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PLANNING COMMITTEE

Tuesday, 17th September, 2019 at 7.30 pm
Venue: Conference Room
Civic Centre, Silver Street,
Enfield EN1 3XA

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MEMBERS

Councillors : Mahmut Aksanoglu (Chair), Sinan Boztas (Vice-Chair),
Mahym Bedekova, Chris Bond, Elif Erbil, Ahmet Hasan, Tim Leaver, Hass Yusuf,
Michael Rye OBE, Jim Steven and Maria Alexandrou

**N.B. Any member of the public interested in attending the meeting
should ensure that they arrive promptly at 7:15pm
Please note that if the capacity of the room is reached, entry may not be
permitted. Public seating will be available on a first come first served basis.**

**Involved parties may request to make a deputation to the Committee by
contacting the committee administrator before 12:00 noon on 16/09/19**

AGENDA – PART 1

1. **WELCOME AND APOLOGIES FOR ABSENCE**
2. **DECLARATION OF INTEREST**

Members of the Planning Committee are invited to identify any disclosable pecuniary, other pecuniary or non-pecuniary interests relevant to items on the agenda.

3. **MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 27 AUGUST 2019**

To receive the minutes of the Planning Committee meeting held on Tuesday 27 August 2019.

TO FOLLOW

4. **REPORT OF THE HEAD OF PLANNING (REPORT NO.95) (Pages 1 - 2)**

To receive the covering report of the Head of Planning.

5. 19/02097/FUL - CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 8JL (Pages 3 - 28)

RECOMMENDATION: Approval subject to conditions

WARD: Highlands

MUNICIPAL YEAR 2019/2020 - REPORT NO 95

COMMITTEE:
 PLANNING COMMITTEE
 17.09.2019

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
 Head of Planning

Contact Officer:
 Planning Decisions Manager
 David Gittens Tel: 020 8379 8074
 Claire Williams Tel: 020 8379 4372

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 178 applications were determined between 13/08/2019 and 02/09/2019, of which 138 were granted and 40 refused.

4.1.2 A Schedule of Decisions is available in the Members' Library.

Background Papers

To be found on files indicated in Schedule.

4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the London Plan (March 2015), the Core Strategy (2010) and the Development Management Document (2014) together with other supplementary documents identified in the individual reports.
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17th September 2019

Report of
Head of Planning

Contact Officer:
Andy Higham
Ms Tanya Uppal
Tel No: 0208 379 6407

Ward:
Highlands

Ref: 19/02097/FUL

Category: Major

LOCATION: Chase Farm Hospital, The Ridgeway, EN2 8JL,

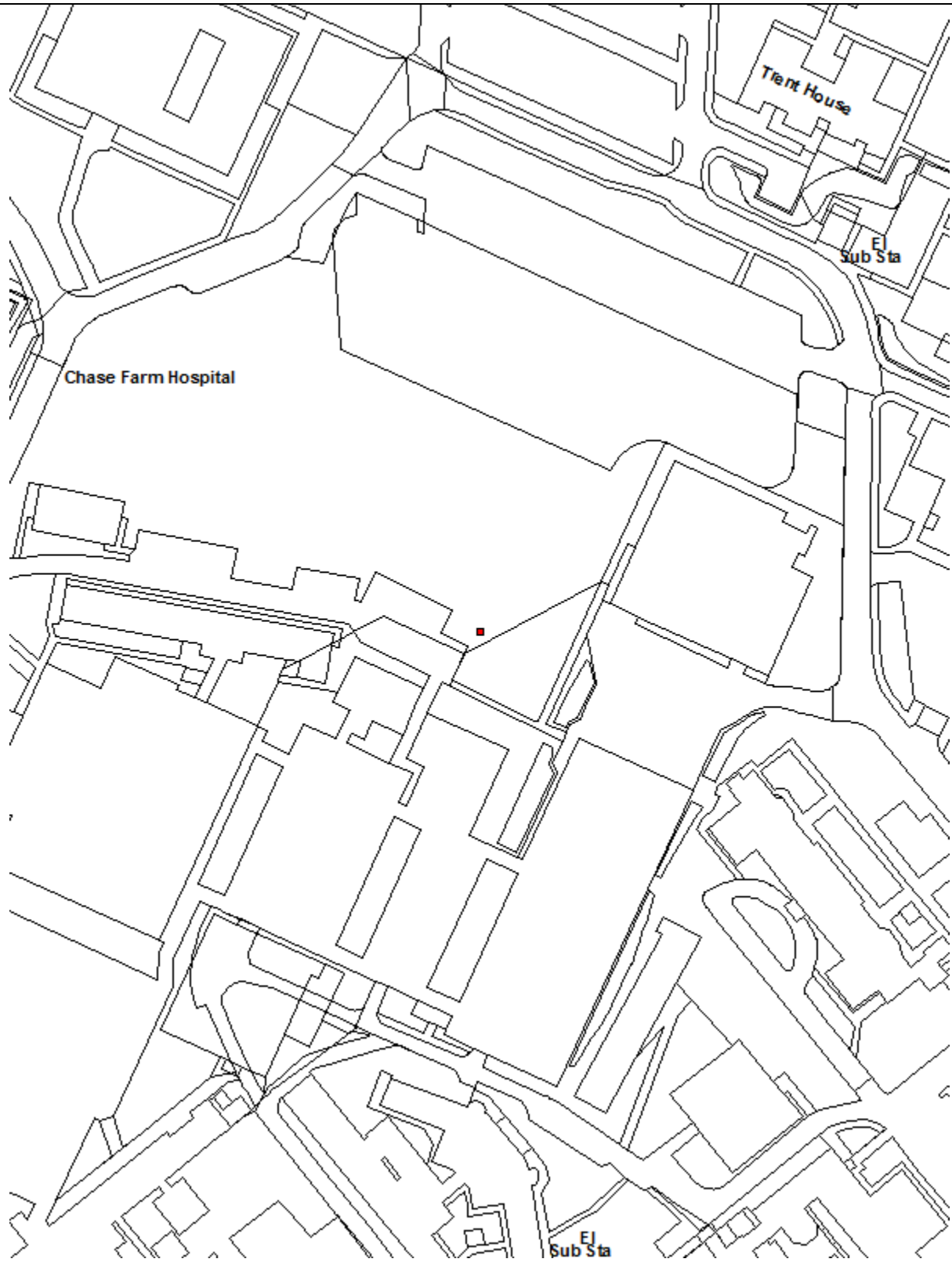
PROPOSAL: Demolition of all buildings on site (Parcel C) and erection of a single storey secondary school (184 pupils) for use for a temporary period of 1 academic year (Sept 2020- Sept 2021), together with boundary fencing, new vehicular access from Hunters Way, associated areas of hard standing for vehicle parking and play space, together with other ancillary works.

Applicant Name & Address:
Department For Education

Agent Name & Address:
Mr Graham Allison
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

RECOMMENDATION: That planning permission be GRANTED subject to conditions.

Ref: 19/02097/FUL LOCATION: Chase Farm Hospital, The Ridgeway, EN2 8JL,



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Scale 1:1250



1.0 Note for Members

- 1.1 This application is reported to Planning Committee because it is categorised as a “major” application. Under the scheme of delegation, this requires the proposal to be considered by the Planning Committee, where the recommendation is one of approval.

2.0 Recommendation / Conditions

- 2.1 That planning permission be GRANTED subject to the following conditions:

- 1 This permission is granted for a limited period expiring on 30 September 2021 when the use hereby permitted shall be discontinued and/or the buildings hereby permitted removed and the land reinstated.

Reason: (i) in order to reconsider this proposal at the expiration of the limited period in the light of the circumstances then pertaining, (ii) the buildings are not considered suitable for permanent retention in view of their temporary form of construction and appearance

- 2 Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing CHF- PTE- C2-ZZ-DR-A-00300 P1
Drawing CHF- PTE- C2-ZZ-DR-A-00200 P1
Drawing CHF- PTE- C2-00-DR-A-00100 P1
Drawing CHF- PTE- C2-ZZ-DR-A-00201 P1
Drawing CHF- PTE- C2-ZZ-DR-A-00301 P1
Drawing CHF- PTE- C2-00-DR-A-00001 P1
Drawing CHF- PTE- C2-XX-DR-A-00001 P1
Drawing CHF- PTE- ZZ-XX-DR-A-00000 P1
Drawing CHF- PTE- C2-01-DR-A-00001 P1
Drawing CHF- PTE- C2-00-DR-A-00000 P1
Supporting Document Design and Access Statement
Supporting Document Traffic Assessment
Supporting Document Flood Risk Assessment
Supporting Document Land Contamination Assessment
Supporting Document Ecological Appraisal
Supporting Document Travel Plan
Supporting Document Statement of Community Involvement
Supporting Document Transport Assessment addendum
Supporting Document Arboricultural Impact Assessment

Reason: In the interest of proper planning and for the avoidance of doubt.

- 3 No above ground works shall commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance

- 4 The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

- 5 No development shall take place until Construction Management Plan, written in accordance with the Mayor of London's supplementary planning guidance 'The Control of Dust and Emissions During Construction and Demolition' detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the local planning authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To protect the local amenity from demolition/construction dust

- 6 Prior to commencement of the development the developer shall agree the location and design of 10 covered and secure scooter parking spaces with the local planning authority and then provide the scooter parking spaces for the duration of the development.

Reason: in the interests of promoting sustainable modes of transport and to minimise the impact of the development on the amenities and character of the local area.

- 7 The development shall not be occupied until the developer has agreed an approach to providing safe pedestrian and cycling crossing facilities in the vicinity of the development site and has delivered the agreed approach to the satisfaction of the LPA.

Reason: In the interests of pedestrian safety

8. Prior to the use of the development hereby permitted, a STARS compliant travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan should include the existing and proposed mitigation measures as set out in the submitted Transport Assessment dated May 2019 and addendum dated July 2019

Reason: in the interests of promoting sustainable modes of transport and to minimise the impact of the development on the amenities and character of the local area.

- 9 The occupation of the development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written

warranty by the appointed specialist to confirm implementation prior to the occupation of development.

Reason: To avoid risk to public health and the environment

- 10 All demolition works shall be undertaken under the supervision of an appropriately qualified ecologist [full member of IEEM and or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present]. If evidence of a bat roost is found works shall cease until a licence from the Statutory Nature Conservation Organisation for development works affecting bats has been obtained and a copy submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that protected species are not adversely affected by the demolition in line with wildlife legislation.

11. All areas of trees, hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: Nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended), this condition will ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy

- 12 All areas of scrub which are to be removed as part of the development shall be cleared immediately following a fingertip search of the area for reptiles and hedgehogs by a suitably qualified ecologist. Any animals found must be caught and transported to an area away from potential harm (e.g. in adjacent rough grass field).

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy.

- 13 Prior to the commencement of above ground works, details of the siting and number of bat bricks/tiles and bird bricks/tubes/boxes designed into and around the new building and trees under the supervision of a suitably qualified ecologist shall be submitted to the Local Planning Authority for approval in writing. Confirmation of installation, prior to first occupation, together with accompanying photographic evidence shall be submitted to the Local Planning Authority.

Reason: To enhance the ecological value of the site post development in line with Core Policy 36.

14. Prior to any development commencing, inclusive of site clearance, details of a Construction Waste Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Waste Management Plan shall include as a minimum:

- a) Target benchmarks for resource efficiency set in accordance with best practice;
- b) Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste;
- c) Procedures for minimising hazardous waste;
- d) Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works);
- e) Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups; and
- f) No less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19 of the London Plan.

- 15 Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (10024288/SW/001), May 2019, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:
- A detailed drainage drawing including information on drainage runs, invert levels and cover levels, and overflows
 - Location, sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, raised planters, green roofs, swale and permeable paving
 - Final sizes, storage volumes, invert levels, cross-sections and specifications of all site control SuDS measures including the swale and bioretention area. Include calculations demonstrating functionality where relevant
 - A management plan for future maintenance should be submitted
 - Overland flow routes must be identified on the drainage drawing(s)

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

- 16 Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
- As built drawings of the sustainable drainage systems including level information (if appropriate)
 - Photographs of the completed sustainable drainage systems

- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by a chartered engineer

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF.

- 17 No development (excluding demolition and site investigation) shall commence until a scheme for the protection of the retained trees including a tree protection plan (TPP) and an Arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:
- i) Location and installation of services/ utilities/ drainage.
 - ii) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees
 - iii) Details of construction within the RPA or that may impact on the retained trees
 - iv) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
 - v) Boundary treatments within the RPA
 - vi) Methodology and detailed assessment of root pruning
 - ix) Arboricultural supervision
 - x) The method of protection for the retained trees

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies. Informative: British Standard BS 5837 2012 -Trees in Relation to Demolition, Design and Construction.

- 18 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interests of good air quality with regard to London Plan policies 5.3 and 7.14

- 19 The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall include gaps in the bottom to allow for small mammals to traverse the site. The means of enclosure shall be erected in accordance with the approved details before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

- 20 The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO₂ emissions arising from the operation of the development and its services over Part L of the 2013 Building Regulations. The Energy Statement should outline how the reductions are achieved through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:
- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;
 - b. The potential to connect to existing or proposed decentralised energy networks; and
 - c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met.

- 21 The development shall be carried out in accordance with the details contained within the approved Energy Statement so as to achieve the stated reduction in CO₂ emissions.

Reason: To maximise the energy efficiency of the site in accordance with adopted policy.

- 22 Prior to above ground works details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

- 23 Prior to any above ground works, details of a wildlife sensitive lighting scheme shall be submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with approved details.

Reason: To limit the impact of lighting on foraging bats.

3.0 Executive Summary

- 3.1 There is an established need to deliver more secondary school places within the Borough. Ahead of development proposals for a more permanent facility, this proposal involves the construction of a single storey secondary school (184 pupils) for use for a temporary period of 1 academic year (Sept 2020- Sept 2021), together with boundary fencing, new vehicular access from Hunters Way, associated areas of hard standing for vehicle parking and play space, together with other ancillary works.
- 3.2 The principal of education use on this site is considered to be acceptable.
- 3.3 Although the proposal involves development on land adjacent to the green belt, the disposition and scale of buildings is such there would be minimal visual impact on the open character of the green belt and the wider area. Furthermore, it is considered the development proposals respond to local context in terms of design and due to the relationship to neighbouring properties, will preserve the residential amenities of neighbouring occupiers. Moreover, careful consideration to the retention of trees, landscaping and biodiversity has been integrated into the proposals to address these matters with appropriate conditions recommended.
- 3.4 Sustainable construction in terms of its approach to drainage and energy is also set out in the report and subject to conditions, is acceptable.
- 3.5 Traffic generation is considered acceptable and the level of parking is considered sufficient for the scale of the facility although a condition to encourage a STARS compliant travel plans will seek to reinforce the acceptability of the proposed development in terms of traffic generation and highway safety.
- 3.6 Overall, the proposed scheme is considered to meet an established need for residents of the Borough and would appropriate.

4.0 Site and Surroundings

- 4.1 The temporary school site is a 1.52 ha parcel of land located between Chace Village Road to the north, Hunters Way to the west and Shooters Road to the east. The land was previously owned by the Royal Free Trust and formed part of the former Chase Farm Hospital campus. Chase Farm Hospital is located to the north and is contained within a series of 3-4 storey healthcare blocks.
- 4.2 The extent of the land parcels as approved under the original outline application have been fixed by roads which are in third party ownership.
- 4.3 To the immediate south of the site is an area of residential development containing a mix of retirement accommodation (Housing 21) and semi-detached properties around Albuhera Close and Shooters Road. This area is bounded to the south by Lavender

Hill. To the west of the site is a new residential development by Linden Homes comprising of mostly terraced dwellings.

- 4.4 Gordon Hill railway station lies to the east of the site and a number of surrounding residential roads are subject to Controlled Parking. Overall, the site has a Public Transport Accessibility Level of 3.
- 4.5 The site is adjacent to designated Green Belt which lies to the north and east. The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building. The site is subject to Tree Preservation Orders.
- 4.6 The site is not within a flood zone but is identified as being at risk of surface water flooding.

5.0 Proposal

- 5.1 The current proposal is for erection of a single storey secondary school (184 pupils) for use for a temporary period of 1 academic year (Sept 2020- Sept 2021), together with boundary fencing, new vehicular access from Hunters Way, associated areas of hard standing for vehicle parking and play space, together with other ancillary works.
- 5.2 This application seeks to place a temporary secondary school while plans are pursued for the permanent primary school, secondary school and new residential as part of a Masterplan for the wider Chase farm site.

6.0 Relevant Planning History

- 6.1 The site is subject to an extant outline planning permission (ref:14/04574/OUT), which approved a new hospital, a three-form entry primary school and up to 500 units of residential accommodation. The new hospital has been completed and Linden Homes have implemented the first phase of the residential element. The outline permission also contained a 3FE primary school.
- 6.2 The Department for Education (DfE) has since purchased the remainder of the hospital site and now propose to deliver a six-form entry secondary school, three form entry primary school and housing. This will require a revised masterplan for the site, which will be subject to a new planning application.

7.0 Consultations

Statutory and non-statutory consultees

Internal

- 7.1 Traffic and Transportation: No objections in relation to trip generation, pedestrian access, car parking, cycle parking and servicing.
- 7.2 Environmental Health: No objections. Three conditions have been recommended. The first relates to the provision of a site investigation report to ensure remediation is undertaken on site; the second requires the provision of a construction management plan to ensure the demolition and construction work does not give rise to unacceptable dust issues and the third relates to a requirement for low emission non-road mobile machinery to be used during construction.
- 7.3 Tree Officer: No objections. Conditions have been recommended in relation to the submission of a Tree Protection Plan and Arboricultural Method Statement.

7.4 SUDs Officer: No objections to the SUDs strategy.

External

7.5 Thames Water: No objection to the principal – recommends informative due to proximity of development to infrastructure.

8.0 Public

8.1 Consultation letters were sent to 134 neighbouring residential properties. There were 33 responses to the public consultation: 32 in support of the application and 1 raising objection. These are summarised below:

Summary of comments in support

- High demand for a mixed primary and high school in the area
- Much needed secondary school spaces

Summary of comments raising an objection

- The planning application pre-empts a primary and high school on adjacent parcels
- Traffic is already at capacity in the area. The proposal would generate further congestion.

9.0 Relevant Planning Policies

9.1 London Plan (2016)

Policy 3.16 Protection and Enhancement of Social Infrastructure
Policy 3.18 Education Facilities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self sufficiency
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and Access to Nature

9.2 Enfield Core Strategy (2010)

CP8 Education
CP20 Sustainable Energy use and Energy Infrastructure
CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP22 Delivering Sustainable Waste Management

CP30 Maintaining and Improving the Quality of the Built and Open Environment
CP33 Green Belt and Countryside
CP34 Parks, Playing Fields and Other Open Spaces
CP36 Biodiversity

9.3 Enfield Development Management Document (2014)

DMD16 Provision of New Community Facilities
DMD37 Achieving High Quality and Design-Led Development
DMD38 Design Process
DMD42 Design of Civic Buildings
DMD45 Parking Standards and Layout
DMD47 New Roads, Access and Servicing
DMD49 Sustainable Design and Construction Statements
DMD51 Energy Efficiency Standards
DMD53 Low and Zero Carbon Technology
DMD57 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58 Water Efficiency
DMD71 Protection and Enhancement of Open Space
DMD74 Playing Pitches
DMD78 Nature Conservation
DMD79 Ecological Enhancements
DMD80 Trees on Development Sites
DMD81 Landscaping

9.4 Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

10.0 Analysis

Principle of Development

- 10.1 The NPPF states that Local Planning Authorities should give weight to the need to create, expand or alter schools to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. In addition, Policy CP8 of the Core Strategy states that the Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. In so doing, it is considered that new facilities should be provided on sites that offer safe and convenient access by pedestrians, cyclists and public transport users, and schools will be encouraged to allow the use of buildings for other community purposes in the evenings and at weekends.
- 10.2 This is reinforced within Policy 3.18 of the London Plan which supports and promotes the needs for additional school places in London to correlate with both housing and population growth. The Policy states: *'In particular, proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.'*

- 10.3 The provision of school and early year's provision is also encouraged in the Development Management Document with Policies DMD16 and 18. As submitted, the application seeks to construct a secondary school (184 pupils) for use for a temporary period of 1 academic year (Sept 2020- Sept 2021).

Educational Need

- 10.4 The Council has a statutory responsibility to facilitate the supply of sufficient school places to meet demand. The Council as Local Education Authority, has submitted supporting evidence for the provision of a new 6FE secondary school. This assessment was reported in the March 2018 Cabinet report on pupil places and sets out the demand for the north west area of the Borough as already exceeding capacity. This demand is driven by the growth in the primary school role over recent years which is now transferring to the secondary sector with the pressure on secondary school places becoming critical in 2020/21 when there is a requirement for 5 forms of entry. The report further acknowledges that in response to recent falls in primary rolls, there needs to be careful management of additional capacity so as not create a long term oversupply of places. Nevertheless, although it is recognised demand already outstrips supply in the north west area of the Borough including which is alleviated by capacity in the rest of the borough, particularly in the East, further expansion in secondary places is required and needs to be planned for
- 10.5 The temporary school is part of this long term strategy to facility the supply of sufficient secondary school places and thus would contribute to the immediate needs of the borough.
- 10.6 It is recognised that a representation was made by a member of the public relating to the demonstration of need for a secondary school to the locality, both in terms of the needs assessment but also the capacity of surrounding highways to accommodate the use. While the traffic and transportation issues will be discussed in a later section, it is considered the aforementioned report establishes the educational need for secondary age pupils in the Chase Farm in the Borough and in particular, within the north west are of the Borough.
- 10.7 It should be noted that the application is for the temporary school only. It does not convey any presumption in favour of the acceptability of the permanent facility when an application for planning permission is made.

Development Adjacent to the Green Belt

- 10.8 Policy DMD83 of the Development Management Document seeks to control development adjacent to the Green Belt, or development deemed to impact upon its setting. In this regard, proposed development located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met:
- a. There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing on the Green Belt;
 - b. There is a clear distinction between the Green Belt and urban area;
 - c. Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained

- 10.9 The proposed development would provide a temporary secondary school for a period of one year on land close to the green belt although not immediately adjacent to its boundary. The hospital site currently contains a number of health care buildings and these are discernible from the surrounding area. They also contribute to visual amenity along the eastern boundary and the transition from the urban edge to a more rural and leafier beyond. The proposed temporary buildings and hard surfacing would be seen in this context and would be similarly read.
- 10.10 Having regard to the siting of the development with existing buildings to the north, west and south, it is considered the developments will have very little impact on the openness of the surrounding Green Belt.

Impact on the Character of the Area

Design

- 10.11 The NPPF (section 12) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. London Plan policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...”
- 10.12 Furthermore, civic buildings are required by DMD42 to be of a high standard and prominence within their community. Through their design, they should communicate their importance and function through architectural cues; they should positively address the public realm; have entrances which are prominent; and be designed to accommodate alternative uses.
- 10.13 Although the site is primarily accessed via Hunters Way, it is largely obscured from views from public vantage points and is surrounded by the side and rear of two and three storey buildings to the north, west and south. The school is located 6m from the site southern boundary in order to maintain the existing established vegetation and planting, which acts as a screen to the site from neighbouring buildings. In addition, the new building is single storey in height (maximum height of 4m) with a flat roof. It would be constructed of grey walls and vertical wall trims with a white roof. Glazing will be used to provide relief in the elevations, but final details of elevational treatment / materials will be required by condition to ensure an acceptable form of appearance.
- 10.14 The overall design of the building is therefore considered to be an appropriate response to the setting and context of the site and will not detract from the character and appearance of the street scene or the wider area.

Impact on Neighbouring Properties

Loss of Outlook / Light / Overlooking / Loss of Privacy / Distancing

- 10.15 The closest residential properties and those potentially, likely to be affected by the proposed development, would be those residential units lying to the south of the school site (Albuhera Close and Shooters Road) and the new development to the west of the site (Linden Homes) which are three storeys in height. However, given the single storey height of the proposed buildings and the fact they would be inset from the boundary by approximately 7m to the southern boundary and 9m to the western boundary, it is considered there would be no loss of outlook, light or privacy detrimental to residential amenity.

Noise and General Disturbance

- 10.16 Policy DMD68 of the Development Management Document states that development that would generate or would be exposed to an unacceptable level of noise will not be permitted. Where permissible, developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation. Particular regard should be given to the following:
- a. Building design;
 - b. Layout of rooms;
 - c. Positioning of building services;
 - d. Landscaping
 - e. Sound insulation;
 - f. Hours of operation and deliveries.
- 10.17 Development involving potential noise generating development will only be permitted in appropriate locations, where there is no adverse impact on amenity.
- 10.18 Whilst it is acknowledged that the creation of a school would result in a potential increase in noise and disturbance to the area due to the increased level of activity on the site, from children playing outside and indeed, as a result of general vehicular to limited periods over the working day and would not extend late into the evening or at weekends. Weighing this against the education need for schools and the preferred locations within the communities, it is considered there is no concern regarding noise and general disturbance arising as a result of the proposed development.

Traffic and Highway Considerations

- 10.19 Policy 6.3 of the London Plan seeks to ensure the impact of development proposals on transport capacity and the transport network are fully assessed. The proposal must therefore comply with policies relating to better streets (Policy 6.7), cycling (Policy 6.9), walking (Policy 6.10), tackling congestion (Policy 6.11), road network capacity (6.12) and parking (Policy 6.13). Policies DMD45 and 47 provide the criteria upon which developments will be assessed with regard to parking standards / layout and access / servicing.

Trip generation

- 10.20 The applicant has undertaken an assessment of trip rates using a similar site (The Oasis Academy at Innova Park) which demonstrates that the net impact will be much lower than for a school of a size as permitted in the extant outline planning permission for the comprehensive redevelopment of the site under ref 14/04574/OUT. Taking this into account the current proposal for the 1FE temporary school will not have an increased impact on the highway network beyond that already accepted. It is therefore considered acceptable in terms of trip generation.

Pedestrian access

- 10.21 Separate pedestrian access to the site providing safe routes for pedestrians are being provided. The development is therefore acceptable against this criterion.

Vehicular access

- 10.22 The plans have been revised to reverse the circulation direction with access via Hunters Way and also now include tactile paving to a new crossing at Chase Village / Hunters Way junction. Traffic and Transportation have confirmed that this is

acceptable in principle. The installation of the crossing will be conditioned to ensure it is constructed prior to occupation.

Car Parking

- 10.23 The London Plan does not set maximum standards for car parking for educational institutions. Therefore, the applicant has used mode share data from a comparable site to determine that 16 long stay car spaces will be required, with 10 for staff, 4 for visitors and contractors, and 2 for disabled users, with an additional 8 spaces for short term drop and pick up. Traffic and Transportation have confirmed that the 16 spaces proposed is acceptable given there is limited scope for overspill parking around the site due to a range of parking controls. To prevent pick up and drop off being used for permanent staff parking a number of measures will be included bollard lines and signage. (Condition 8)

Cycle parking

- 10.24 Cycle parking will be provided in accordance with the minimum requirements of the London Plan. In total, 26 pupil long stay, 4 staff long stay and 4 short stay (visitor) cycle parking spaces will be provided. This is in accordance with the pupil and staff travel patterns and is acceptable. The long stay provision is sheltered, and the secured cycle storage area is acceptable. The provision of scooter parking will be conditioned. (Condition 6)

Refuse and recycling

- 10.25 It is proposed that waste collections take place on site and vehicle tracking has been provided which shows that refuse vehicles can access the proposed school. A condition will form part of the planning permission seeking details of the refuse and recycling to ensure it meets Councils standards.

School Travel plan (STARS)

- 10.26 The applicant has committed to a travel plan for the site and this is considered acceptable by Traffic & Transportation. Compliance with the travel plan will be conditioned and should include the existing and proposed mitigation measures as set out in the submitted Transport Statement. (Condition 8)

Construction traffic

- 10.26 The scale of the development will require the provision of a separate Construction Traffic Management Plan. This will be required by condition. (Condition 5)
- 10.27 Having regard to the above, the proposal is considered to make adequate provision for access and parking in accordance with policies 45 and 47 of the DMD.

Sustainable Design and Construction

Biodiversity / Ecology

- 10.28 Policy 7.19 of the London Plan (“Biodiversity and access to nature”) requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Core Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. Furthermore, Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.

- 10.29 The proposal involves the demolition of the existing buildings on the site and a Preliminary Ecological Appraisal has been submitted in connection with this. The proposed works are largely confined to the south and west of the site which is dominated by buildings and hardstanding. The buildings have been subject to detailed inspection to identify whether they provided potential for roosting bats. A small number of access points and roosting opportunities were found and consequently, a condition is recommended that demolition should only be undertaken under the supervision of an appropriately qualified ecologist and if any evidence of bat roosts is found works shall cease until a licence from the Statutory Nature Conservation Organisation for development works affecting bats has been obtained and a copy submitted to and approved in writing by the council.
- 10.30 There are also four broadleaved trees with moderate and high suitability for roosting bats: these will be retained, alongside the adjacent habitats to the east of the site comprising the Green Belt. In order to ensure there is no adverse impact on this habitat a sensitive lighting scheme is recommended. This will be required by condition.
- 10.31 Some areas of habitat also had high potential for hedgehogs, including rough grassland for foraging and the margins of the dense scrub for shelter. Suitable habitat was also present in the adjacent residential gardens and surrounding landscape. To mitigate any impact therefore, a condition will be inserted requiring any new solid fences to incorporate either a 15cm tall gap along the base or provide hedgehog links (15cm x 15cm holes at the base) at 10m intervals to allow hedgehogs to move freely between gardens and adjacent habitats.
- 10.32 The rough grassland and the dense scrub interfaces provided the habitat structure that reptiles typically require. The site was also connected to suitable habitat including allotments in the surrounding area to the east. The site is therefore considered to hold moderate potential for reptiles. If reptiles are found to be using parts of the site, further survey visits may be required to estimate the population size and inform the design of mitigation and avoidance measures. Mitigation would likely involve translocating to a suitable off-site receptor area. A condition is included to cover this.
- 10.33 Bird species were also noted on site during the ecological surveys. The scattered trees and areas of scattered scrub provide potential nesting habitats for breeding birds. The removal of any trees, scrub and nest boxes, should this be required, should be timed to avoid the main bird nesting season, and carried out September to February. Alternatively, an ecologist should check potential nesting habitat immediately before clearance that is scheduled during the breeding season (March to August inclusive). Any active nests identified must be retained in situ with a suitable buffer until the ecologist has confirmed that the chicks have fledged, and the nest is no longer active.
- 10.34 Further enhancements to the ecological value of the site will be required by condition. This includes the addition of bird and bat boxes to the building and surrounding trees.
- 10.36 Having regard to the above, it is considered the proposed development will not unduly impact upon the existing ecological value of the site but through measures to be secured by condition Conditions 10/11/17/19, will serve to enhance the value of the site in accordance with policy 7.19 of the London Plan, CP36 of the Core Strategy and policy DMD79 of the Development Management Document.

Trees

- 10.37 An Arboricultural Impact Assessment has been provided to help inform the decision making process insofar as any potential impacts from the development proposal on trees within the site.
- 10.38 Trees were categorised in accordance with BS5837:2012 to establish their condition, age and quality. Category A trees are of high quality, contribute to local amenity, and should be retained if possible. Category B trees are of moderate quality with an estimated life expectancy of at least 20 years. Category C trees are considered to be of low quality, with either a limited life expectancy, or very young trees with a stem diameter of not more than 150mm, or very little contribution to local amenity. Category U trees are ones in such a poor condition that they cannot realistically be retained as living trees.
- 10.39 While the retention of many trees can be accommodated within the proposal, some conflict is unavoidable. The submitted report identifies that some trees will need to be removed to accommodate the layout of the school which have been classified as low quality. It should also be noted that no additional trees are being proposed for removal than accepted under the outline planning permission. Nevertheless, a Tree Protection Plan and Arboricultural Method Statement is to be provided in accordance with BS5837:2012. This will be required by condition. (Condition 17)
- 10.40 In light of the above, it is considered that the proposal provides opportunity to enhance the Arboricultural contribution the site makes to the character and appearance of the area, providing that appropriate construction and tree protection methods are adopted and adhered to and replacement planting and proactive management of the retained tree stock is undertaken. The proposal is therefore considered in accordance with DMD 80 and DMD 81 of the Council's Development Management Document.

Contamination

- 10.41 A Phase 1 contamination desk study was undertaken to establish potential contaminant sources and preliminary risk assessment. Based on the findings of the Conceptual Site Model further investigation is required. A condition is therefore recommended to requiring that a ground investigation is undertaken that will include analysis of soil samples and ground gas monitoring. (Condition 9)
- 10.42 The demolition of the existing buildings could also lead to dust issues and as such a Construction Management Plan will be required via condition. In addition, because the whole of London is a low emission zone for non-road mobile machinery, a condition will be included requiring that all non-road mobile machinery shall comply with the emission standards set out in Chapter 7 of the Greater London Authority supplementary guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG).

Energy

- 10.44 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A sustainability appraisal will be required demonstrating that the scheme will achieve a carbon emission reduction of 35% beyond Part L of the 2013 Building Regulations (Conditions 20/21)

SuDS

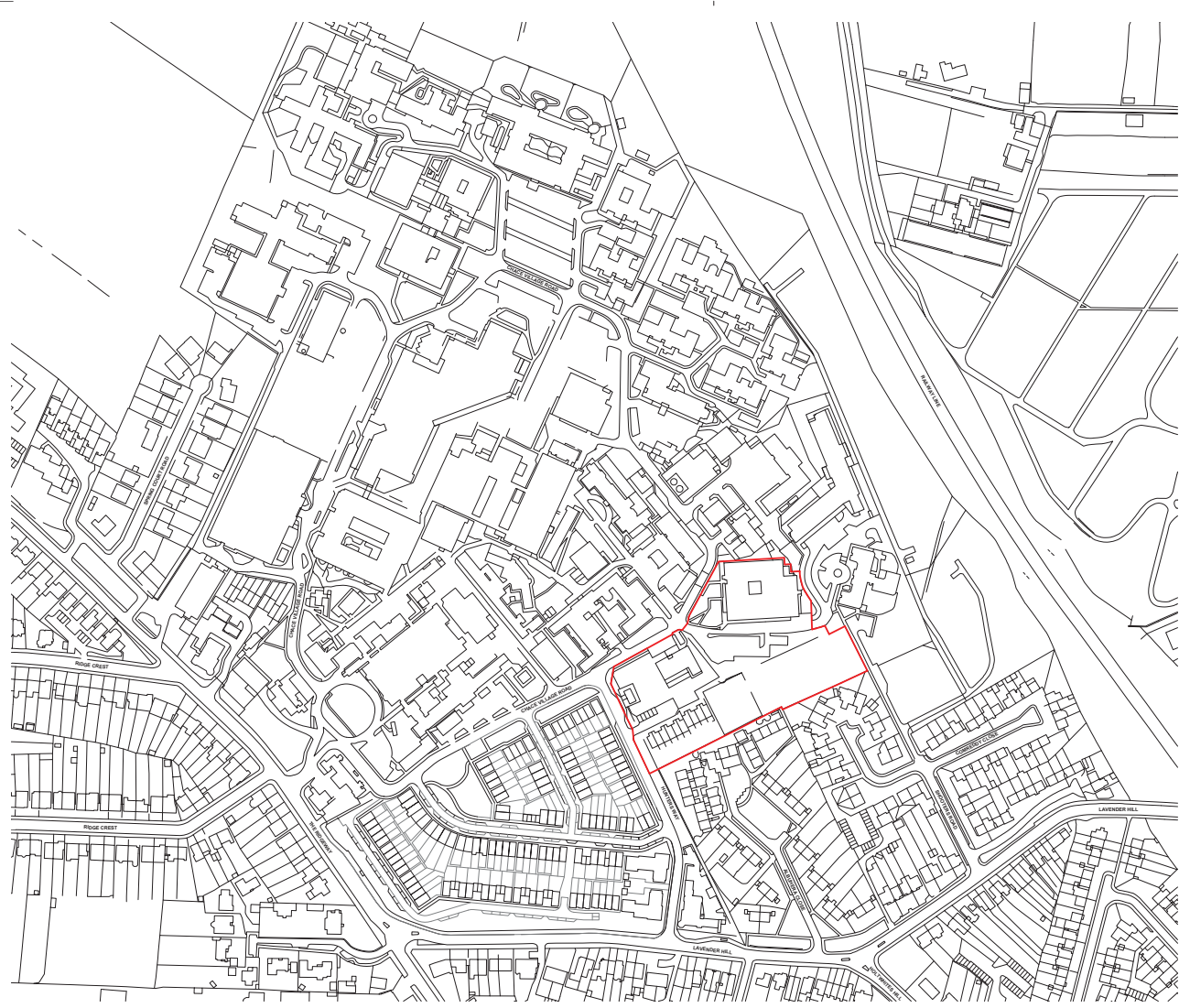
- 10.45 London Plan policies 5.12 and 5.13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 (“Managing flood risk through development”) also confirms the Council’s approach to flood risk, inclusive of the requirement for SuDS in all developments. Furthermore, Policy DMD59 (“Avoiding and reducing flood risk”) confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. Consequently, planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 10.46 In accordance with DMD61 (“Managing surface water”) a SuDS strategy has been submitted and the SuDS officer has confirmed that the use swale and lowered area to provide above ground storage is an acceptable approach. Further details are required, and a condition is therefore required (Condition 15)

11. **Community Infrastructure Levy (CIL)**

- 11.1 Due to the proposal being for education, it would not be liable for either the Mayoral or Enfield CIL.

12.0 **Conclusion**

- 12.1 Having regard to the above assessment the use of the site to provide a temporary secondary school facility is considered to be acceptable and will assist in meeting the educational need for pupils in the Borough
- 12.2 It is considered the building and associated works is appropriate given its size, form and detailed design. Furthermore, the relationship to the setting of the green belt is considered to result in no harm. The proposal therefore would not have a detrimental impact on the character and appearance of the school buildings or the wider street scene.
- 11.2 It is also considered that the development by virtue of its size, location and proximity would not harm the amenity of neighbouring and nearby residents.
- 11.3 The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
- 11.3 The proposals are considered acceptable in terms of the relationship to issues of biodiversity, trees, contamination and sustainable drainage
- 11.4 The development is therefore appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and for the reasons noted above.



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SE 1102 NAMING CONVENTION KEY

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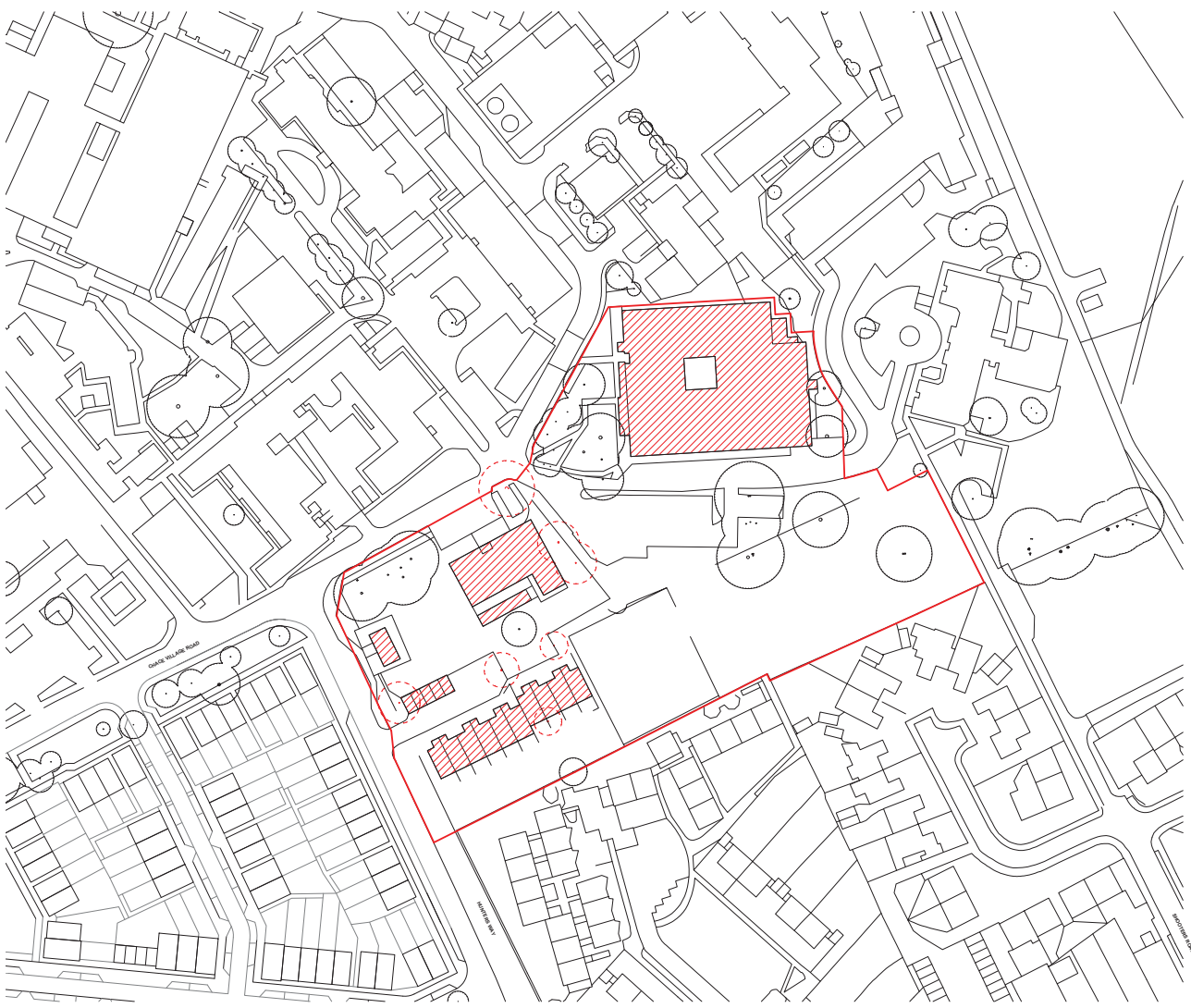
KEY
 — Planning application boundary

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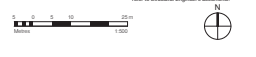
Client: Chase Farm Mortgages
 Date: 18.07.19 DT: 1: 1250@A1
 Drawing: S&B Location Plan
 Scale: 1:1000
 Date: 18.07.19
 Project: CHF_PTE_ZZ-XX-DR-A-00000 P1

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B2 1102 NAMING CONVENTION KEY

Project Code	Consultant	Volume	Level	Disc	File	Drawing Name
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- KEY**
- Planning application boundary
 - Buildings to be demolished
 - Trees to be removed

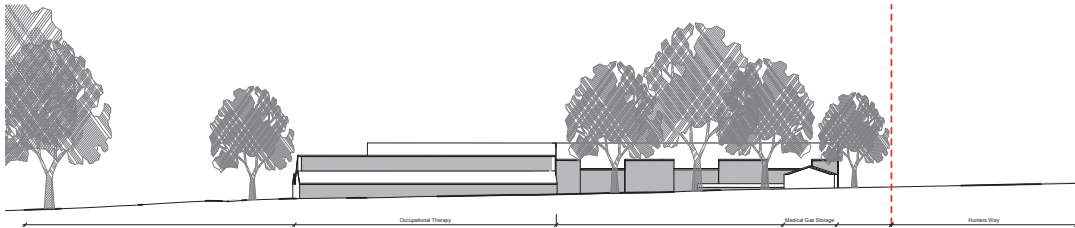
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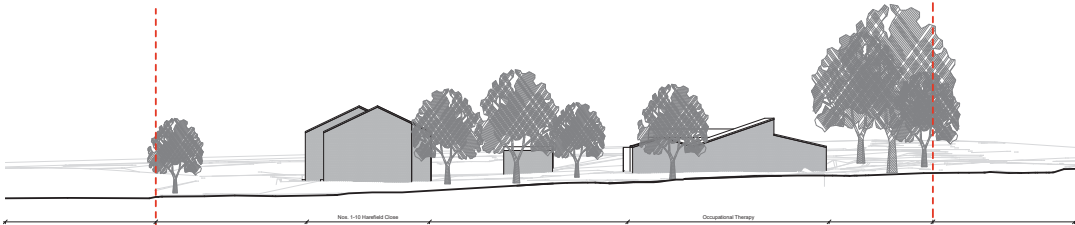
Chase Farm Masterplan 19-070 DT 1: 500@A1 June '19

Site Demolition Plan CHF_PTE-C2-XX-DR-A-00001 P1

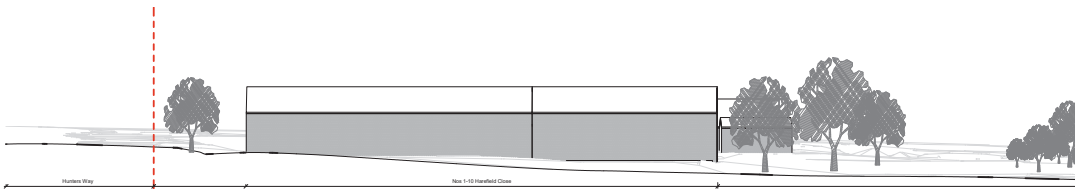




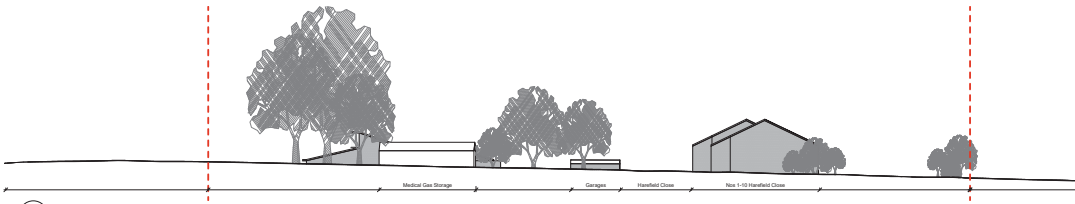
1 North
Scale: 1:200



2 East
Scale: 1:200



3 South
Scale: 1:200



4 West
Scale: 1:200

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B5 1102 NAMING CONVENTION KEY

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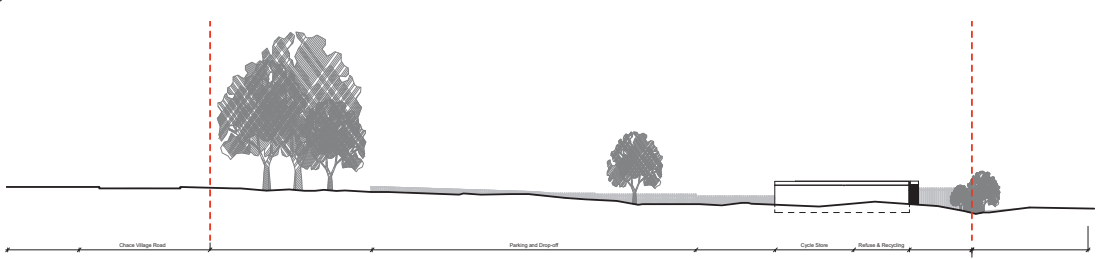
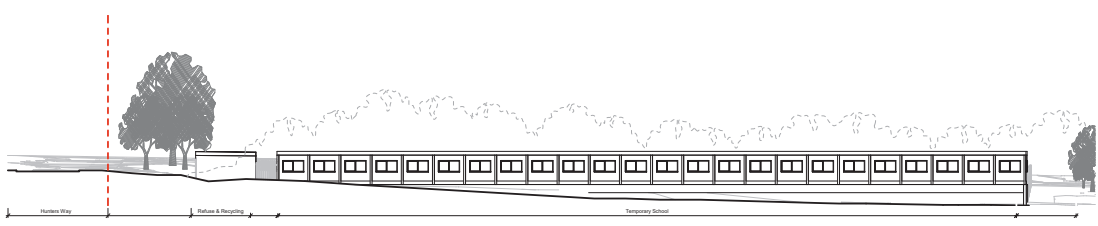
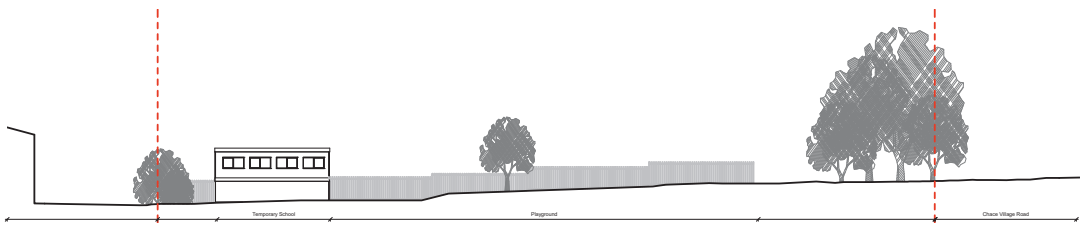
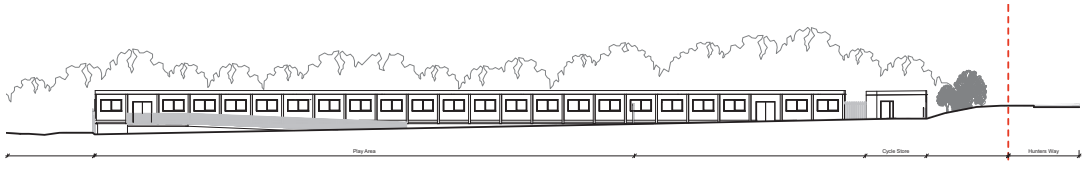
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Client	Project	Disc	Time	Revision
Chase Farm Masterplan	19-070	DT	1:200@1	Jan 19

Existing Site Elevations
CHF-PTE-C2-ZZ-DR-A-00300 P1



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Metres

B3 1102 NAMING CONVENTION KEY

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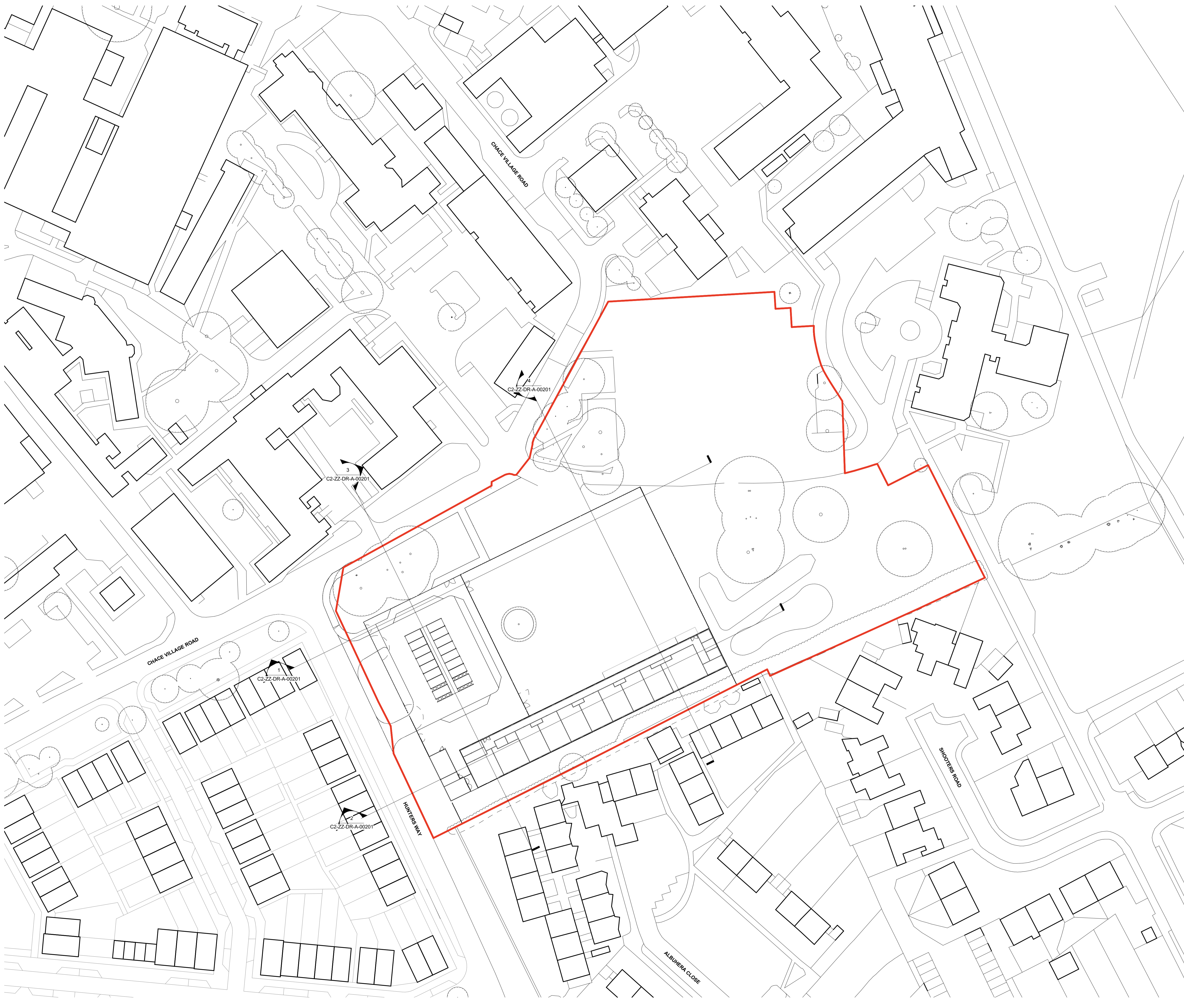
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**Pollard
Thomas
Edwards**

Chase Farm Moulsham
18-070 DT 1:200@A1
January 19

Proposed Site Elevations CHF_PTE-C2-ZZ-DR-A-00301 P1



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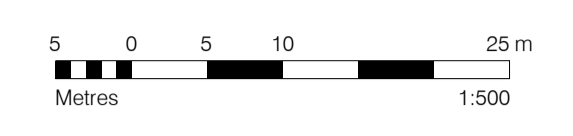
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BS 1192 NAMING CONVENTION KEY

Project Code	Consultant	Volume	Level	Doc Type	Role	Drawing Number
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						Package /Series

P1	05.06.19	Planning Submission			DT	PW
rev.	date	description			drawn	checked
PLANNING						
Diespeker Wharf 38 Graham Street London N1 8JX 020 7336 7777 forename.surname@ptea.co.uk @ptearchitects www.pollardthomaswards.co.uk						
Pollard Thomas Edwards						
project	job number	drawn	scale	date created		
Chase Farm Masterplan	18-070	DT	1 : 500@A1	June '19		
drawing title	drawing number	revision	suitability			
Proposed Ground Floor Site Plan	CHF- PTE- C2-00-DR-A-00001	P1				

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