in the document 'Secure by Design Design - New Schools 2014' published on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until relevant security measures have been implemented.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

- 19 · Prior to the commencement of development full details (including specifications) of the photovoltaic (PV) panels as required by the Energy Assessment (Arcadis August 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type of PVs, the specifications, and the fixing mechanism and angles to the roof. Elevations and roof plans clearly showing the inclusion of the PVs shall also be included. The development must proceed in accordance with the approved details.

Reason

To secure the CO2 reductions set out in the Energy Assessment in compliance with London Plan (2016) Policy 5.2.

- 20 · Prior to the commencement of development full details (including specifications) of the photovoltaic (PV) panels as required by the Energy Assessment (Arcadis August 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type of PVs, the specifications, and the fixing mechanism and angles to the roof. Elevations and roof plans clearly showing the inclusion of the PVs shall also be included. The development must proceed in accordance with the approved details.

Reason

To secure the CO2 reductions set out in the Energy Assessment in compliance with London Plan (2016) Policy 5.2.

SCHEDULE OF CONDITIONS

- 21 Prior to the commencement of development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall consider the cumulative impacts of construction traffic and provide details of likely construction trips generated, and mitigation proposed. Details should include;
- i) site access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours),
 - ii) booking systems,
 - iii) construction phasing,
 - iv) vehicular routes,
 - v) scope for load consolidation in order to reduce the number of road trips generated,
 - vi) measures to improve safety to vulnerable road users'
 - vii) measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities),

The CLP would also need to take account of construction of other developments in the area.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To reduce the impacts of construction on the surrounding highway network and to safeguard the amenity of surrounding areas in accordance with Policies OE1 and AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 6,14 of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 22 · Prior to the commencement of development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall consider the cumulative impacts of construction traffic and provide details of likely construction trips generated, and mitigation proposed. Details should include;
- i) site access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours),
 - ii) booking systems,
 - iii) construction phasing,
 - iv) vehicular routes,
 - v) scope for load consolidation in order to reduce the number of road trips generated,
 - vi) measures to improve safety to vulnerable road users'
 - vii) measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities),

The CLP would also need to take account of construction of other developments in the area.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To reduce the impacts of construction on the surrounding highway network and to safeguard the amenity of surrounding areas in accordance with Policies OE1 and AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 6,14 of the London Plan (2016).

- 23 · Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to reduce energy demands in accordance with London Plan (2016) Policy 5.2.

- 24 · Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to reduce energy demands in accordance with London Plan (2016) Policy 5.2.

SCHEDULE OF CONDITIONS

- 25 · Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in accordance with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 26 · Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems in accordance with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 27 - No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

- 28 - No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

SCHEDULE OF CONDITIONS

INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 3 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

OL11	Green Chains Replaced by PT1.EM2 (2012)
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and

SCHEDULE OF CONDITIONS

	children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

SCHEDULE OF CONDITIONS

NPPF Supplementary Planning Document, adopted July 2006
National Planning Policy Framework

- 4 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

OL11	Green Chains Replaced by PT1.EM2 (2012)
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people

SCHEDULE OF CONDITIONS

and people with disabilities in development schemes through (where appropriate): -

- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework

5 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

6 . You are advised this permission is based on the dimensions provided on the approved

SCHEDULE OF CONDITIONS

drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 7 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 8 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 9 . The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).
- 10 . The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).
- 11 . The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on

SCHEDULE OF CONDITIONS

a hoarding visible from outside the site.

- 12 . The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

- 13 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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SCHEDULE OF CONDITIONS

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- 15 . You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).
- 16 . You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).
- 17 . Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive

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environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

- 18 . Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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This is not a comprehensive list of Building Regulations legislation. For further

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information you should contact Building Control on 01895 250804/5/6.

- 19 . The Council's Access Officer has provided the following advice:
- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
 - b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
 - c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
 - d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
 - e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
 - f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
- 20 . The Council's Access Officer has provided the following advice:
- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
 - b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
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 - f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

SCHEDULE OF CONDITIONS

- 21 . You have already been provided with a copy of the letter dated 22/09/17 from Cadent Gas. You are reminded to take heed of their advice and to contact them in advance of any works taking place. Contact details are as follows:
Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588
- 22 . You have already been provided with a copy of the letter dated 22/09/17 from Cadent Gas. You are reminded to take heed of their advice and to contact them in advance of any works taking place. Contact details are as follows:
Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 64322/APP/2017/3185

SCHEDULE OF PLANS

Planning Statement prepared by Batcheller Monkhouse dated August 2017 - received

Phase 2 Report on a Site Investigation, prepared by Albury S.I. Ltd dated March 2017 - received

12306b_CCTV 2 (Underground CCTV Survey) - received

Arboricultural Constraints Report, prepared by SES dated October 2015 - received

Flood Risk Assessment (FRA) prepared by Ambiantal dated May 2017 - received

Air Quality Assessment prepared by Aether dated July 2017 - received

Energy Statement prepared by Arcadis dated August 2017 - received

1 Rev.A (Tree Survey & Protection Plan) - received

Arboricultural Impact Assessment prepared by SES dated 28/08/17 - received

Ecological Appraisal prepared by EPR dated August 2017 - received

Transport Assessment prepared by Local Transport Projects dated August 2017 - received

Travel Plan prepared by Local Transport Projects dated August 2017 - received

Tree Survey Schedule - received

BRUKL Output Sheets - received

R-A-10000 Rev.C (Location Plan) - received 31 Aug 2017

External Lighting Strategy Report prepared by Arcadis dated July 2017 - received 31 Aug 2017

R-A-12001 Rev.C (Proposed Ground Floor Plan) - received 31 Aug 2017

R-A-12002 Rev.C (Proposed First Floor Plan) - received 31 Aug 2017

R-A-12003 Rev.C (Proposed Second Floor Plan) - received 31 Aug 2017

R-A-12004 Rev.C (Proposed Roof Plan) - received 31 Aug 2017

R-A-12005 Rev.C (Proposed Ground Floor Plan (Colour)) - received 31 Aug 2017

R-A-12006 Rev.C (Proposed First Floor Plan (Colour)) - received 31 Aug 2017

R-A-12007 Rev.C (Proposed Second Floor Plan (Colour)) - received 31 Aug 2017

R-A-12008 Rev.B (Existing Ground Floor Plan) - received 31 Aug 2017

R-A-12009 Rev.B (Existing First Floor Plan) - received 31 Aug 2017

R-A-12010 Rev.B (Existing Second Floor Plan) - received 31 Aug 2017

R-A-12011 Rev.C (Remodelling Works - Ground Floor Plan) - received 31 Aug 2017

R-A-12012 Rev.C (Remodelling Works - First Floor Plan) - received 31 Aug 2017

R-A-12013 Rev.C (Remodelling Works - Second Floor Plan) - received 31 Aug 2017

R-A-20101 Rev.C (Existing Elevations) - received 31 Aug 2017

R-A-20102 Rev.C (Existing Elevations) - received 31 Aug 2017

R-A-20103 Rev.C (Proposed Elevations) - received 31 Aug 2017

R-A-20104 Rev.C (Proposed Elevations) - received 31 Aug 2017

R-A-20105 Rev.C (Proposed Elevations (Colour)) - received 31 Aug 2017

R-A-20106 Rev.C (Proposed Elevations (Colour)) - received 31 Aug 2017

R-A-20107 Rev.C (Proposed Sectional Elevations - Courtyard) - received 31 Aug 2017

R-A-20108 Rev.C (Proposed Sectional Elevations - Courtyard (Colour)) - received 31 Aug 2017

R-A-90001 Rev.C (Axonometric - Ground Floor Level) - received 31 Aug 2017

R-A-90002 Rev.C (Axonometric - First Floor Level) - received 31 Aug 2017

R-A-90003 Rev.C (Axonometric - Second Floor Level) - received 31 Aug 2017

R-A-90004 Rev.C (Axonometric - Roof Floor Level) - received 31 Aug 2017

R-A-90005 Rev.C (Axonometric 02 - Ground Floor Level) - received 31 Aug 2017

R-A-90006 Rev.C (Axonometric 02 - First Floor Level) - received 31 Aug 2017

R-A-90007 Rev.C (Axonometric 02 - Second Floor Level) - received 31 Aug 2017

R-A-90008 Rev.C (Axonometric 02 - Roof Floor Level) - received 31 Aug 2017

R-A-90010 Rev.C (3D Overview Perspective View) - received 31 Aug 2017

R-A-90011 Rev.C (3D Aerial Perspective - View 1) - received 31 Aug 2017

R-A-90012 Rev.C (3D Aerial Perspective - View 2) - received 31 Aug 2017

R-A-90013 Rev.C (3D Aerial Perspective - View 3) - received 31 Aug 2017

R-A-90014 Rev.C (3D Perspective - View 1) - received 31 Aug 2017

R-A-90015 Rev.C (3D Perspective - View 2) - received 31 Aug 2017

R-A-90016 Rev.C (3D Perspective - View 3) - received 31 Aug 2017

R-A-90017 Rev.C (3D Perspective - View 4) - received 31 Aug 2017

L8145-1 (Existing Elevations) - received 31 Aug 2017

M297-100 Rev.P1 (Landscape Plan) - received 31 Aug 2017

Design & Access Statement prepared by Callison RTKL dated 31/08/2017 - received 31 Aug 2017

Topographic Survey (Sheet 1 of 2) - received 31 Aug 2017

Topographic Survey (Sheet 2 of 2) - received 31 Aug 2017

Underground Services Survey (Sheet 1 of 2) - received 31 Aug 2017

Underground Services Survey (Sheet 2 of 2) - received 31 Aug 2017

Archaeological Desk-Based Assessment prepared by AOC dated January 2015 -
received 31 Aug 2017

R-A-10001 Rev.C (Proposed Site Block Plan) - received 31 Aug 2017

REV NO.	DATE	DESCRIPTION
C	31/08/2017	Planning Submission
B	04/08/2017	Draft Planning Issue 2
A	14/07/2017	Draft Planning Issue 1

KEY PLAN

PROJECT

Ruislip High School

CLIENT

London Borough of
Hillingdon

HILLINGDON
LONDON

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCHIBUS
CallisonRTKL, 25 Farnborough Street, 18th Floor, London, EC4A 3DF
T +44 (0)20 7506 3434

SHEET IDENTIFICATION

LOCATION PLAN

STATUS

Planning

050-160089

DRAWING NUMBER
B A 4000

K-A-10000
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1 Location Plan



APPENDIX 3
PLAN

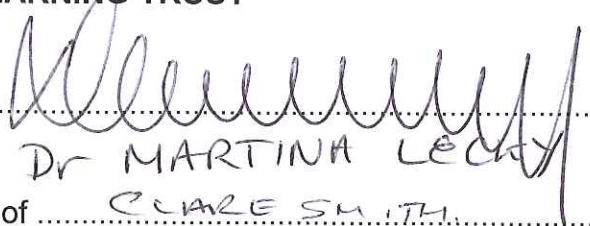
THE COMMON SEAL of the
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON
was duly affixed to this Agreement
in the presence of:-

MEMBER OF
THE COUNCIL

AUTHORISED OFFICER

EXECUTED AS A DEED by
VANGUARD LEARNING TRUST

Director.....


DR MARTINA LECKY

15/2/19

In the Presence of

CLARE SMITH

Witness.....



Address.....

C10 RUISLIP HIGH SCHOOL

.....