

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 04 August 2020

**Report of:**

Head of Planning

**Contact Officer:**

Alex Johnson  
Claire Williams  
Andy Higham

**Ward:**

Winchmore Hill

**Application Number:** 20/01169/RE4

**Category:** Major

**LOCATION:** Winchmore School, Laburnum Grove, London, N21 3HS

**PROPOSAL:** Construction of a new stand alone two storey sixth form block with associated external landscaping works and formation of a new MUGA.

**Applicant Name & Address:**

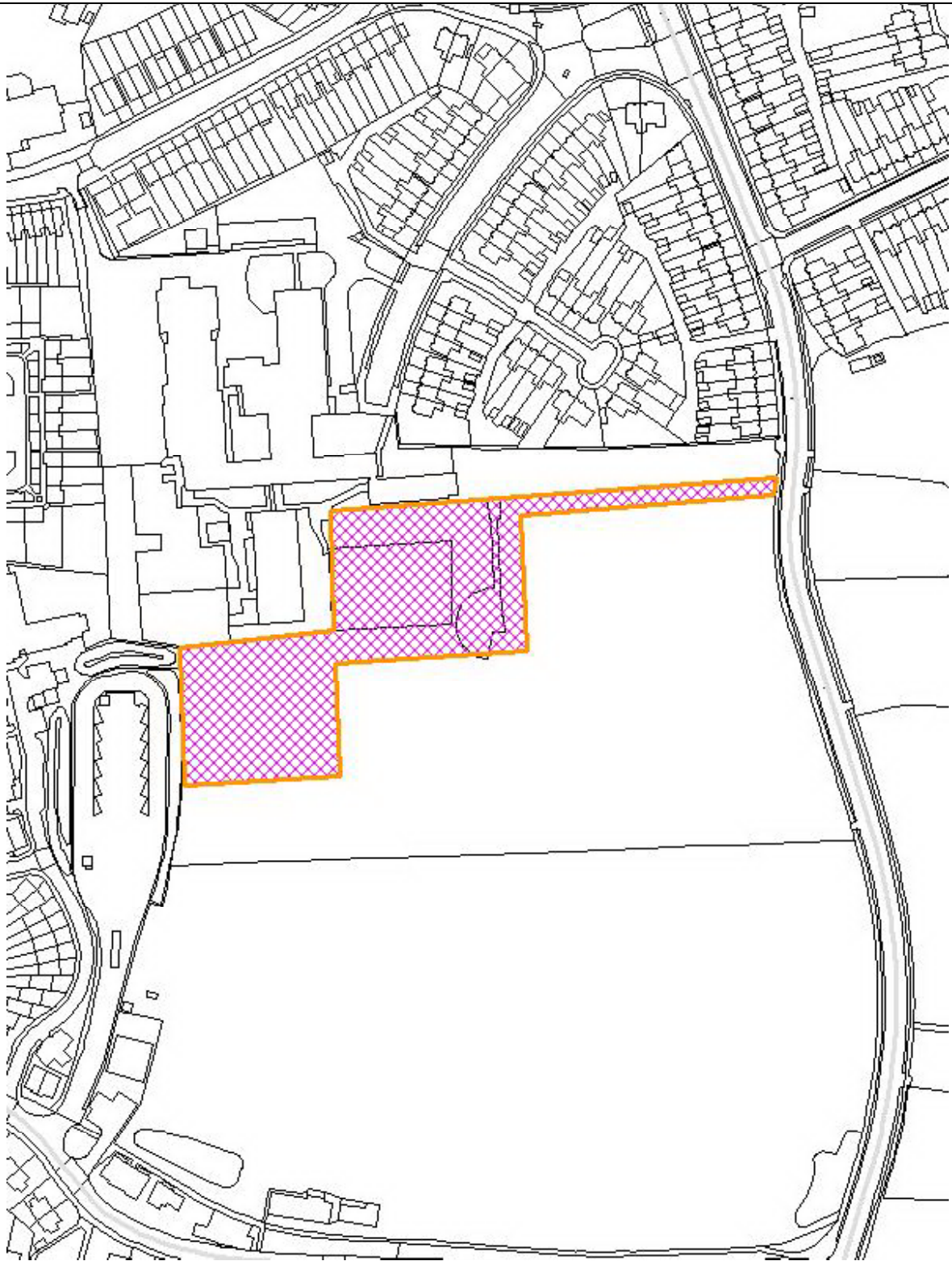
Mr Allen Gibbons  
Schools Capital Delivery Team  
London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield  
EN1 3XA

**Agent Name & Address:**

Ms Jennifer Melis  
DHP UK Ltd  
243 Brooklands Road  
Weybridge  
Surrey  
KT130RH

**RECOMMENDATION:** That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed **GRANTED** subject to conditions.

Ref: 20/01169/RE4    **LOCATION: Winchmore School, Laburnum Grove, London, N21 3HS**



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## 1.0 Note to Members:

- 1.1 The application is being considered by committee as the proposal has been submitted by the Council specifically the Schools Capital Delivery Team and is also classified as a 'major' development.

## 2.0 Recommendation

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed **GRANTED** subject to conditions.

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Construction Management Plan
4. Details of Development – Access  
*Details of means of access to the development including the siting, levels and construction of any access roads, junctions, parking, turning and servicing areas and street lighting*
5. External Materials including details of doors and windows
6. Details of front entrance of Sixth form building
7. Installation of tactile paving at the junction between Highfield Road and Stanbridge, and at the junction between Highfield Road and Cedars Road.
8. Landscaping and tree planting *including details of external seating areas*
9. SuDS Strategy
10. SuDS Verification Report
11. SuDS Infiltration of surface water into ground
12. Site Investigation and Remediation Strategy
13. Contamination Verification report
14. Long-term contamination monitoring
15. Previously Unidentified Contamination
16. Piling/boreholes/tunnel shafts/ground source heating and cooling systems
17. Decommission of investigative boreholes
18. Energy Performance

*Energy Performance Certificate accompanied by a Built Energy Performance Assessment shall be submitted.*

19. Potable Water
20. Updated Energy Statement
21. Biodiversity Enhancements
22. Waste Storage
23. No additional windows
24. Green roofs
25. Site waste management plan
26. Rainwater recycling system
27. Details of surfacing materials
28. Community Use Agreement

*To be agreed in consultation with Sport England*

- 29 Hours of Use – MUGA

8am to 9pm Mondays to Fridays;

10am - 6pm Saturdays; and

10am - 2pm Sundays and Bank Holidays

Management and Maintenance plan for the facility including management responsibilities, details of a mechanism for the lighting to be turned off and retracted when the MUGA is not in use and outside of the restricted hours of use

- 30 Details of Cycle Parking
- 31 Tree Protection `
- 32 Levels
- 33 BREEAM (Excellent Rating)
- 34 Non-Road Mobile Machinery (NRMM) shall comply with emission standards



### **3.0 Executive Summary**

3.1 The report seeks approval to a scheme involving the construction of a detached, two storey building to provide sixth form education for students on the autistic spectrum, along with associated landscaping works. The proposal is also seeking to construct a multi-use games area (MUGA) with associated floodlights to allow various sport activities to take place in the evening. No temporary classrooms are proposed within this application. The proposal would allow for the amalgamation of teaching on one site as there is currently a temporary site on Wilmer Way that is utilised by Winchmore School.

3.2 The reasons for recommending approval are:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of providing specialist education infrastructure
- ii) The development would provide sporting infrastructure in the form of a MUGA available for the local community and would offer a range of sporting and exercise activities
- iii) The development would improve the local environment
- iv) The proposed building would be of positive architectural merit and make a positive contribution to the character and appearance of the locality
- v) The development is not considered harmful from a transportation perspective

3.3 The existing site area is 59000sqm. The application proposes an additional 1007sqm of additional floorspace for the sixth form block and 2440sqm of floorspace for the proposed MUGA.

### **4.0 Site and Surroundings**

4.1 The site, measuring 5.9ha, comprises an existing 8 form entry secondary school and sixth form complex comprising of a number of buildings ranging in height of up to three storeys. The site also comprises of existing soft and hard landscaping, car and cycle parking areas, playgrounds and sports pitches.

4.2 The area of green space to the south is designated as Local Open Space and Metropolitan Open Land.

4.3 The immediate surrounding area is largely characterised by residential and properties in a variety of different architectural styles. To the west of the site is Reardon Court care home and Barrowell Green recycling centre.

4.4 The site does not contain any listed buildings and does not lie within a Conservation Area. The site falls within Flood Zone 1.

## 5. Proposal

5.1 The proposal is for the construction of a new sixth form building in place of the existing multi use games area (MUGA) and a proposed new MUGA. More specifically the proposal comprises of the following:

- Construction of a new two storey sixth form building to measure a maximum of 8.9 metres in height, 25 metres in depth and 39 metres in width.
- Construction of a new multi-use games area (MUGA) comprising of x4 football/netball/tennis pitches/courts, x10 retractable floodlights measuring 8m metres in height at full height and 2.3m metres when retracted and 3m high gates and fencing
- Associated hard and soft landscaping

5.2 In detail the proposed sixth form block would comprise of the following:

- General Purpose Teaching – 415.3sqm
- General Purpose Teaching Autistic Spectrum Disorder (ASD) – 119.1sqm
- IT Suite – 117.6sqm
- Common Room – 118.9sqm
- Common Room/Life Skills Room (ASD) – 82.6sqm
- Office Space – 35.9sqm
- ASD Office Space – 18.9sqm
- Kitchen/Dining Space – 22.1sqm
- Reception – 15.3sqm
- Dance Therapy Room – 43.9sqm
- Music Therapy Room – 13.5sqm
- Group Room – 21.2sqm
- Group Room (ASD) – 9.5sqm
- Informal Learning Space – 73.5sqm
- Quiet Room – 39.6sqm
- Quiet Room(ASD) – 13.9sqm
- Storage Space – 1.2sqm
- Cleaning Cupboard – 5.4sqm

5.3 There is no increase on the 140 existing staff proposed.

5.4 Winchmore School has a well-established and successful sixth form, however existing facilities for the sixth form provision are currently split across two sites. The majority of the sixth form provision is located at the Laburnum Grove site, but further facilities for approximately 160 pupils are provided on the Broomfield School site in Wilmer Way, which the school occupies under license on an annually reviewed basis. This proposal seeks to provide all teaching under one site. No temporary buildings are sought within this application.

5.4 In addition to this, the school have strong links with Durants School which is a maintained special school that cater for 127 pupils from 11-19 year with autism. Winchmore School currently offer, in addition to the main stream sixth form provision, 10-20 places for high achieving students with autism the opportunity of going on to sixth form.

- 5.5 The development of this new sixth form block at the Laburnum Grove site will enable the school to deliver an autonomous teaching facility and provide the necessary accommodation for all sixth form teaching to be retained on the one site.
- 5.6 The scheme also involves the provision of a new MUGA in order to offset the existing external hard play surface being lost to the new block.
- 5.7 The objective of the development is to provide a scheme which address each of the following points:
- To locate a new main stream sixth form and ASD provision in a building that will create proper segregation between the two groups of students.
  - The design should provide a logical flow of operations from the reception area to teaching rooms through to study areas.
  - There is a requirements to have direct and secure segregation between the main stream and ASD sixth form areas and with some outdoor screened recreation space.
  - Provision of both male and female adult toilets and Accessible toilets.
  - Provision of a new MUGA (to accommodate five aside football pitch, Netball and Tennis courts).
- 5.8 The supporting planning statement confirms that no expansion is sought in pupil numbers in this application.

## **6.0 Relevant Planning History**

- 6.1 19/01510/LBEPRE - Proposed construction of sixth form block and multi-use games area.– Response Issued.

The pre-application response is summarised as follows:

- The proposal considered acceptable in principle;
- Demonstration of how the MUGA will be available for the wider community
- Careful consideration of the siting of the development will be required
- Minor design changes recommended in particular the area to the west of the sixth form building
- More identifiable entrances and routes will need to be considered at application stage

## 7.0 Consultation

### Public:

7.1 Consultation letters were sent to 217 neighbouring properties and a press advert was placed in the local newspaper. A site notice was also placed near the application site for a 21 day period. A total of 11 comments were received in objection to the scheme. In summary they relate to the following points:

- Parking and Traffic Impacts
- Impacts upon Neighbouring Amenity
- Danger to local residents
- Increase in littering and anti-social behaviour
- Pollution impacts
- Pest and vermin issues
- There has already been expansion of the school

One comment was received with general support for the proposal. The Council also received a response from a ward councillor in general support though questioned the impact upon the Reardon court site.

7.2 Officer response to neighbour comments as follows:

- Matters relating to parking and traffic are considered in the transportation section of the report.
- The Council's Environmental Health officer has been consulted and raised no objections in regard to pollution. Amenity impacts are considered in the report in full.
- The fact that the school has previously been extended does not limit further development of the site.

### External Consultees:

7.5 *London Fire Brigade:* No objection.

7.6 *Metropolitan Police – Designing out Crime:* No objection. Condition suggested.

7.7 *Sport England:* No objection subject to a condition requiring the submission of a community use agreement. The benefits of the MUGA outweigh the loss of the playing field.

7.8 *Environment Agency:* No objections subject to the following conditions

- Site investigation and remediation strategy
- Verification Report of Contamination
- Long Term Contamination Monitoring
- Previously Unidentified Contamination to be Remediated if Identified
- SuDS Infiltration of surface water into ground

- Details of Piling/boreholes/tunnel shafts/ground source heating and cooling systems
- Decommission of investigative boreholes

7.9 *Thames Water:* No objection.

Internal Consultees:

7.10 *Transportation:* No objection, conditions suggested relating to the following.

- Details of Means of Access
- Details of Hard surfacing
- Submission of a construction management plan

7.11 *Sustainable Drainage Systems (SuDS):* SuDS strategy not fully compliant with the London Plan Drainage Hierarchy.

7.12 *Environmental Health:* No objections subject to conditions for contamination, dust emissions from construction and Non Road Mobile Machinery Emissions

7.13 *Urban Design:* The scheme is largely supported and can be further improved by improving the legibility of the entrance, rethinking the positioning of the bin store and improved seating opportunities for students in the general shared area.

7.14 *Tree Officer:* No objection to the loss of trees to accommodate the new building but raise an objection to the loss of the remaining 7 'B' category trees proposed to implement hard standing in front of the new block. An update will be provided on this issue.

**8. Relevant Policies**

8.1 London Plan (2016)

Policy 3.1 – Ensuring Equal Life Chances For All

Policy 3.2 – Improving Health and Addressing Health Inequalities

Policy 3.18 – Education Facilities

Policy 3.19 – Sports Facilities

Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.5 – Decentralised Energy Networks

Policy 5.7 - Renewable energy

Policy 5.10 – Urban Greening

Policy 5.11 – Green Roofs

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 5.17 – Waste Capacity

Policy 5.21 – Contaminated Land

Policy 6.3 – Assessing Effects of Development on Transport Capacity

Policy 6.9 – Cycling

Policy 6.10 - Walking

Policy 6.13 - Parking  
Policy 7.1 – Lifetime Neighbourhoods  
Policy 7.2 – An Inclusive Environment  
Policy 7.4 - Local character  
Policy 7.6 – Architecture  
Policy 7.13 – Safety, Security and Resilience to Emergency  
Policy 7.14 – Improving Air Quality  
Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.  
Policy 7.17 – Metropolitan Open Land  
Policy 7.19 – Biodiversity  
Policy 7.21 – Trees

## 8.2 Draft London Plan

The Draft London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed. He has raised concerns that there were a number of inconsistencies with national policy and missed opportunities to increase housing delivery.

In the circumstances, it is only those policies of the Intention to Publish version of the London Plan, that remain unchallenged to which weight can be attributed.

Policy GG1 – Building Strong and Inclusive Communities  
Policy GG2 – Making the Best Use of Land  
Policy GG3 – Creating a Healthy City  
Policy D1 – London’s Form, Character and Capacity for Growth  
Policy D2 – Infrastructure Requirements for Sustainable Densities  
Policy D4 – Delivering Good Design  
Policy D5 – Inclusive Design  
Policy D8 – Public Realm  
Policy D11 – Safety, Security and Resilience to Emergency  
Policy D12 – Fire Safety  
Policy D14 – Noise  
Policy S3 – Education and Childcare Facilities  
Policy S5 – Sports and Recreation Facilities  
Policy G3 – Metropolitan Open Land  
Policy G4 – Open Space  
Policy G5 – Urban Greening  
Policy G6 – Biodiversity and Access to Nature  
Policy S11 – Improving Air Quality  
Policy S12 – Minimising Greenhouse Emissions  
Policy S14 – Managing Heat Risk  
Policy S112 – Flood Risk Management  
Policy S113 – Sustainable Drainage  
Policy T1 – Strategic Approach to Transport  
Policy T4 – Assessing and Mitigating Transport Impacts  
Policy T5 – Cycling  
Policy T6 – Car Parking  
Policy T7 – Deliveries, Servicing and Construction  
Policy DF1 – Delivery of the Plan and Planning Obligations

### 8.3 Core Strategy (2010)

Policy CP8 – Education

Policy CP20 - Sustainable Energy use and Energy Infrastructure

Policy CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure

Policy CP24 – The Road Network

Policy CP25 – Pedestrians and Cyclists

Policy CP28 – Managing Flood Risk Through Development

Policy CP29 – Flood Management Infrastructure

Policy CP30 - Maintaining and Improving the Quality of the Built and Open Environment

Policy CP36 - Biodiversity

### 8.4 Development Management Document (2014)

Policy DMD10 – Distancing

Policy DMD16 – Provision of New Community Facilities

Policy DMD37 - Achieving High Quality and Design-Led Development

Policy DMD38 - Design Process

Policy DMD45 - Parking Standards and Layout

Policy DMD47 – Access, New Roads and Servicing

Policy DMD48 – Transport Assessments/Travel Plans

Policy DMD49 - Sustainable Design and Construction Statements

Policy DMD50 – Environmental Assessment Methods

Policy DMD51 – Energy Efficiency Standards

Policy DMD53 – Low and Zero Carbon Technology

Policy DMD54 – Allowable Solutions

Policy DMD55 – Use of roof space/vertical surfaces

Policy DMD56 – Heating and Cooling

Policy DMD58 – Water Efficiency

Policy DMD59 – Flood Risk

Policy DMD61 – Managing Surface Water

Policy DMD62 – Flood Control and Mitigation Measures

Policy DMD63 – Protection and Improvement of Watercourses and Flood Defences

Policy DMD65 – Air Quality

Policy DMD66 – Land Contamination and Instability

Policy DMD68 – Noise

Policy DMD71 - Protection and Enhancement of Open Space

Policy DMD72 – Open Space Provision

Policy DMD76 – Wildlife Corridors

Policy DMD77 – Green Chains

Policy DMD78 – Nature Conservation

Policy DMD 79 – Ecological Enhancements

Policy DMD80 – Trees on Development Sites

Policy DMD81 – Landscaping

### 8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)

- National Planning Practice Guidance (NPPG)
- National Design Guide
- Enfield Characterisation Study
- Manual for Streets
- Mayors Transport Strategy (May 2010)
- Revised Technical Standards for Footway Crossovers (April 2013)
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- London Plan The Control of Dust and Emissions During Construction and Demolition SPG
- London Plan Sustainable Design and Construction SPG
- Enfield S106 SPD
- Enfield Infrastructure Delivery Plan

## 9. Summary of Key Reasons for Recommendation

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of providing specialist education infrastructure
- ii) The development would provide sporting infrastructure in the form of a MUGA available for the local community and would offer a range of sporting and exercise activities
- iii) The development would improve the local environment
- iv) The proposed building would be of positive architectural merit and make a positive contribution to the character and appearance of the locality
- v) The development is not considered harmful from a transportation perspective

## 10. Analysis

10.1 The main issues arising from this proposal for Members to consider are:

1. Principle of Development;
2. Design
3. Impact upon Neighbouring Amenity
4. Transport
5. Refuse, Waste and Recycling;
6. Impact on Metropolitan Open Land/open space
7. SuDS;
8. Sustainability;
9. Biodiversity;
10. Crime and Safety

### Principle of Development

#### *Proposed New Sixth Form Block*

10.2 The proposal is seeking to provide a new sixth form block and a proposed MUGA for the existing Winchmore School (the MUGA will be available for the wider community). The NPPF outlines within paragraph 94 of the need to deliver school places on a national scale 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'. The London plan goes onto advice within



Policy 3.18 'Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes.

- 10.3 The Intend to Publish London Plan advises within Policy S3 of a nine point checklist for proposals for educational facilities:

Development proposals for education and childcare facilities should:

- 1) locate facilities in areas of identified need
- 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
- 3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
- 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
- 5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
- 6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
- 7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
- 8) ensure that facilities incorporate suitable, accessible outdoor space
- 9) locate facilities next to parks or green spaces, where possible

- 10.4 At a local plan level the Council provides guidance within policy CP8 of the Enfield Core Strategy and states '*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. Facilities will also be provided for further and adult education to develop and improve the skills of the existing and future workforce*'.

- 10.5 The proposal has been submitted to help mark student transition into the sixth form, the proposal considers that the creation of a separate sixth form autonomous teaching facility is an essential part of the school future development.

- 10.6 The facility is stated in the planning statement as providing an environment appropriate to students' increased maturity. The development would also have a distinct identity and allow for all sixth form teaching activity to take place in a discrete self-contained area. This separation from 11-16 teaching is essential to allow for Sixth Form students to experience a different mix of learning approaches, including independent research and self-directed study that will ensure good preparation for further and higher education. An integral part of the new sixth form centre proposed would be the provision of ASD (Autistic Spectrum Disorder) specific sixth form classrooms, teaching and social spaces for use by Durants School. The statement goes on to advise '*Both schools are oversubscribed and require additional facilities to expand their provision and improve their delivery to all stakeholders. The number of*

*applications to the sixth form has increased in recent years and Winchmore have over 400 applications from students wanting to join in year 12. We are now offering over 35 different types of courses and require additional facilities to accommodate these courses and students'. In summary officers are satisfied that sufficient local need has been demonstrated to justify the proposed development.*

- 10.7 The provision of new educational infrastructure on existing hardstanding within the site of the school is welcomed and it is considered the delivery of new facilities to be compatible with the NPPF, London Plan policy 3.18, Intend to Publish London Plan policy S3, Core Strategy policy CP8 and Development Management Document policy DMD16.
- 10.8 Due regard has been given to the need to plan for future growth and demand within the borough on both a local and borough wide level. The application has stated the following with regard to future need:

*In summary, a report produced by the Council's schools team concludes that the demand for additional secondary school pupil places will peak in 2023 which is in line with Enfield's projections and strategy. The additional pupil places required will be addressed by the Education and Schools Funding Agency plans to deliver 6FE for 2021/22 which means there is no need for future growth consideration in this area.*

*Proposed Multi Use Games Area (MUGA)*

- 10.9 The proposal is also seeking to provide a MUGA as well as the proposed sixth form block with x4 pitches/courts and x10 associated floodlights. The benefits of providing sporting infrastructure is outlined with London Plan policy 3.19 '*The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation...Development proposals that increase or enhance the provision of sports and recreation facilities will be supported*'. It is also recognised in London plan 3.2 of the benefits of providing infrastructure that contributes to the health and wellbeing of Londoners. The Intend to Publish London Plan advises within policy S5 of the criteria for development proposals for sporting facilities stating that proposals for sports facilities should:
- 1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
  - 2) maximise the multiple use of facilities, and encourage the colocation of services between sports providers, schools, colleges, universities and other community facilities
  - 3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity
- 10.10 The Local Plan outlines the benefits of providing community facilities such as sporting infrastructure and the overall support for new developments of this nature. In relation to the provision of new community facilities guidance is provided in Policy DMD16. The policy advises that new community facilities will be supported borough-wide and may be required as part of development within

the strategic growth areas, as detailed within Local Plan documents and the Infrastructure Delivery Plan (IDP) to ensure the creation of prosperous, sustainable communities. Planning permission will be granted provided the proposed development:

- a. Is demonstrated to have a community need;
- b. Makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use;
- c. Is easily accessible to the community it is intended to serve by walking, cycling and public transport to reduce dependence upon private car transport;
- d. Is designed to provide access for physically impaired users, in accordance with DMD 37 'Achieving High Quality and Design-Led Development';
- e. Does not harm the amenities of neighbouring and nearby properties;
- f. Does not have a negative impact on the area in terms of the potential traffic generated.

- 10.11 The proposed MUGA is welcomed and would deliver new sporting infrastructure in the local area for which there is an identified need, the proposal would also provide high quality facilities for use not just by students but also for the local community when the school is not open. A preliminary use agreement has been submitted in support of the application and states the following activities that are offered at present to the wider community:

*Winchmore School currently offers a variety of activities available to the wider community by hiring out our Sports Hall and Field, Gym, Main Hall and Dance/Drama studios from 6pm-10pm Monday to Friday and at weekends as follows:*

- Dance Group for children aged 3-18 covering Ballet, Tap, Jazz, Modern and Hip Hop on Saturdays and midweek in four studios and the main hall
- Youth Football club for 4-16 year olds of all abilities on our Field and Sports Hall
- Restore Church on Sundays in the main hall and additional rooms for adults and children
- Karate, Aikido, Gymnastics in the Gym for under 16s
- Netball, 5 aside Football, Zumba, Pilates and Belly dancing for adults in the Sports Hall and studios
- Local community groups for meetings and events

- 10.12 Sport England have been consulted on the application and have supported the wider use of the proposed MUGA. They have also commented that there is high demand in the local area for tennis use for which the MUGA is designed for, along with netball and football use. They have also commented that whilst the community use statement is welcomed a further community use agreement will be required to secure community use of these facilities in the long term which is recommended to be secured through a condition.

*Impact upon Open Space/ Metropolitan Open Land*

- 10.13 The application site is located upon Metropolitan Open Land (MOL). Policy 7.17 of the London Plan and policy G3 of the Intend to Publish London Plan

both provide detailed guidance on this protected land and advises of the importance that MOL can provide numerous environmental and social benefits in relation to health and wellbeing and biodiversity. The policy also advises that guidance within the NPPF in relation to the green belt also applies to MOL. The supporting text of policy 7.17 advises *'Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL'*.

- 10.14 In relation to criterion 4 of DMD 71, the addition of the MUGA, which incorporates flood lighting in specific x10 floodlights, is perhaps the most significant issue and requires justification through the submission of a case of very special circumstances. The supporting Planning Statement outlines the following rationale

*'The principal purpose of the development is to provide additional facilities to enable all 6th form teaching (both mainstream and ASD) to be delivered from the main school site (Laburnum Grove), and to negate the need for both 6th form pupils and staff to travel between sites during the school day.*

*In light of this therefore, consideration of an alternative site as the location of the proposed new block was ruled out. In addition to this, LB Enfield Capital Strategy Team confirmed that there are no other sites available within this area of the borough with suitable designation to be utilised for education which could have be considered as a suitable alternative site. As part of the feasibility study undertaken at the outset of this project, a number of locations for the 6th form block at the Laburnum Groves site were considered and discounted.*

*The MUGA has been sited in this location in order to facilitate free access to the facility from the built up areas of the school without imposition or creation of nuisance to any of the schools residential neighbours. The new MUGA will provide a much improved facility in comparison with the existing tennis courts available and will incorporate flood-lighting to enable maximum use of the facility by both the school and (school controlled) access for the wider community'.*

- 10.15 The impact of the proposed development upon the MOL and open space has been carefully considered. The applicant has undertaken an assessment to identify other possible sites within the borough and the Council's Capital Strategy Team have confirmed that there are no other sites available within this area of the borough with suitable designation to be utilised for education which could have be considered as a suitable alternative site.
- 10.16 To justify the proposed siting of the proposed sixth form block and MUGA the applicant has considered possible sites on the application site and considered most suitable for the following reasons:

- No demolition is required to facilitate the proposed works and the site can be segregated from the remainder of the school to minimise construction impacts
- The location of the sixth form block is remote from surrounding residential properties.
- The location allows for an optimum quantum of development on site
- The location is quietest which is beneficial for autistic students
- Car Parking Provision would be unaffected by the proposal

- 10.17 The proposed school use will be required to justify that the proposed sixth form building cannot be provided on a non green belt or MOL site. In relation to the proposed MUGA, it is considered that encroachment into the MOL would be acceptable subject to a high quality design that is complimentary to the MOL given that a sport and leisure use is considered to be a complimentary use with the functionality of MOL. As previously stated a high quality design led approach will be required to offset any harm to MOL. The proposed MUGA will also be required to be available for the wider community to offset the identified harm to the MOL.
- 10.18 Sport England have also advised that a new MUGA to replace the existing MUGA which is in a somewhat worn condition would be considered to mitigate the loss of the existing MUGA however given that it would be located on playing field the impact on the playing field must be considered.
- 10.19 The area of playing field lost appears to be divided from the rest of the school site which has resulted in a strip of land with limited flexibility to mark out a range of playing pitches. Aerial images indicate football goals on this area of the playing field which suggests some usage. Sport England have advised that it is likely, therefore, that the use of this area is informal and school use which can be easily transferred to the main large playing field without impacting significantly on the condition of the playing field/pitches on the larger playing field area. It is also noted that the proposed MUGA would be larger than the existing and would have lighting making the facility beneficial to not only the school but also the local community.
- 10.20 In light of the above, despite the loss of the playing field, the proposed MUGA, proposed designed and constructed in line with Sport England guidance, the proposal would represent a notable enhanced sporting infrastructure offer at the site that would be beneficial to the local community.
- 10.21 Officers have worked proactively with the agent to revise floodlight specifications to provide collapsible specifications which enable them to be retracted when not in use and thereby, minimise the impact of the development upon the setting of the MOL. The floodlights would retract from a maximum height of 8m, reducing down to a height of 2.3m when not in use and would substantially reduce the impact of the proposal upon the setting and openness of the surrounding locality. The MUGA with flood lighting will enhance the sporting facilities for pupils at the school and will also have a wider public benefit as it will be available for community uses outside of school hours, offer multiple uses including tennis which Sport England have advised there is high demand for in the local area and would replace existing poor quality sport facilities at the school site. Lighting details have also been provided which demonstrate that the type of flood lighting proposed will minimise light spillage and will concentrate light directly on to the MUGA. To ensure arrangements are in place, a condition will be imposed.
- 10.22 In light of the above, it is considered that the effect on the setting of the MOL is on balance justified by reason of the community availability, the delivery of specialist education facilities and the design of the development. The proposal is considered to be appropriate development in Metropolitan Open Land as it would support outdoor sport activities. The floodlights are reasonable and necessary to support use of the sports courts and would not detract from the openness of the site.

- 10.23 The proposed multi use games area (MUGA) is a typical design for a proposal of this nature and proposes x4 playing pitches/courts that can be adapted for multiple sports and activities to be played on the MUGA. The proposed MUGA also seeks to provide x10 floodlights. Officers have had careful consideration to the prominence and height of these structures and have worked proactively to ensure that the proposed floodlights will be collapsed from a height of 8m when in use to 2.3m when not in use, the floodlights have a modest proportion and are roughly 1m wide and 1m deep and when collapsed when not in use would prevent any unacceptable harm to the setting of the metropolitan open land. Careful consideration has been apportioned to the public benefit that the floodlights would provide in allowing wider community use after school hours which on balance is considered to offset the harm upon the setting of MOL.

### Design and Appearance

- 10.24 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 10.25 London plan policy London Plan Policy 7.4 has regard to local character and states in its overall strategic aim that ‘development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’. Policy 7.5 of the London plan outlines a similar aim and seeks for proposals in public places to be ‘Secure...easy to understand and maintain, relate to local context, and incorporate the highest quality design’. Policy 7.6 of the London Plan sets out regional requirements in regard to architecture and states that development should ‘incorporate the highest quality materials and design appropriate to its context’. The policy goes on to state that buildings and structures should ‘comprise details and materials that complement...the local architectural character.’
- 10.26 The Intend to London Plan policy D1 advises ‘*Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas’ capacity for growth*’. Policy D4 provides guidance to planners on methods of ensuring high quality design is delivered in development proposals.

### *Height, Bulk and Massing*

- 10.27 The proposed sixth form block is a proposed two storey building which broadly integrates with surrounding buildings on the school premises which vary in height up to three storeys in height and as such the overall height cohesively relates to the existing school buildings on site.

- 10.28 The proposed sixth form building offers an interesting material palette that offers visual interest to the proposed building, furthermore the proposal is stepped in at first floor level to reduce its bulk and prominence which is welcomed by officers.
- 10.29 The proposed MUGA is considered to be of an acceptable scale and massing that by reason of the retractable floodlights is considered to be of an acceptable scale and massing.

*Legibility, Character and Appearance*

- 10.30 The existing site comprises of existing school buildings for the existing school with associated parking and landscaping. The existing buildings vary in height up to three storeys and appear to have been around the 1970s. The existing buildings vary in style though have a regimented windows pattern and elevations broken up with defined blocks.
- 10.31 The surrounding area comprises of designated open space to the immediate south, to the immediate south east of the application site is a former care home at the Reardon Court site which has recently been granted consent under ref: 19/03802/RE4 for '*Erection of part 3, part 4 storey building to provide extra care accommodation in the form of 91 flats (81x1 bed and 10x2 bed) (use class C3) with courtyard, communal facilities including lounge, multi-use room, laundry, hairdressing room, mobility scooter store, library/IT room, guest room together with staff room/office and associated plant, storage room, landscaping and parking*'. To the east, north and west are residential properties located on Carpenter Gardens, Highfield Road and Laburnum Grove respectively.
- 10.32 The proposed new sixth form block is a two storey building which is finished in predominantly light grey brickwork with some dark grey elements on the upper storey to add visual contrast and interest. It is noted that the proposed window arrangement results in a regimented pattern in line with existing buildings on site. The building also takes inspiration from the main entrance building with green glass/aluminium vertical fins which also reflects colours of the school as well as providing visual contrast and interest whilst also helping define an active frontage to the sixth form entrance. In summary officers consider that the proposed building whilst offering an interesting appearance that takes design inspiration from existing buildings on the site. Whilst the materials proposed appear broadly acceptable it is considered necessary to impose a condition requiring samples of materials including windows and doors be submitted and approved by the Local Planning Authority through a suitably worded condition.
- 10.33 With regard to legibility it is noted that the urban design officer has described the legibility of the entrance into the building is sub-optimal and to an extent is a missed opportunity, the entrance which is tucked away on the northern elevation is not considered optimal and does not relate ideally with the rest of the school, which will be utilised by students of the sixth form block. It is considered that the number of benches in the external areas of the sixth form building may not be an adequate provision and that the waste storage area is not ideal. These issues however it is considered appropriate to secure via condition and in isolation do not warrant a reason for refusal.

### *Summary of Design and Appearance*

- 10.34 Given the above the proposal is considered acceptable in terms of design and appearance. In summary the revisions to the proposal in terms of revisions since pre-application stage and the collapsible floodlights which mitigate the impacts upon open land to the south are welcomed and are considered acceptable.

### Impact on Neighbouring Amenity

- 10.35 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. The Intend to Publish London Plan outlines in policies D1 and D3 of the importance of ensuring buildings are well designed to ensure against prejudicing neighbouring amenity.

### *Overlooking / Privacy/ Daylight and Sunlight*

- 10.36 The properties considered to be potentially impacted most by the proposed development are located on Laburnum Gardens to the north-east, Laburnum Grove to the north, Carpenter Gardens and Reardon Court to the immediate west of the application site and Highfield Road to the north of the site.
- 10.37 In relation to these, the properties on Carpenter Gardens would be in excess of 105m away from the sixth form block and in excess of 98m from the MUGA, the properties on Highfield Road would be in excess of 130m from the sixth form and in excess of 190m from the MUGA and the properties on Laburnum Grove would be in excess of 60m from the sixth form block and in excess of 110m from the proposed MUGA. Given their positioning and orientation it is considered these properties would not be subject to increased privacy or outlook issues. Furthermore, it is noted that these separation distances exceed the guidance outlined within policy DMD10
- 10.38 In relation to properties to the south on Barrowell Green, these are located in excess of 210m from the MUGA and in excess of 250m from the rear elevation of the sixth form building. Consequently, given this distance vastly exceeds recommended distances in policy DMD10, these properties are not considered to be harmfully impacted.
- 10.39 Properties to the north east on Laburnum Grove are located in excess of 72m away from the proposed sixth form block which also generously exceeds the policy guidance outlined within policy DMD10.
- 10.40 With regard to impacts upon Reardon Court to the immediate west of the application site, the proposed MUGA would be located in excess of 40m from the site with a recycling centre between the application site and Reardon Court. As previously mentioned, Reardon Court has recently been granted



consent for a comprehensive re-development of the site for a 91 unit supported living scheme. In light of the aforementioned separation distance it is considered that the proposal would not result in any harmful privacy and overlooking impacts for these neighbours. The submitted light spillage has also been considered and there would be no unacceptable harm to neighbouring residential amenity. Furthermore, the Council's Environmental Health officer has raised no objections relating to this. Officers consider the imposition requiring the submission of details of how the floodlights will be managed is necessary to safeguard neighbouring residential amenity.

#### *Noise*

- 10.41 There is no expansion of pupil numbers as a result of the proposal and from a noise perspective, is acceptable.
- 10.42 With reference to the MUGA, it is noted that it will be used outside of school hours and also by members of the local community and would result in additional trips to and from the site outside of school opening hours. To safeguard amenity, it is recommended its use be controlled by condition to prevent use after 21:00 every day to safeguard neighbouring amenity and also to prevent use during unsociable hours.
- 10.43 It is acknowledged that there would be noise impacts upon properties in the locality during demolition and construction phases of the development, however these would be temporary in nature. It is also noted that the site selected on the application site has been chosen amongst other reasons to prevent need for any demolition for the works sought in this application. To prevent and harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a demolition and construction management plan to prevent any harmful impacts during these phases of the development.

#### *Summary*

- 10.44 The proposal would result in a considerable increase in built form when compared to the existing petrol station, however it is maintained that the proposed development has been carefully designed to offset unacceptable amenity impacts and to safeguard neighbouring amenity as stated above in the report.
- 10.45 Notwithstanding the above a condition is recommended requiring full details of how the MUGA will be used by the community as well as for a full construction management plan.
- 10.46 In light of the above the proposal is considered acceptable in terms of residential amenity impact subject to conditions as stated and as such the proposal is considered to be acceptable in this regard.

#### Transportation

- 10.47 DMD 45 relates to car parking, cycle provision and parking design. DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area and the current

factory does not provide this. London Plan policy 6.13, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.

10.48 The application site has a Public Transport Accessibility Level (PTAL) in some areas of 0 -1a indicating poor access to public transport services.

#### *Car Parking*

10.49 The application has been accompanied by a Transport Statement prepared by PJA. In summary the report outlines that there may be a maximum increase of up to 20 additional students and 2 additional staff members. The assessment finds that 53% of students walk to and from school, 10% in a private car, 13% in a car share, 2% by bicycle and the other 22% arriving by forms of public transport. The assessment finds that 73% of staff use a private car, 4% car share, 4% utilise cycling and the other 19% of staff walk or use public transport.

10.50 In relation to travel between the main campus and the temporary sixth form centre on Wilmer Way a breakdown of modal share is shown below:

- Walking – 8%
- Cycling – 0%
- Public Bus – 83%
- Private Car – 1%
- Car Share – 7%

10.51 It is noted that the assessment confirms that there are no changes proposed to vehicle or pedestrian access, or to the car parking arrangements on site, of which there are 65 car parking spaces for staff and sixth form pupils. Officers also note that when the proposed MUGA will be in use for the wider community and also when the school is closed that one of the playgrounds can be used to provide up to 40 additional car parking spaces.

10.52 Due regard has been given to the impact of amalgamating all classes on one site and is noted that the Transport Statement sets out an assessment of the impact of bringing all the sixth form lessons onto the application site; this will reduce movements to and from the main site during the school day, which is welcomed in terms of reducing overall trips to and from the main school site and the temporary site on Wilmer Way. Based on current modal share information identified above it is anticipated that on the busiest day of the week when the greatest number of sixth formers will be on site for lessons, this will result in an additional 15 car trips during the AM morning peak, which is not considered to be a severe impact.

#### *Cycle Parking*

10.53 In terms of cycle parking, it is noted that the application site comprises of currently 83 covered cycle parking spaces, 54 of which are for pupil use, and 29 for staff use, the application has not confirmed if any additional cycle parking is sought in this application, officers consider that further details of any additional cycle parking can be provided through a suitably worded condition.

### *Servicing and Highways*

- 10.54 In terms of temporary access during the construction phase of development it is noted that is proposed from Firs Lane via a temporary vehicular crossover and gate which will need to be agreed with the council's Highways department, furthermore full details will need to be submitted in a construction management plan.
- 10.55 An Active Travel Zone Assessment was carried out to look at the main routes to and from the site; as a result of this it was identified that it would be reasonable to secure a S106 contribution for tactile paving to be installed at the junction between Highfield Road and Stanbridge, and at the junction between Highfield Road and Cedars Road. Given that the applicant is the Council, a s106 agreement is not a suitable mechanism to secure this, it is therefore recommended that a Grampian condition is imposed to secure the works.

### *Summary*

- 10.56 The above assessment demonstrates that the proposal would not result in an unacceptable impact in terms of traffic and transportation matters, and furthermore is not expected to result in any significant additional impact over and above the existing use of the school. As such, subject to conditions requiring full details of cycle parking, access and the implementation of tactile paving at nearby road junctions, the proposal is considered acceptable in this regard.

### Refuse, Waste and Recycling

- 10.57 Policy 5.17 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development.
- 10.58 Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 10.59 With regards to the new development and its waste management arrangements will be utilised in an area to the south east elevation of the sixth form building, due to the convoluted journey to the school refuse collection point, whilst this is not considered ideal from a design perspective officers note that the details are somewhat limited and note that full details on the design and capacity of the waste and recycling storage can be provided through a condition.
- 10.60 Given the above the application is considered acceptable in terms of refuse, waste and recycling.

### Sustainable Drainage / Flood Risk

- 10.61 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”) confirms the Council’s approach to flood risk, inclusive of the requirement for SuDS in all developments. 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 and that 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.
- 10.62 DMD61 (“Managing surface water”) requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 10.63 The proposed development is located in flood zone 1 where the annual probability of flooding is less than 1 in 1000 (0.1% AEP). The development site is located within a Critical Drainage Area (CDA) as set out within the Council’s Surface Water Management Plan. The proposed land use is an extension to an educational establishment which is classified as ‘more vulnerable’ under the NPPF. The MUGA is an outdoor sport and recreation facility and is classified as ‘water-compatible development’. Both vulnerability classifications are considered acceptable in flood zone 1.
- 10.64 The proposal has been accompanied with a drainage strategy prepared by DHP. The report outlines the following SuDS measures to be utilised in the proposed development:
- Surface and rainwater drainage to the existing buildings will remain unaltered.
  - Rain and surface water drainage from the new sixth form block roof (1079m<sup>2</sup>), new hard landscaped areas (1193m<sup>2</sup>) and new MUGA (2735m<sup>2</sup>) will be discharged via new SUDS and source control measures (permeable paving).
  - New grass and landscaped areas (520m<sup>2</sup>) will discharge directly into the ground
  - There will be a reduction in the areas of existing hard surfacing discharging directly into the existing below ground drainage system of 1960m<sup>2</sup>.
- 10.65 Whilst it is noted that SuDS officer has advised that they are not fully satisfied with the submitted details, it is considered in this instance that further SuDS measures and details can be provided through a condition and a further condition for a requirement of a verification report once SuDS measures have been implemented can be attached to any permission.

### Sustainability

- 10.66 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and policies relevant to sustainability are set out throughout the NPPF. Further planning policies relevant to sustainability are set out in chapter 5 of the London Plan, which

states that development proposals should make the fullest contribution to minimising carbon dioxide (CO<sub>2</sub>) emissions in accordance with the following energy hierarchy:

- Be Lean: use less energy;
- Be Clean: supply energy efficiency; and
- Be Green: use renewable energy.

- 10.67 Enfield's DMD policy 49 requires the highest sustainable design and construction standards, having regard to technical feasibility and economic viability. These policies require new developments to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy generated from renewable sources (Core Strategy Policy 20 and DMD51), seeking zero carbon developments (DMD50), using decentralised networks where feasible (DMD52), and providing on-site renewable energy generation to make-up any shortfall where feasible (DMD53).
- 10.68 The proposal has been accompanied by an environmental statement and a sustainability appraisal prepared by EHP. The report summarises that the development is predicted to emit at least 35.35% less carbon dioxide than Part L2A (2013) of the Building Regulations which will be achieved through *'The adoption of enhanced insulation standards, improved lighting efficiencies and sophisticated controls together with the installation of a photovoltaic array with a minimum output of 4.75kWp, as a means of generating a local source of renewable electricity'*. The assessment appraises various options and concludes that of various options including solar PV panels, wind turbines, solar thermal, air source heat pumps, ground source heat pumps and biomass boilers.
- 10.69 The assessment finds *'On review of the above technologies, the use of PV panels is recommended as being the most viable and cost effective technology for inclusion within the proposed building. This will provide a local source of renewable electricity for occupant use as well as a significant and affordable reduction in the calculated carbon dioxide emissions. It is therefore proposed to install a PV Array with a minimum output capacity of 4.75kWp to building's flat roof. The PV Panels will be positioned on array stands to achieve an optimum 30 degree pitch at a south facing orientation in order to ensure an efficient output without significantly impacting upon the building's ascetics'*. Officers welcome the pitched nature of the panels to reduce their prominence. A condition requiring an updated energy statement is considered appropriate.
- 10.70 Subject to a condition of an energy performance certificate being submitted and approved by the local authority within 3 months of works being completed the proposal is considered acceptable in this regard. A BREEAM condition to achieve an Excellent rating is also recommended to be imposed to demonstrate sustainability credentials of the proposal.

#### Biodiversity

- 10.71 Through Policy 36 of the Core Strategy the Council commits to 'protect, enhance, restore or add to biodiversity interests within the Borough'. This is reaffirmed in the DMD policies 78 to 81.

- 10.72 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 10.73 The application site is situated in a highly open and green setting. The application has been accompanied by an Ecological Appraisal submitted by ArbTech. The assessment identifies that the application site is not subject to any designation and there are no designated sites nearby within the zone of influence of the proposed development, nor are there any priority habitats on site.
- 10.74 The assessment provides a number of recommendations including tree planting to offset trees lost which would be of a species indigenous within the locality, the installation of two bat boxes on the western boundary trees and the planting of fruit trees to encourage foraging for badgers and other species.
- 10.75 It is considered there would be a biodiversity enhancement as part of an overall landscaping scheme which is to be conditioned. The proposal allows for landscaping works on site primarily in the communal garden areas. Subject to a condition requiring full details biodiversity enhancements on site the proposal is considered acceptable in this regard.

### Trees

- 10.76 Policy DMD80 provides guidance on trees in development proposals and states the following:
- All development including subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.
- All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:
- a. Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;
  - b. Ensure that the future long term health and amenity value of the trees is not harmed;
  - c. Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings
- 10.77 There are a number of existing trees on site of positive amenity value. The proposal seeks to remove x7 trees of category B value and although replanting is welcome and acceptable, the loss of the trees which are of more significant amenity value is not supported. Officers are in discussion with the applicant and their agent on this matter and will provide members with a further update in advance of the committee meeting.

### Secure by Design

10.78 Following consultation with the Metropolitan Police Service (MPS) Designing out Crime team, the project has the potential to meet the criteria for Secured by Design Accreditation. The MPS have recommended a condition that the development shall achieve a certificate of compliance with the secured by design credentials. The scheme may not be able to comply with all criteria for Secured by Design and consequently, other conditions will be attached requiring details of external lighting and enclosure to prevent any increase in crime and anti-social behaviour in the locality.

## **11. Conclusion**

11.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.

11.2 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and local centre location. The proposal is also considered acceptable in terms of design, neighbour amenity impact, transport impact, proposed sustainability and energy reduction measures.

11.3 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect the benefits are summarised again as follows:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of providing specialist education infrastructure
- ii) The development would provide sporting infrastructure in the form of a MUGA available for the local community and would offer a range of sporting and exercise activities for which there is local demand
- iii) The development would improve the local environment and would not impact on neighbouring residential amenity.
- iv) The proposed building would be of positive architectural merit and make a positive contribution to the character and appearance of the locality
- v) The development is not considered harmful from a transportation perspective

11.4 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted subject to conditions.



NOTES

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P/1	09/03/20	PLANNING APPLICATION	CA
P/0	01/04/19	PLANNING PRE-APP	CA

Rev	Date	Description	chk'd
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243 Brooklands Road  
Weybridge  
Surrey KT13 0RH



T 01832 850100  
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PROJECT  
**NEW 6th FORM BLOCK**  
Winchmore School,  
20 Laburnum Grove, London,  
N21 3HS

DRAWING TITLE  
**Visualisations - Front**

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 1
Project Number	6022	Drawing Number	8003
		Stage/Rev	P/1



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243 Brooklands Road  
Weybridge  
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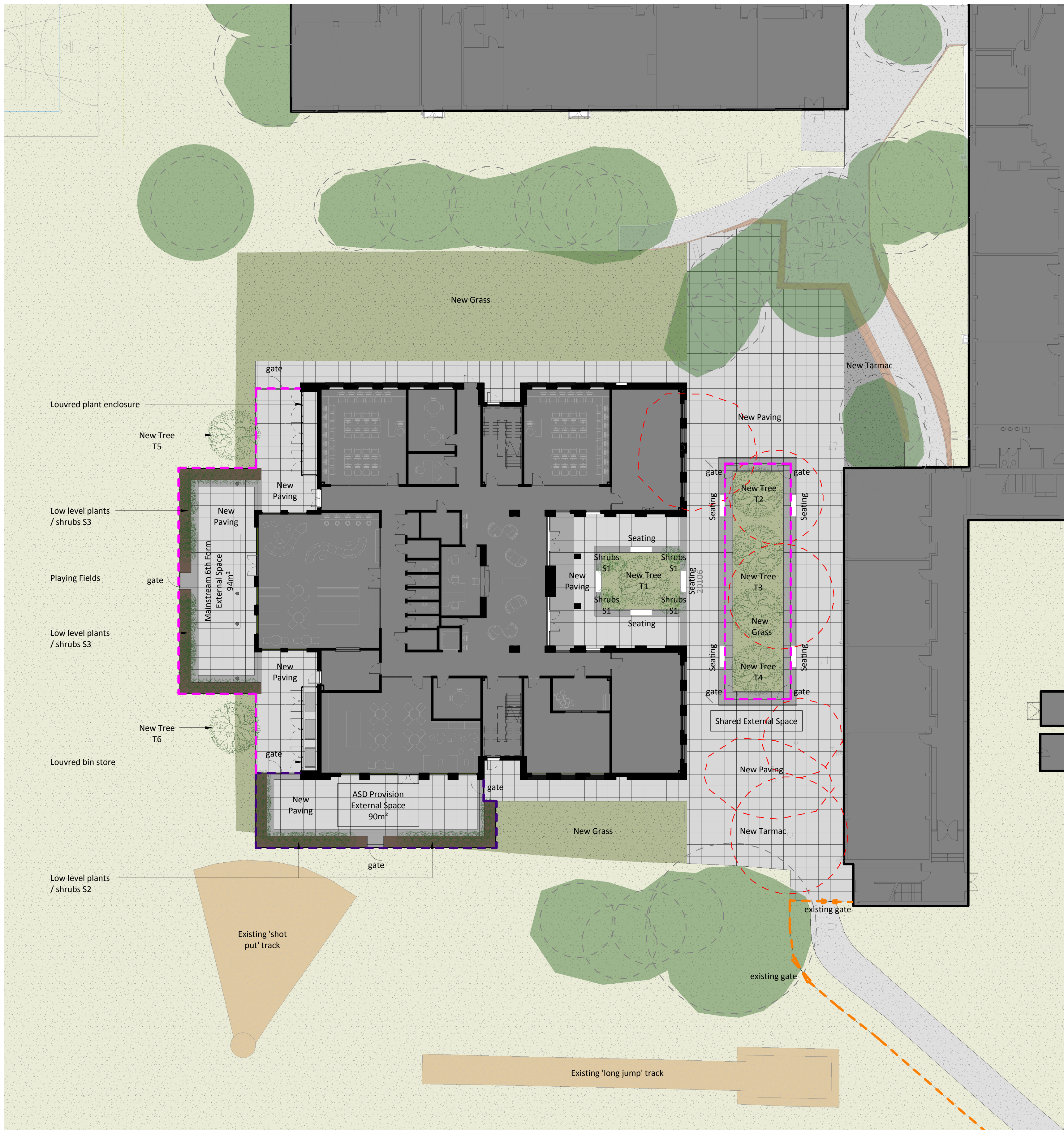
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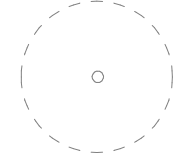
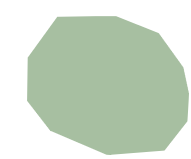
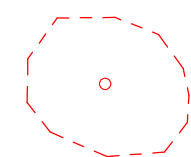



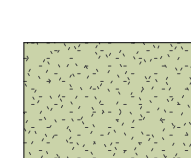

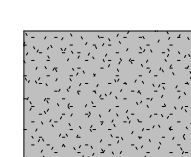
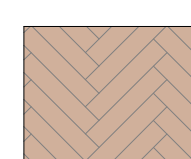
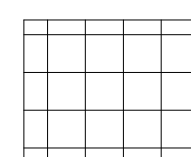
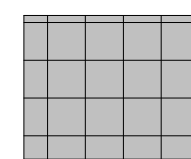



PROJECT  
NEW 6th FORM BLOCK  
Winchmore School,  
20 Laburnum Grove, London,  
N21 3HS

DRAWING TITLE  
Visualisations - Side and Rear

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 1
Project Number	6022	Drawing Number	8004
		Stage/Rev	P/1





-  Existing tree root protection zone
-  Existing trees to be retained
-  Existing trees to be removed
-  New trees (Species to be recommended by Tree Consultant)
-  Low level plants / shrubs (Species to be recommended by Tree Consultant)
-  Existing grass surface
-  New grass surface
-  Existing tarmac surface
-  New tarmac surface - Permeable
-  Existing brick setts
-  New Light grey paving - Permeable (flush concrete edging where paving meets grass/tarmac)
-  New Dark grey paving - Permeable (flush concrete edging where paving meets grass/tarmac)
-  Existing fence line
-  New bow top fencing 1.1m high (RAL 7016) with gates
-  New bow top fencing 1.8m high (RAL 7016) with gates

**Note:** All hatching is indicative only to highlight the areas with each particular finish. They do not represent the actually setting out of the finishes or size of finishes (i.e. paving sizes)

**Bird and bat boxes** will be installed, numbers to be established once the Ecology assessment is received.

**NOTES**

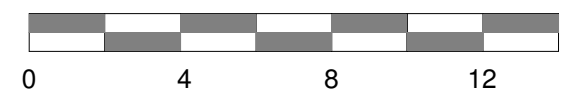
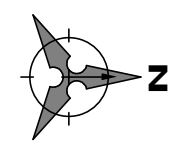
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Scale 1:200

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**PROJECT**

**NEW 6th FORM BLOCK**  
Winchmore School,  
20 Laburnum Grove, London,  
N21 3HS

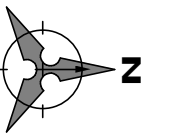
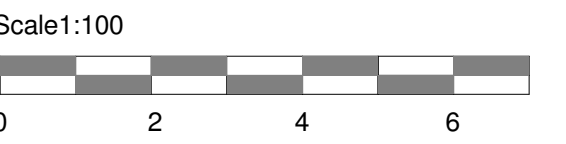
**DRAWING TITLE**

**Proposed Landscaping Plan**

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 200
Project Number	6022	Drawing Number	2100
		Stage/Rev	P/1



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All flat roofs with gentle tapered insulation to gutters

--- Indicative tapered insulation layout

■ Solar Panels @ 12 degree pitch

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**PROJECT**  
 NEW 6th FORM BLOCK  
 Winchmore School,  
 20 Laburnum Grove, London,  
 N21 3HS

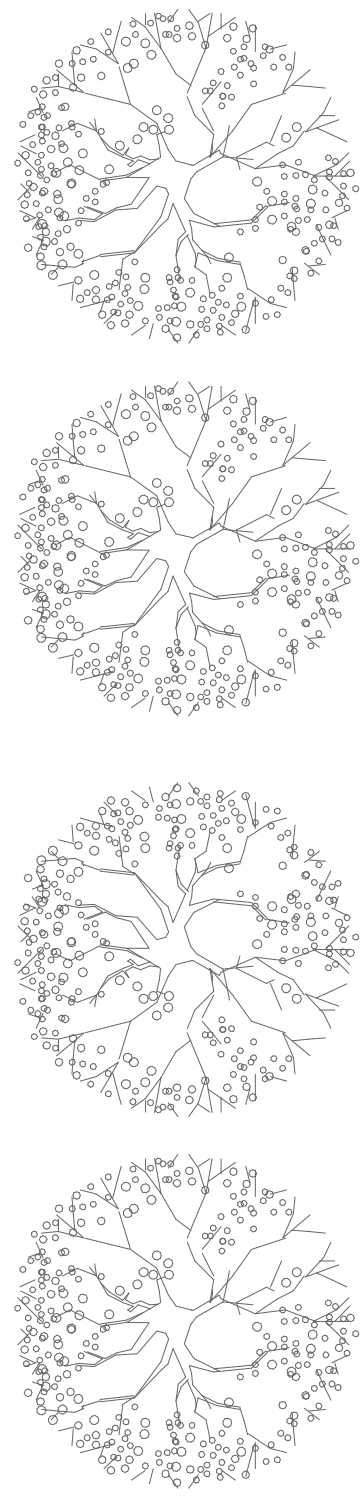
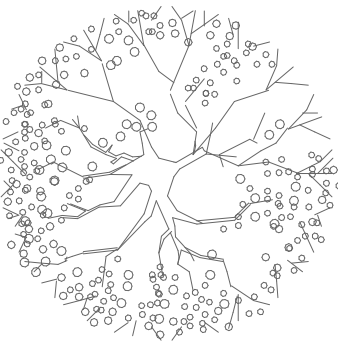
**DRAWING TITLE**  
 Proposed Roof Plan

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 100
Project Number	6022	Drawing Number	2003
		Stage/Rev	P/0

4001  
2



4000

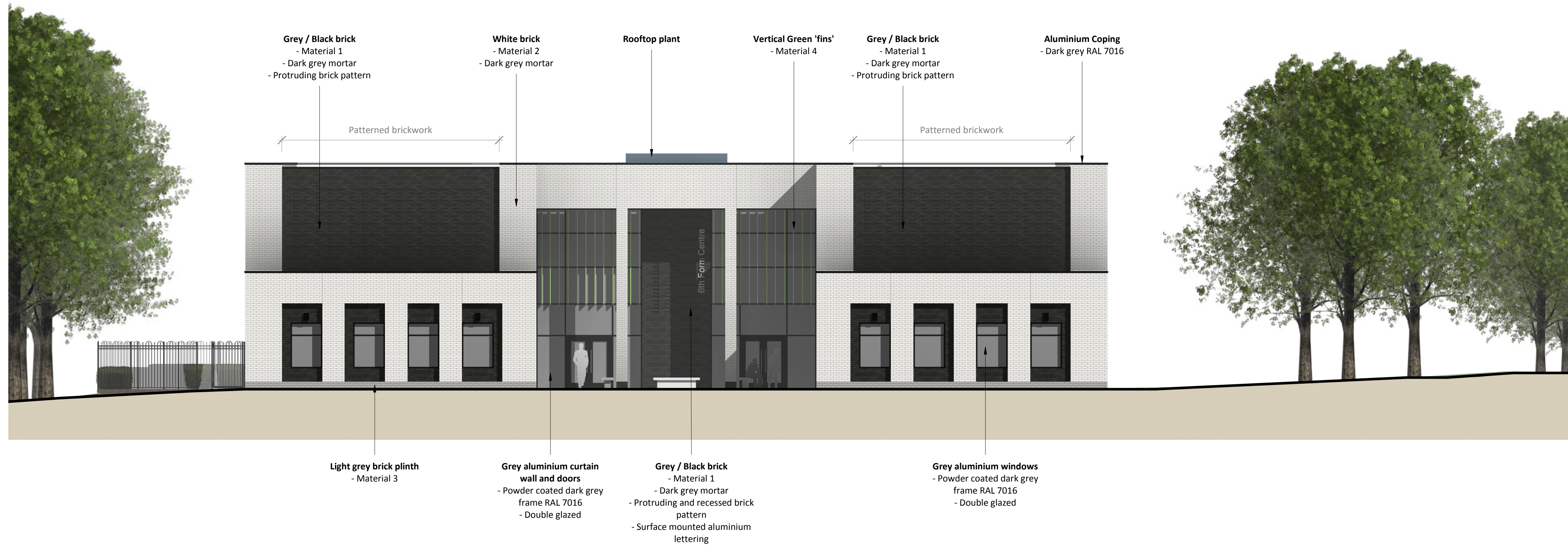
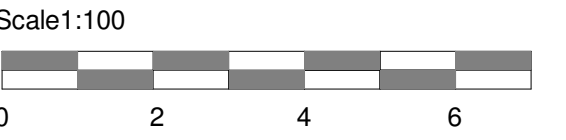


4000  
2





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**1 Elevation 1 - North Elevation**  
 1 : 100

- MATERIAL KEY**
- Material 1**  
 Grey / Black brick - Blockleys Synthesis S19
  - Material 2**  
 White brick - The Bespoke Brickco. White Smooth
  - Material 3**  
 Light Grey brick - Ibstock Light Grey 5147
  - Material 4**  
 Green fins - Powder coated aluminium vertical louvres in varying shades of green
- Windows / Doors**  
 Powder coated aluminium dark grey (RAL 7016)
- Copings**  
 Powder coated aluminium dark grey (RAL 7016)
- Columns**  
 Powder coated dark grey (RAL 7016)
- Bin Enclosure**  
 Powder coated aluminium dark grey (RAL 7016), close louvred panels



**2 Elevation 2 - East Elevation**  
 1 : 100

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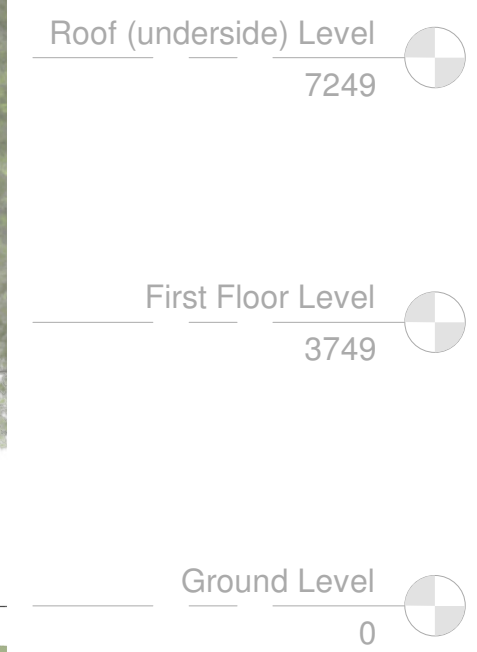
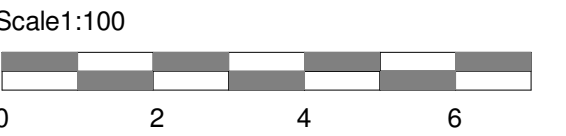
**PROJECT**  
 NEW 6th FORM BLOCK  
 Winchmore School,  
 20 Laburnum Grove, London,  
 N21 3HS

**DRAWING TITLE**  
 Proposed Elevations Sheet 1 of 2

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 100
Project Number	6022	Drawing Number	4000
		Stage/Rev	P/1



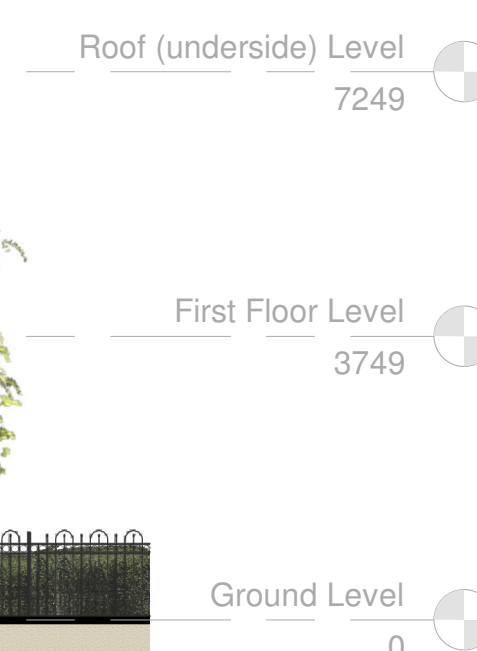
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**MATERIAL KEY**

- Material 1**  
Grey / Black brick - Blockleys Synthesis S19
- Material 2**  
White brick - The Bespoke Brickco. White Smooth
- Material 3**  
Light Grey brick - Ibstock Light Grey 5147
- Material 4**  
Green fins - Powder coated aluminium vertical louvres in varying shades of green
- Windows / Doors**  
Powder coated aluminium dark grey (RAL 7016)
- Copings**  
Powder coated aluminium dark grey (RAL 7016)
- Columns**  
Powder coated dark grey (RAL 7016)
- Bin Enclosure**  
Powder coated aluminium dark grey (RAL 7016), close louvred panels

**1 Elevation 3 - South Elevation**  
1 : 100



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**PROJECT**  
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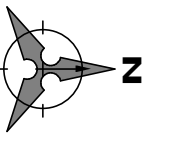
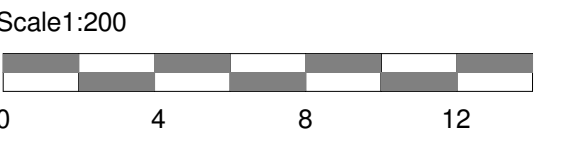
**DRAWING TITLE**  
 Proposed Elevations Sheet 2 of 2

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 100
Project Number	6022	Drawing Number	4001
		Stage/Rev	P/1

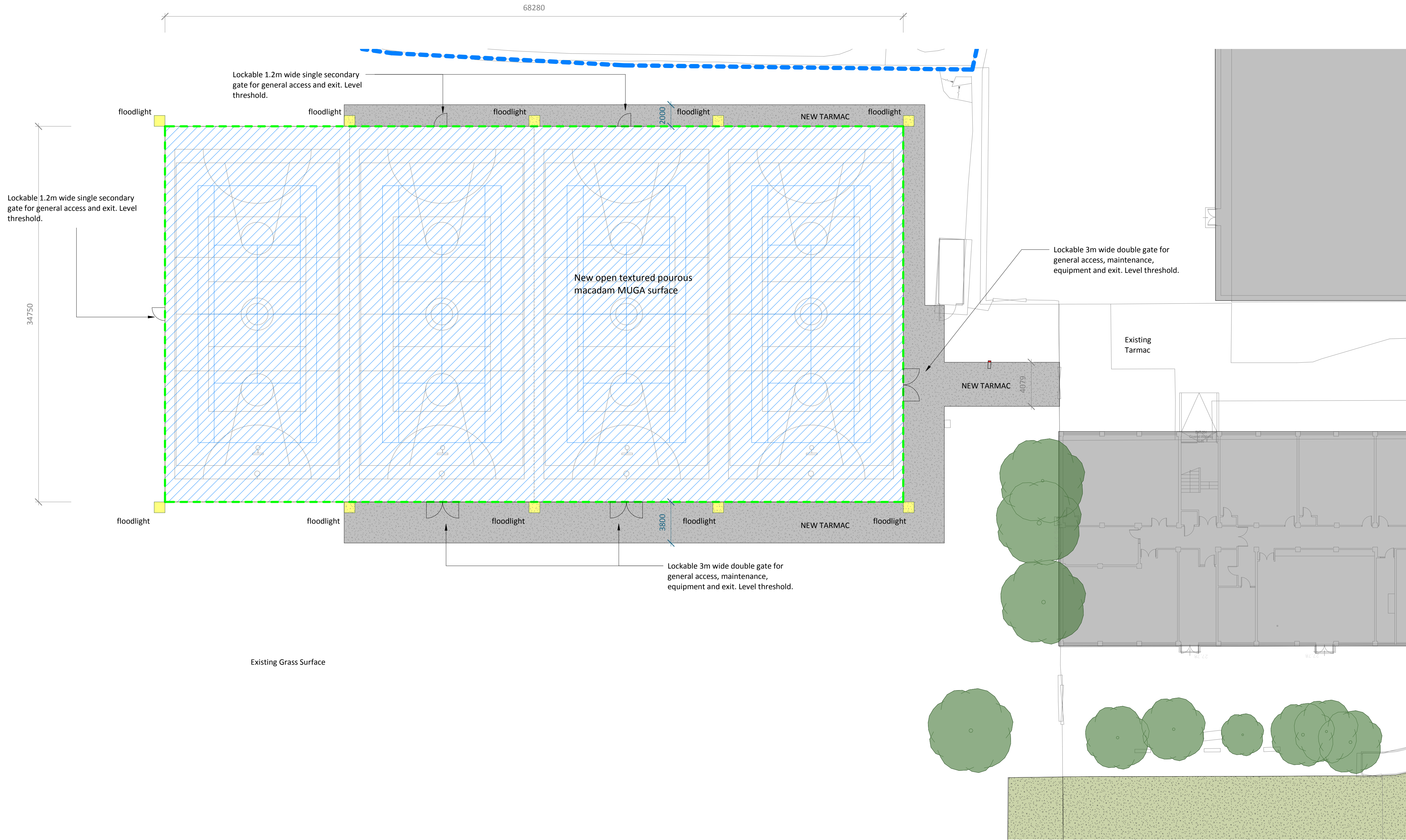
**2 Elevation 4 - West Elevation**  
1 : 100



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- New weld mesh MUGA fencing - 3m high, including rebound boards and kick boards
- New directional floodlights. Designed to provide the required illumination and minimise the impact on the surrounding areas



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P/0	09/03/20	PLANNING APPLICATION	CA

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**DRAWING TITLE**  
 MUGA Plan

Drawn By	CA	Date	04/12/19
Project Manager	JM	Scale	1 : 200
Project Number	6022	Drawing Number	2101
		Stage/Rev	P/1



Example weld mesh fencing

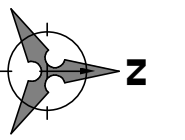
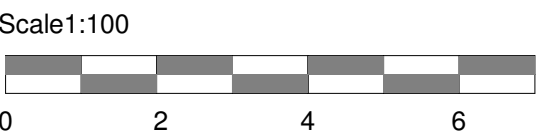




Room Schedule	
Room Name	Area

<b>Ground Level</b>	
General Purpose Teaching (ASD)	60.3 m <sup>2</sup>
IT Suite	58.6 m <sup>2</sup>
IT Suite	59.0 m <sup>2</sup>
General Purpose Teaching	60.3 m <sup>2</sup>
Common Room / Life Skills (ASD)	88.0 m <sup>2</sup>
Office	10.3 m <sup>2</sup>
Common Room	118.9 m <sup>2</sup>
Acc WC	4.2 m <sup>2</sup>
Staff / Student Kitchen	16.8 m <sup>2</sup>
Reception	15.3 m <sup>2</sup>
Dance Therapy (ASD)	43.9 m <sup>2</sup>
Group Room	21.2 m <sup>2</sup>
Lift	3.2 m <sup>2</sup>
Clnrs	4.1 m <sup>2</sup>
Elec.	2.2 m <sup>2</sup>
Riser	8.0 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
Informal Learning Zone	73.5 m <sup>2</sup>
Acc WC	3.6 m <sup>2</sup>
Stair 1	22.3 m <sup>2</sup>
Stair 2	22.2 m <sup>2</sup>
Music Therapy (ASD)	13.5 m <sup>2</sup>
Quiet Room (ASD)	13.9 m <sup>2</sup>
Circ.	129.4 m <sup>2</sup>
Store	1.2 m <sup>2</sup>
29	867.4 m <sup>2</sup>

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<b>First Floor Level</b>	
General Purpose Teaching	58.7 m <sup>2</sup>
General Purpose Teaching	58.4 m <sup>2</sup>
General Purpose Teaching	58.4 m <sup>2</sup>
General Purpose Teaching (ASD)	58.8 m <sup>2</sup>
Server	4.1 m <sup>2</sup>
ACC WC	4.5 m <sup>2</sup>
Lift	2.7 m <sup>2</sup>
Office	11.2 m <sup>2</sup>
Riser	7.1 m <sup>2</sup>
Elec.	2.2 m <sup>2</sup>
General Purpose Teaching	60.0 m <sup>2</sup>
General Purpose Teaching	60.0 m <sup>2</sup>
Plant	10.2 m <sup>2</sup>
Quiet Room	10.1 m <sup>2</sup>
Office (ASD)	18.9 m <sup>2</sup>
Study Room	59.5 m <sup>2</sup>
Office	14.4 m <sup>2</sup>
Quiet Room	29.5 m <sup>2</sup>
Group Room (ASD)	9.5 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
WC	2.7 m <sup>2</sup>
Circulation	94.9 m <sup>2</sup>
Stair 1	22.3 m <sup>2</sup>
Stair 2	22.3 m <sup>2</sup>
Clnrs	1.3 m <sup>2</sup>
Circulation	51.4 m <sup>2</sup>
29	743.9 m <sup>2</sup>
Grand total: 58	1611.3 m <sup>2</sup>

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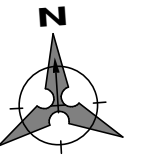
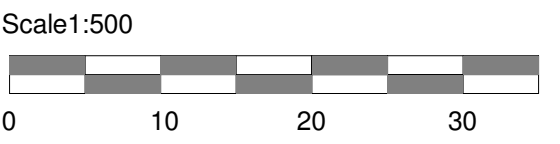
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**DRAWING TITLE**  
Proposed GF Plan

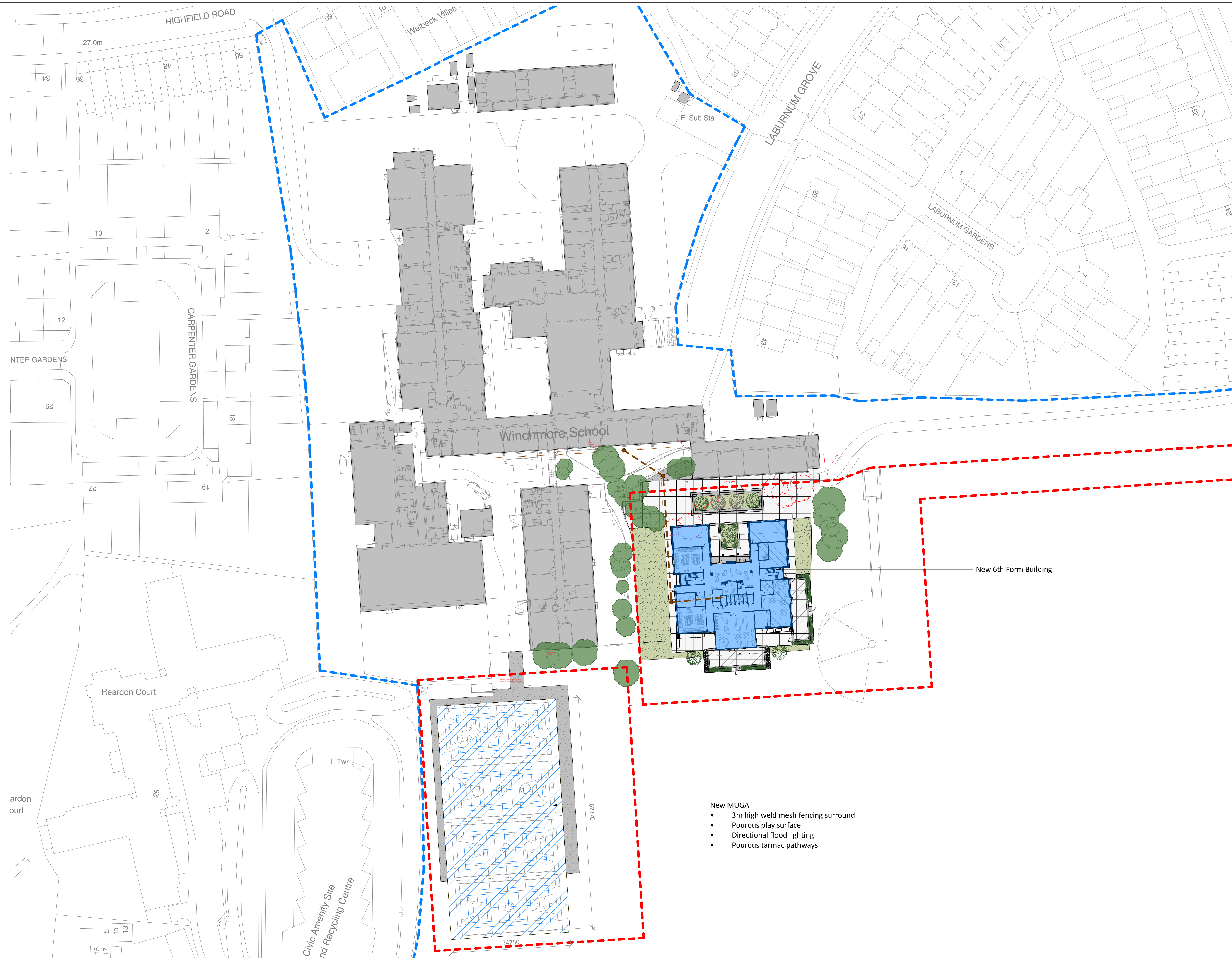
Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	1 : 100
Project Number	6022	Drawing Number	2001
		Stage/Rev	P/0



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- - - - - Site boundary - New 2m high weld mesh fence to be installed to perimeter of site
- - - - - Works boundary
- - - - - New foul water drainage connection route to existing on site drainage run
- — — — — Existing drainage runs



- New MUGA**
- 3m high weld mesh fencing surround
  - Poured play surface
  - Directional flood lighting
  - Poured tarmac pathways

P/2	17/03/20	PLANNING APPLICATION	CA
P/1	08/03/20	PLANNING APPLICATION	CA
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**DRAWING TITLE**  
 Proposed Site Plan

Drawn By	CA	Date	22/03/19
Project Manager	JM	Scale	As indicated
Project Number	6022	Drawing Number	2000
		Stage/Rev	P/2