

Planning Statement for the Replacement of 3 No. Existing Air Source Heat Pumps

Grand Union Village School, Ballinger Way, Northolt, UB5 6GG

1. Introduction

This planning statement has been prepared in support of an application for the replacement of 3 No. existing air source heat pumps at Grand Union Village School, Ballinger Way, Northolt, UB5 6GG, within the London Borough of Hillingdon. The proposed works involve the removal of the failed units and installation of modern, energy-efficient replacements in the same location.

2. Site Description

Grand Union Village School is an established educational facility situated within a predominantly residential area. The site comprises school buildings, external play areas, and associated plant and servicing infrastructure.

The existing air source heat pumps are located within a roof-level plant enclosure serving the building's heating system. These units have now failed and are no longer operational, necessitating their replacement to ensure the continued provision of heating to the school.

3. Proposed Development

The proposed development includes:

- Removal of 3 No. failed air source heat pump units.
- Installation of 3 No. new air source heat pump units with improved energy efficiency and reduced noise emissions.
- Associated minor ancillary works, including electrical connections and mounting adaptations where necessary.

The replacement units will be installed within the existing roof-level plant enclosure and will maintain a similar footprint to the existing equipment. The proposed units are 395mm taller than the existing units. As a result, they will project approximately 155mm above the height of the existing plant enclosure parapet.

4. Planning Policy Context

4.1. National Policy

The proposal accords with the National Planning Policy Framework (NPPF), which supports the transition to a low-carbon future and encourages the use of renewable and low-carbon energy technologies. The replacement of failed and outdated plant with modern, efficient systems is consistent with these objectives.

4.2. Local Policy – London Borough of Hillingdon

The proposal aligns with relevant policies within the Hillingdon Local Plan, including:

- **Policy DMEI 2 (Reducing Carbon Emissions)** – supporting developments that incorporate low-carbon technologies and improve energy efficiency.
- **Policy DMEI 9 (Management of Flood Risk)** – the proposal does not affect flood risk.
- **Policy DMHB 11 (Design of New Development)** – the development maintains the character and appearance of the site with no adverse visual impact.

The scheme is also consistent with the London Plan policies promoting sustainable energy use and reduced carbon emissions.

5. Planning Considerations

5.1. Principle of Development

The proposal represents a necessary replacement of failed mechanical plant within an established educational use. There is no change to the use of the site, and the works are essential to maintain the operation of the school's heating system. The principle of upgrading and replacing redundant infrastructure is acceptable and supported by planning policy.

5.2. Design and Visual Impact

The proposed units will be located within the existing roof-level plant enclosure and will be comparable in footprint and appearance to the existing equipment. While the replacement units are 395mm taller and will project approximately 155mm above the existing parapet, this increase is minimal in the context of the overall building and roofscape.

Given the height and scale of the school building, along with typical viewing distances from surrounding public vantage points, the limited projection above the parapet will result in only negligible visibility. The development will therefore not materially alter the visual character of the building or the surrounding area.

Furthermore, the projection is a direct result of modern, more efficient equipment design and is necessary to achieve improved operational and environmental performance. On this basis, the minor visual change is considered acceptable and is clearly outweighed by the benefits of the proposal.

5.3. Noise and Amenity

The proposed units have been selected for their low sound power levels and incorporate modern acoustic design features. Based on manufacturer data and typical operating conditions, the rating level of the proposed plant is expected to be at or below the representative background sound level at nearby residential properties. As such, this indicates a low impact in accordance with BS4142 guidance.

The location of the units within a roof-level plant enclosure provides inherent acoustic screening.

Overall, the proposed development will result in an improvement over the previous, now failed equipment.

5.4. Sustainability

The replacement units will significantly improve the energy efficiency of the building's heating system, reducing carbon emissions and supporting the school's sustainability objectives. The proposal therefore contributes positively to both local and national climate goals.

6. Conclusion

The proposed replacement of the 3 No. failed air source heat pumps at Grand Union Village School, Ballinger Way, Northolt, UB5 6GG represents a necessary and sustainable upgrade to essential building infrastructure. The development will restore heating provision, improve energy performance, and reduce noise output, with no adverse impacts on visual amenity or neighbouring properties.

Whilst the replacement units are 395mm taller and project approximately 155mm above the existing plant enclosure parapet, this minor increase does not give rise to any material planning harm and is negligible within the context of the overall building. The proposal fully complies with the National Planning Policy Framework, the London Plan, and the London Borough of Hillingdon Local Plan.