

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 2nd February 2021

Report of

Head of Planning

Contact Officer:

Andy Higham
David Gittens
Kate Perry 02081322322

Ward:

Highlands

Ref: 20/03404/FUL

Category: Major

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

PROPOSAL: Erection of a 2-storey primary school (240 pupils) and a 2-storey secondary school (360 pupils), both for use for a temporary period of 1 academic year, together associated access, parking, hard and soft landscaping and ancillary works.

Applicant Name & Address:

Bowmer and Kirkland and the Department for Education

Agent Name & Address:

Mr Matthew Rhodes
DPP One Ltd
1 Park Row
Leeds
LS1 5HN

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



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

- 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 2022 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:

General Arrangement	FS0404-ALA-00-XX-DR-L-0409-S2-P09
Fencing Arrangement	FS0404-ALA-00-XX-DR-L-0410-S2-P06
Secure Line	FS0404-ALA-00-XX-DR-L-0411-S2-P04
Circulation	FS0404-ALA-00-XX-DR-L-0412-S2-P03
Tree Protection Plan	FS0404-ALA-00-XX-DR-L-0413-S2-P04
Illustrative Plan	FS0404-ALA-00-XX-DR-L-0415-S2-P04
Area Calculations	FS0404-ALA-00-XX-DR-L-0416-S2-P04
Site Location Plan	FS0404-ALA-00-XX-DR-L-0417-S2-P02
Existing Site Plan	FS0404-ALA-00-XX-DR-L-0418-S2-P02
Site Section Elevations (1 of 2)	FS0404-ALA-00-XX-DR-L-0419-S2-P02
Site Section Elevations (2 of 2)	FS0404-ALA-00-XX-DR-L-0420-S2-P02
Site Sections (1 of 2)	FS0404-ALA-00-XX-DR-L-0421-S2-P02
Site Sections (2 of 2)	FS0404-ALA-00-XX-DR-L-0422-S2-P02
Primary School Plans and Elevations	FS0404-JWA-ZZ-ZZ-DR-A-SCH001
Secondary School Plans and Elevations	FS0509-JWA-ZZ-ZZ-DR-A-SCH002
Utilities Statement	FXXXXX-CPW-00-XX-RP-N-0001
Design and Access Statement	FS0509-JWA-ZZ-XX-RP-A-2310 P01
Flood Risk Assessment	10024288/SW/001
Phase 2 Geotechnical and Geo-Environmental Ground Investigation	
Phase 1 Ground Desk Contamination Study	
Remediation Strategy	
Noise Impact Assessment	
Arboricultural Impact Assessment	RT-MME-153585-02
Arboricultural Method Statement	RT-MME-153585-03
Updated Preliminary Ecological Appraisal	
Drainage Strategy Report	076601-CUR-00-XX-RP-C-0001 P02
Archaeology Statement	
Planning Statement	
Statement of Community Involvement	
Transport Statement	

Transport Statement Update
Travel Plan
Construction Traffic Management Plan
Preliminary Arboricultural Assessment RT-MME-153585-01

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

3. Within 3 months of the occupation of the development an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall specifically provide:
- surveys of car park utilisation;
 - pupil travel to school mode; and
 - staff travel to work mode.

Reason: In the interests of sustainable travel

4. Prior to the occupation of the development a strategy detailing pupil pick up and drop off arrangements by car shall be submitted to and approved in writing.

Reason: In the interests of highway and pedestrian safety and to maintain the free flow of traffic.

5. The development shall be carried out in accordance with the submitted Construction Traffic Management Plan.

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

6. Prior to the occupation of the development, a minimum of two Electric Vehicle charging points shall be provided on the site, unless otherwise agreed in writing by the Local Planning Authority. Once installed, the Electric Vehicle charging points shall be made available for use for the lifetime of the development.

Reason: To ensure the development complies with the Council's adopted policies.

7. All areas of trees, hedges, scrub or similar vegetation where reptiles may be present, and which are to be removed as part of the development, are to be cleared during the reptile active season (between March and October).

Reason: To ensure that reptiles are protected during the period of construction.

8. If during the development evidence of reptiles are found on site, the development shall be carried out in accordance with the submitted Reptile Mitigation Strategy contained within the Preliminary Ecological Assessment, under the supervision of a suitably qualified ecologist.

Reason: To ensure that reptiles are protected during the period of construction.

9. Prior to the occupation of the development, details of proposed ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The enhancements shall have regard to the recommendations set out in the Preliminary Ecological Appraisal.

Reason: In order to enhance the ecological value of the site.

10. The development hereby approved shall be carried out in accordance with the submitted Contamination Remediation Strategy. Prior to the occupation of the development, the Local Planning Authority shall be provided with a written warranty by the appointed specialist to confirm implementation prior to the occupation of the development.

Reason: To protect against risks arising from contamination

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect against risks arising from contamination

12. 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

13. Taken together, all mechanical plant across the site shall not exceed the sound pressure levels proposed in the submitted Noise Impact Assessment dated September 2020. Should proposed plant exceed the level submitted in the report details must be submitted to and approved in writing by the Local Planning Authority prior to the installation of the plant. Once approved, the plant must be installed in accordance with the approved details.

Reason: To protect the local amenity from noise and disturbance

14. No impact piling shall take place without the prior written approval of the Local Planning Authority and shall only take place in accordance with the terms of any such approval.

Reason: To protect the local amenity from noise and disturbance

15. The development shall be carried out in accordance with the details contained within the submitted Tree Protection Plan and Method Statement.

Reason: To ensure the protection and future health of retained trees.

16. Notwithstanding the details set out in the submitted Drainage Strategy Report (076601-CUR-00-XX-RP-C-0001 P02), prior to the commencement of any construction work (excluding site clearance), details of a revised 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 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

17. 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.

3.0 Executive Summary

- 3.1 There is an established need to deliver more school places within the Borough. A resolution to grant planning permission was agreed by Planning Committee on 20th October 2020 for the erection of a primary and secondary school, on parcels known as B2 and B3, of the Chase Farm site. Ahead of the delivery of this project, a temporary solution is required to provide school places for a period of one year (Sept 21-Sept 22) prior to the opening of the permanent schools in September 2022. Planning permission has previously been granted for a temporary secondary school on Parcel C and the current proposal would supplement this by incorporating a primary school
- 3.2 The proposal would involve the erection of a 2-storey primary school (240 pupils and 15 staff) and a 2-storey secondary school (360 pupils and 25 staff for years 7 and 8), both for use for a temporary period of 1 academic year, together with associated access, parking, hard and soft landscaping and ancillary works.
- 3.3 The reasons for recommending approval are:
- i) The principal of a temporary education use on this site has already been accepted through the grant of the earlier temporary permission for a secondary school.
 - ii) The development is needed to ensure there are enough school places available while the approved permanent schools are being built on the adjoining site (due to open September 2022)
 - iii) The proposed development due to its size and design, would appear acceptable in the street scene for a temporary period;
 - iv) The surrounding residential properties would not suffer an unreasonable loss of amenity as a consequence of the proposed development;
 - v) The proposal would provide adequate car parking, access and servicing;
 - vi) The proposal would address key sustainability initiatives in terms of its approach to drainage, energy and tree protection and, subject to conditions, is acceptable.

4.0 Site and Surroundings

- 4.1 The site is located within the Chase Farm Hospital estate. The temporary school site (identified as Parcel C) is a 1.52 ha area 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. Planning permission has already been granted for the erection of a temporary secondary school for 184 pupils on this site.
- 4.2 The site forms part of a residential development site which has outline planning permission for the erection of up to 364 homes (granted November 2020). In addition, immediately to the north of the site on the opposite side of Chace Village Road are parcels B2 and B3. Resolution to grant planning permission was agreed for primary and secondary schools on these sites at the planning committee meeting in October 2020. The new Chase Farm Hospital is located to the north of the school sites.
- 4.3 To the immediate south of the site is an area of residential development containing a mix of retirement accommodation 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 constructed by Linden Homes comprising of mostly terraced dwellings.

- 4.5 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.
- 4.6 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.
- 4.7 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 the erection of a 2 storey primary school (240 pupils) and a 2 storey secondary school (360 pupils – years 7 and 8), both for use for a temporary period of 1 academic year (September 2021-September 2022), together with associated access, parking, hard and soft landscaping and ancillary works. The proposal is to provide temporary school places ahead of the completion of the building of the permanent schools on parcels B2 and B3 agreed at Planning Committee in October 2020. Once the permanent schools are occupied in September 2022 the temporary buildings will be removed from the site.
- 5.2 The strategy for locating the temporary accommodation on the site has evolved as a result of various considerations and constraints; the site needs to accommodate the required number of pupil's whilst also ensuring existing tree protection and retention, and controlled access for both temporary schools. In addition, the temporary site must not restrict or block the continued ongoing construction works or the day to day activities of the neighbouring community - residents and hospital operations.
- 5.3 The temporary secondary school, Wren Academy, is proposed to the south of the site, with the primary school, One Degree Academy, to the north. It is proposed that the site would be accessed from the existing western road entry point on Chase Village Road. Relatively central to the site, and between the two schools, there would be shared car parking for 44 cars (including 5 accessible parking bays). 92 cycle parking spaces are proposed in total – 55 for the secondary school and 37 for the primary school.

6.0 Relevant Planning History

- 6.1 The whole Chase Farm site (of which parcel C forms a part) 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 (136 units).
- 6.2 In 2019 planning permission was granted for the 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.
- 6.3 Subsequently, resolution to grant planning permission was agreed in October 2020 for the demolition of buildings C3b, C3c and C3e (on parcels B2 and B3) and the erection of a new 3FE Primary School with nursery (2 storey) and a new 6FE Secondary School with sixth form (part 3 and part 4 storey), together with associated community hub, parking, highways works to provide access to the proposed schools and community hub, landscaping and outdoor sport provision (20/01997/FUL).

- 6.4 In addition, resolution to grant outline planning permission was agreed on 3rd November 2020 for the redevelopment of the site involving the demolition of buildings to provide residential units in buildings up to 6 storeys high, together with car parking, cycle parking, plant, hard and soft landscaping, and associated works (Outline Application: Access) 20/01923/OUT. Parcel C forms part of this site.

7.0 Consultations

Statutory and non-statutory consultees

Internal

- 7.1 Traffic and Transportation: No objections in principle. Conditions recommended to address outstanding issues.
- 7.2 Environmental Health: No objections subject to conditions.
- 7.3 SUDs Officer: Discussions ongoing with applicants in relation to most appropriate strategy having regard to the temporary use. Conditions recommended to ensure an appropriate solution is found.

External

- 7.5 Thames Water: No objections. Advisory directives recommended and sent to applicant.

8.0 Public

- 8.1 Consultation letters were sent to 316 neighbouring residential properties. The application was also advertised by site notice and in the local press. The consultation period ended 6.12.2020. No responses were received.

9.0 Relevant Planning Policies

9.1 London Plan (2016)

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 7.19	Biodiversity and Access to Nature

9.2 The London Plan – “Publication” (December 2020)

Following an Examination in Public into the submission version of the Plan and modifications, in December 2019 the Mayor published his Intend to Publish London Plan. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies.

In response, the Mayor sent a letter to the Secretary of State on 9 December advising that he intends to approve a new draft London Plan on 21st December and send to the Secretary of State shortly after. The Mayor has advised that this will be a new, stand-alone publication version of the Plan and has been prepared to address the Secretary of State's previous directions.

The Secretary of State has 6 weeks in which to respond (or can request a further extension of time). The Mayor can only publish the Plan after the Secretary of State has given his approval.

The Secretary of State sent a response to the Mayor on 10 December confirming amendments to the original 11 directions issued in March 2020 and issuing 2 further directions. He also invited to the Mayor to re-submit the London Plan to him. The Mayor has sent the Secretary of State the Publication London Plan December 2020.

The Secretary of State has up to 6 weeks to decide whether he is content for the Mayor to formally publish the Publication London Plan (or request a further extension of time) Once the Mayor has formally received confirmation from the Secretary of State that he is content for his Publication London Plan to be published, the Mayor will proceed with the final steps to publish his London Plan.

In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF.

Whilst the published London Plan (2016) remains part of Enfield's Development Plan, given the advanced stage that the Intend to Publish version has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State's Direction). The following policies are considered particularly relevant:

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- D2 Infrastructure Requirements for Sustainable Densities
- D4 Delivering good Design
- D5 Inclusive Design
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- D14 Noise
- S1 Delivering London's Social Infrastructure
- S3 Education and childcare Facilities
- G6 Biodiversity and access to nature
- G7 Trees
- SI1 Improving air quality

SI2	Minimising greenhouse gas emissions
SI3	Energy Infrastructure
SI5	Water Infrastructure
SI7	Reducing Waste
SI12	Flood Risk Management
SI13	Sustainable Drainage
T1	Strategic approach to transport
T4	Assessing and Mitigating transport Impacts
T5	Cycling
T6	Car Parking
T7	Deliveries, servicing and construction

9.3 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
CP34	Parks, Playing Fields and Other Open Spaces
CP36	Biodiversity

9.4 DMD (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
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping

9.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)
- National Planning Practice Guidance (NPPG)
- National Design Guide
- Enfield Characterisation Study

10.0 Analysis

Principle of Development

10.1 Educational Need

- 10.2 The need for additional education facilities in this area has been accepted through the resolution to grant planning permission for the erection of a new primary school and a new secondary school on parcels B2 and B3 of the Chase Farm site. The current proposal is directly linked to the earlier permission in that it will provide much needed temporary school places for pupils whilst the permanent schools are being constructed. It is proposed that the temporary schools will open in September 2021 to provide necessary capacity for students who will then transfer to the permanent schools in September 2022.

- 10.3 In policy terms, the proposals are considered in the context of relevant education related policy. Policy 3.18 (Education Facilities) of the London Plan 2016 states that:

“The Mayor will support provision of childcare, primary and secondary school, and further and higher education facilities adequate to meet the demands of a growing and changing population...Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Those which address the current and projected shortage of primary school places and the projected shortage of secondary school places will be particularly encouraged.”

- 10.4 The policy continues and states that:

“In particular, proposals for new schools, including free 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.”

- 10.5 Policy 3.18 also states that:

“Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.”

- 10.6 Strategic Objective 5 of the Enfield Core Strategy 2010 (Education, health and wellbeing) seeks to ensure the capacity and quality of local social infrastructure provision, including schools, is sufficient to meet the needs of Enfield's existing population and new residents.

- 10.7 The proposals must also have regard to Policy 8 (Education) of the Core Strategy which seeks to contribute to improving the 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 Enfield. It states 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.

- 10.8 Having regard to the above policies, it is clear that the principle of providing new or enhanced educational facilities is strongly supported in principle by adopted policy

and the strategic aims of the Council. This constitutes significant weight in favour of the proposed development when balancing the merits of the scheme.

Impact on the Character of the Area

Design

- 10.9 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...” This is reflected in the emerging London Plan in Policies D4, D5 and D6.
- 10.10 Civic buildings are required by DMD42 to be of a high standard and prominence within their community.
- 10.11 In this instance, it is important to acknowledge that the proposed buildings are temporary in nature and will be removed from the site in September 2022. Their purpose is to provide a functional solution to provide needed school places for a temporary period. In this context, the use of 2 storey prefabricated buildings (7m high) is considered acceptable. Whilst they would not be deemed acceptable on a permanent basis, they will provide an important temporary function and will not unacceptably detract from the character of the area.
- 10.12 The temporary schools are sited to maintain the existing established vegetation and planting on the site boundaries, which assists in screening the site when viewed from the wider area.
- 10.13 Overall, the design of the buildings is considered to be an appropriate response to the setting and context of the site and, having regard to their temporary nature, will not unacceptably 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

- 10.14 The temporary schools have been sited to minimise impacts on nearby residential properties. Wren Academy (the temporary secondary school), is located closest the boundary with residential properties, being positioned adjacent to the southern boundary and in proximity to existing 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). Wren Academy would be set in approximately 7m from the southern boundary of the site and approximately 14m to the western boundary, on a very similar footprint to the approved temporary secondary school. Given it would only be a maximum of 7m in height, it would not have an unacceptable impact on neighbouring residential properties in relation to loss of outlook, light or privacy detrimental to residential amenity.
- 10.15 The siting of the primary school is such that it would not be positioned in close proximity to any existing residential properties. It would be positioned towards the northern site boundary and would not have an adverse impact on residential amenity in relation to loss of light or outlook.

Noise and General Disturbance

- 10.16 Policy DMD68 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 This site already has planning permission for the erection of a temporary secondary school.
- 10.18 Whilst it is acknowledged that the creation of two schools will result in a potential increase in noise and disturbance to the area due to the increased level of activity on the site, the scheme has been designed in order to minimise adverse impacts. The schools have both been positioned so that they face into the site which concentrates activity (in the form of car parking, playgrounds and pedestrian routes) centrally and away from the more sensitive boundaries with neighbouring properties. In particular, the temporary secondary school buildings will act as a barrier to noise experienced by neighbouring properties
- 10.19 It is considered that most activity would be concentrated in limited periods over the working day (mainly at drop off and pick up time) and would not extend late into the evening or occur at weekends. Weighing this relatively limited potential disturbance against the educational need for schools to support existing communities and the temporary nature of the proposal, it is considered there is no substantial concern regarding noise and general disturbance arising as a result that would weigh against the support for this proposal.

Traffic and Highway Considerations

- 10.20 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

- 10.21 The Transport Statement makes the case that the trips from the temporary school provision will be below the total trips for the permanent schools. Given that the permanent schools application has now been approved by Planning Committee, this assumption is accepted. As a result, given the development of the two schools already approved and the lower number of pupils / staff being accommodated, the proposal is unlikely to have any additional adverse impact on the local highway network.

- 10.22 However, it should be noted that the application for the permanent schools was supported by mitigation measures to address potential issues with active travel access and overspill parking. This is considered further in the assessment below.

Active Travel Zone Assessment

- 10.23 The applicant has used the information from the application for the permanent schools to identify improvements and recommendations in respect of the local highway network which will improve walking and cycling access to the site. Due to the need arising from this temporary proposal, it is concluded that they are not considered necessary for the temporary schools and will be delivered in line with the conditions and obligations relating to the permanent schools.
- 10.24 Given that permission is being sought for temporary accommodation for both the primary school and secondary school for a one year period from September 2021, this approach is acceptable. However, should the use of the temporary schools be extended then consideration should be given to delivery of the identified improvements and recommendations. This would be picked up if a subsequent application to extend the time period was made.

Cyclist / Pedestrian access

- 10.25 The proposed access points and routes are broadly acceptable. It has been agreed that improvements to existing pedestrian/ cycling routes will be made as part of the full planning applications for the permanent schools and residential development but that they are not required at this stage to facilitate the temporary development.

Travel Plan

- 10.26 The applicant has committed to providing a travel plan for the site. This should include undertaking surveys of car park utilisation, pupil travel to school mode and staff travel to work mode. This information can then inform the travel plans for the permanent schools, as well as provide a baseline for any extension of the duration of the temporary use.
- 10.27 The Travel Plan will be secured by way of a planning condition. This approach has been agreed to facilitate the delivery of the temporary schools within the very tight time frame available.

Vehicular Access

- 10.28 The proposal seeks to utilise the existing vehicular access from Chace Village Road. The access point will provide vehicular access for both schools. This removes the need for an access from Hunters Way and resolves an issue with the existing arrangements in respect of queuing vehicles from a core route through the wider site.

Car Parking

- 10.29 The Intend to Publish London Plan does not set maximum standards for car parking for educational institutions. Therefore, the applicant has used data from comparable sites and concluded that 44 long stay car spaces will be required for staff (including 5 accessible spaces). It is noted that this is a higher provision than would normally be expected, however the applicant has advised that the proposed quantum of car parking is necessary to meet the needs of the temporary schools where staff will be travelling from further afield and from different sites. For example, in order to operate Wren Academy it will be necessary for staff to travel between the temporary school

and an existing academy in North Finchley to meet the day to day needs of the school. Therefore, realistically car use will be essential. On the basis of the temporary nature of the use and specific needs that this generates, this is considered acceptable.

- 10.30 In respect of the drop off and pick up provision, discussions are ongoing with the Council's highways department. No provision is proposed on site at present and this was an agreed approach for the permanent schools. This is being carefully reviewed and an update provided. However, it is also recommended that this issue be covered in the Travel Plan which will be required by condition.
- 10.31 In relation to the provision of Electric Vehicle Charging points, it is advised that 2 such spaces would be adequate given the temporary nature of the provision. This will be required by condition.

Cycle Parking

- 10.32 The level of cycle parking and type exceed the higher minimum requirements as set out in the Intend to Publish London Plan, which is welcome. 85 long stay spaces and 7 short stay spaces are proposed in total (51 long stay and 4 short stay for Wren Academy and 34 long stay and 3 short stay for One Degree Academy). In addition, the plan has been amended to include an appropriately sized store to accommodate scooters within the demise of the primary school.

Delivery, Servicing, Refuse and Recycling

- 10.33 Delivery, servicing and refuse and recycling collections will take place on site. This is a positive approach as it removes vehicles from through routes and areas used by primary school pupils. At the request of the Council's Transportation Officer, vehicle tracking has been provided to show that refuse vehicles can access and circulate within the site.

Construction Traffic Management Plan

- 10.34 A Construction Traffic Management Plan has been submitted. This is acceptable and compliance can be secured (including the provision of a highway condition survey) by condition.
- 10.35 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

- 10.36 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.
- 10.37 An Updated Preliminary Ecological Appraisal (PEA) and reptile survey dated May 2020 have been submitted with the application. This provides an update to the ecological appraisal submitted for the previous temporary school application in May 2018.

- 10.38 The PEA acknowledges that parcel C is located in an urban environment with relatively limited connectivity to the landscape. Trees with Tree Preservation Orders (TPO) will be retained and the site boundary will retain the existing habitats (hedge with mature trees). Additional meadow grassland is proposed, providing some connecting habitat and some habitat continuity.
- 10.39 The PEA identifies that the key ecological consideration is the suitability of existing habitats for reptiles. Reptile surveys are ongoing and to date no reptiles have been recorded. Given the surveys are yet to be completed, a draft mitigation strategy has been put forward in order to demonstrate that should reptiles be found they will be adequately protected during the works. A condition is recommended that if reptiles are found the development is carried out in accordance with the submitted reptile mitigation strategy (which would involve trapping and translocation of the reptiles) under the supervision of a suitably qualified ecologist. It is recommended that the clearance is undertaken during the reptile active season between March to October). If no reptiles are identified in parcel C following the presence/likely absence surveys, no further mitigation will be necessary.
- 10.40 In terms of ecological enhancements, the PEA recommends that two reptile refugia are constructed to offer more resting and overwintering habitats. The habitats in this area can also be improved by increasing habitat diversity through the inclusion of:
- Compost heap that includes grass clippings;
 - Include hawthorn planting along the edge habitats to provide shelter from predators;
 - Ensure dense vegetation is present in addition to open areas so that reptiles can use basking habitats and also shelter from predators;
 - Maintain a diverse sward height by cutting some areas, and leaving others, to provide some habitat diversity.
- 10.41 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, will serve to enhance the ecological 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

- 10.42 Policy DMD 80 requires the retention and protection of trees of amenity and biodiversity value on a site and in adjacent sites that may be affected by proposals. Policy DMD 81 ensures development must provide high quality landscaping that enhances the local environment.
- 10.43 Tree Preservation Order No. 386 (2015) applies to several trees present on, or in close proximity to the site. The proposal seeks to retain all trees covered by the TPO.
- 10.44 The submitted Arboricultural Impact Assessment categorised trees 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 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.

- 10.45 The proposed development will ensure the retention and incorporation of the vast majority of trees across the site. However, the proposed development will necessitate the removal of four trees and one group of trees as well as the partial removal of one group of trees. All the trees to be removed are categorised as category C or category U trees. No category A or B trees are to be removed. It is noted that the trees to be removed have been accepted for removal as part of the residential outline planning permission.
- 10.46 A condition is recommended that the development be carried out in accordance with the submitted Tree Protection Plan and Arboricultural Method Statement to ensure that the retained trees will be protected during the construction works and for the lifetime of the development.
- 10.47 In light of the above, the proposal is considered in accordance with DMD 80 and DMD 81 of the Council's Development Management Document.

Contamination

- 10.48 A Phase 1 contamination desk study was undertaken to establish potential contaminant sources and preliminary risk assessment. Based on the findings further investigation was required. This has been undertaken and the Council's Environmental Health Officer has inspected the report. It has been confirmed that the applicant will need to undertake a low level of remediation at the site: any landscaped areas will need clean soil to a depth of 30cm. The rest of the area will have hardstanding that creates a barrier between the ground contamination and the children, effectively ensuring there is no pathway for the contamination to reach the receptor.
- 10.49 In order to ensure the remediation works are carried out in accordance with the remediation report a compliance condition is recommended. In addition, a condition will require the submission of a verification report prior to the occupation of the development.
- 10.50 Conditions are also proposed to ensure there are no unacceptable impacts in relation to noise, mechanical plant emissions and impact piling.

Energy

- 10.51 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. Normally a carbon emissions reduction of 35% beyond Part L of the 2013 Building Regulations would be expected. However, in this instance consideration has to be given to the nature of the development proposed. The application proposes prefabricated classrooms to be deposited on the site for a temporary period of 1 year. In this context, it is not proposed to make significant improvements to the energy performance of the temporary buildings. This is considered acceptable given the context. However, if a future application is made to extend the use of the buildings on the site for a longer period a requirement for energy saving measures would be considered.

SuDS

- 10.52 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.

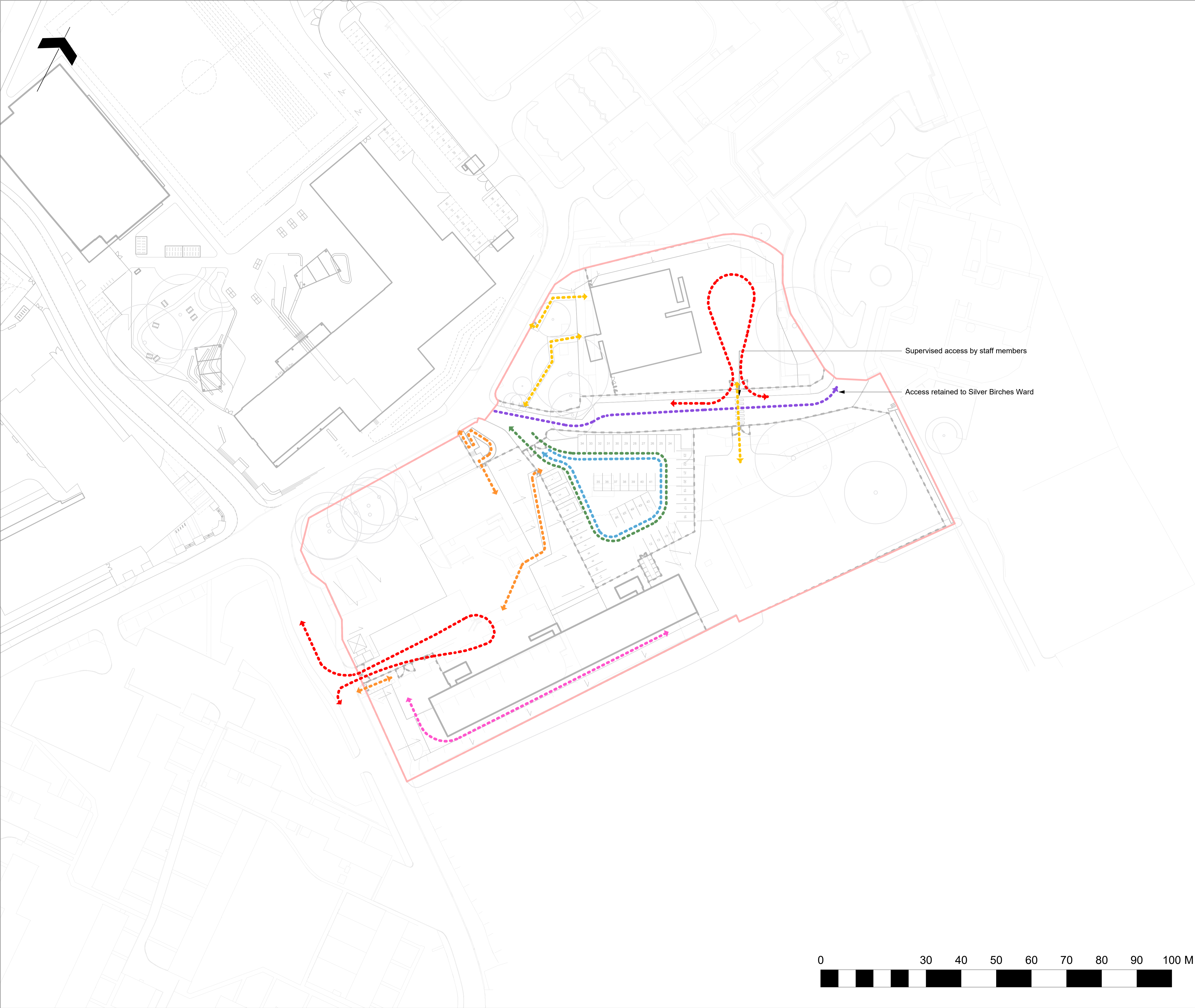
- 10.53 In accordance with DMD61 ("Managing surface water") a SuDS strategy has been submitted. The SUDs Officer has reviewed the strategy and notes there is significant reliance on traditional drainage features (such as gullies) which may not be suitable having regard to the temporary nature of the development. The SuDs Officer has recommended that the applicant seeks to provide a greener alternative such as swales (which are cheaper to maintain and may be easier to re-instate).
- 10.54 In order to address the above, a condition has been recommended to seek an alternative SuDs strategy prior to the commencement of development.

11. Community Infrastructure Levy (CIL)

- 11.1 The proposal would not be liable for either Mayoral or Enfield CIL given the education use proposed.

12.0 Conclusion

- 12.1 Having regard to the above assessment, the use of the site to provide temporary primary and secondary schools for a period of one year is considered to be acceptable and will assist in meeting the educational needs of pupils in the Borough whilst the associated permanent schools on the adjacent land parcels are being constructed.
- 12.2 The buildings and associated works are considered appropriate given their size, form and detailed design. They would not have a detrimental impact on the character and appearance of the wider street scene particularly having regard to the temporary nature of the proposal.
- 12.3 The development by virtue of its size, location and proximity would not unacceptably harm the amenity of neighbouring and nearby residents.
- 12.4 The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality and would provide adequate car parking, cycle parking and servicing arrangements.
- 12.5 The proposals are considered acceptable in terms of the relationship to issues of biodiversity, trees, contamination and sustainable drainage.
- 12.6 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.



- Key**
- Vehicular drop-off access
 - Staff parking access
 - Delivery / refuse vehicle circulation
 - ODA pedestrian access
 - WREN pedestrian access
 - MEWP maintenance access
 - Fire tender access

P03	28/09/2020	Trees updated to latest AIA. Issued for Planning
P02	24/09/2020	Substation Added Issued for Planning
P01	21/09/2020	Issued for Planning
REV	DATE	DESCRIPTION

CLIENT



Department
for Education

CONTRACTOR



CONSULTANT



PROJECT

Wren Academy & One Degree Academy Temporary Site

DRAWING TITLE

Circulation

DRAWING PURPOSE

S2 - PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
CC	16/06/2020	CW	NTS	A1

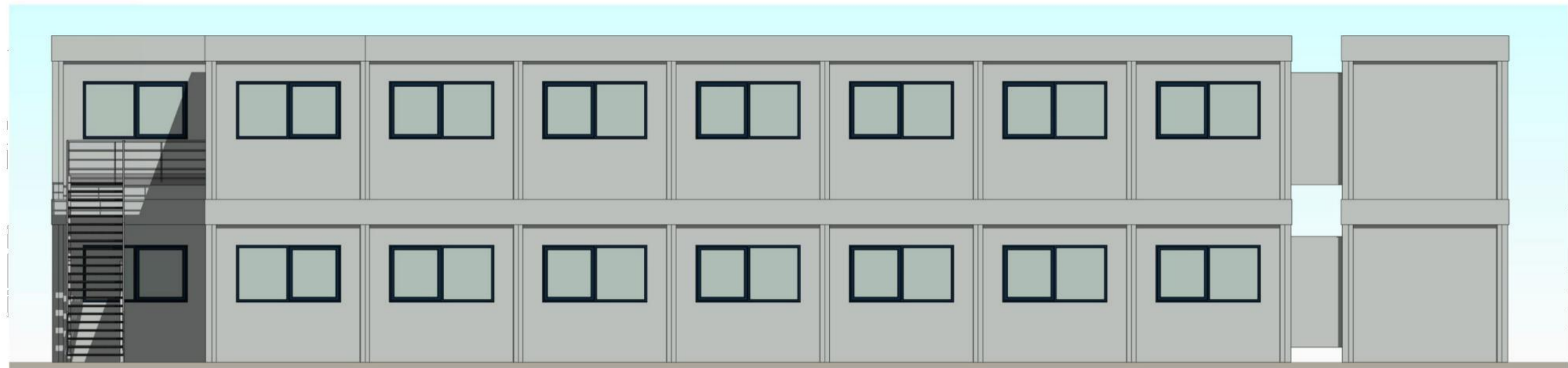
CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
FS0404-ALA-00-XX-DR-L-0412	P03

Please note - fire exit provision and fire ratings are subject to Building Control / Fire Officer approval

Each floor 617m²
Total 1235m²

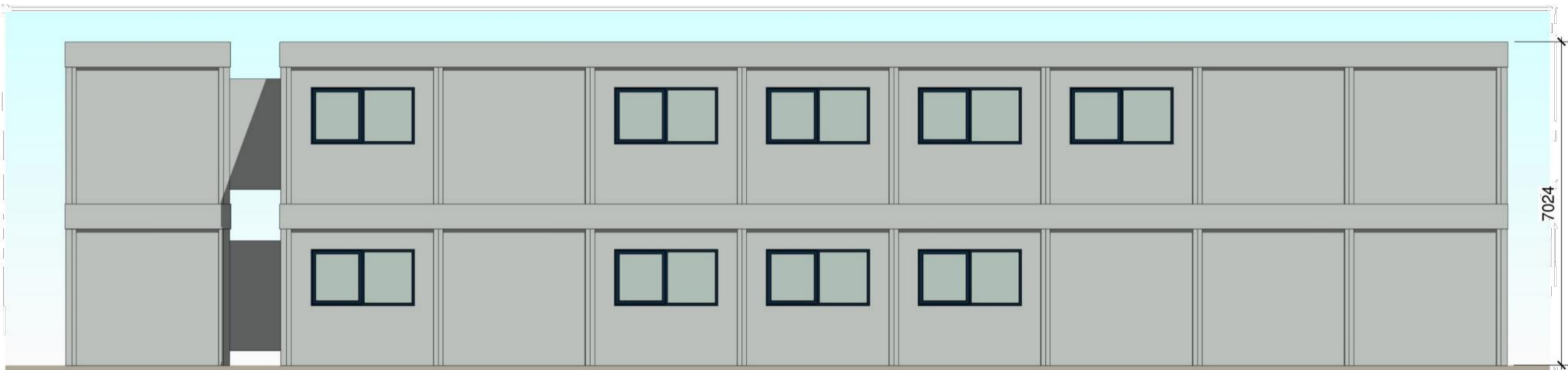
— Indicates 30 minute fire resistant wall partition



4 North Elevation
1 : 100



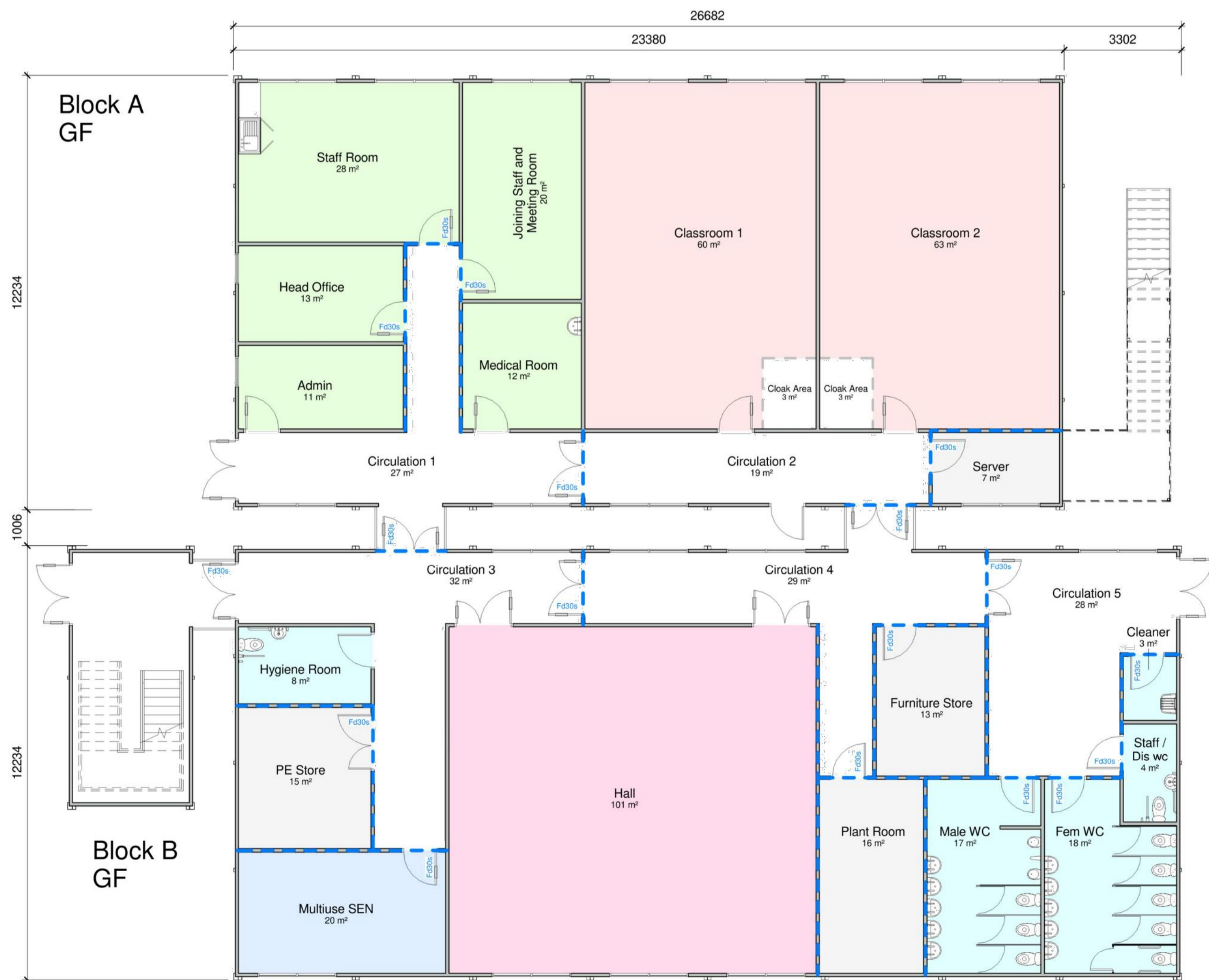
5 East Elevation
1 : 100



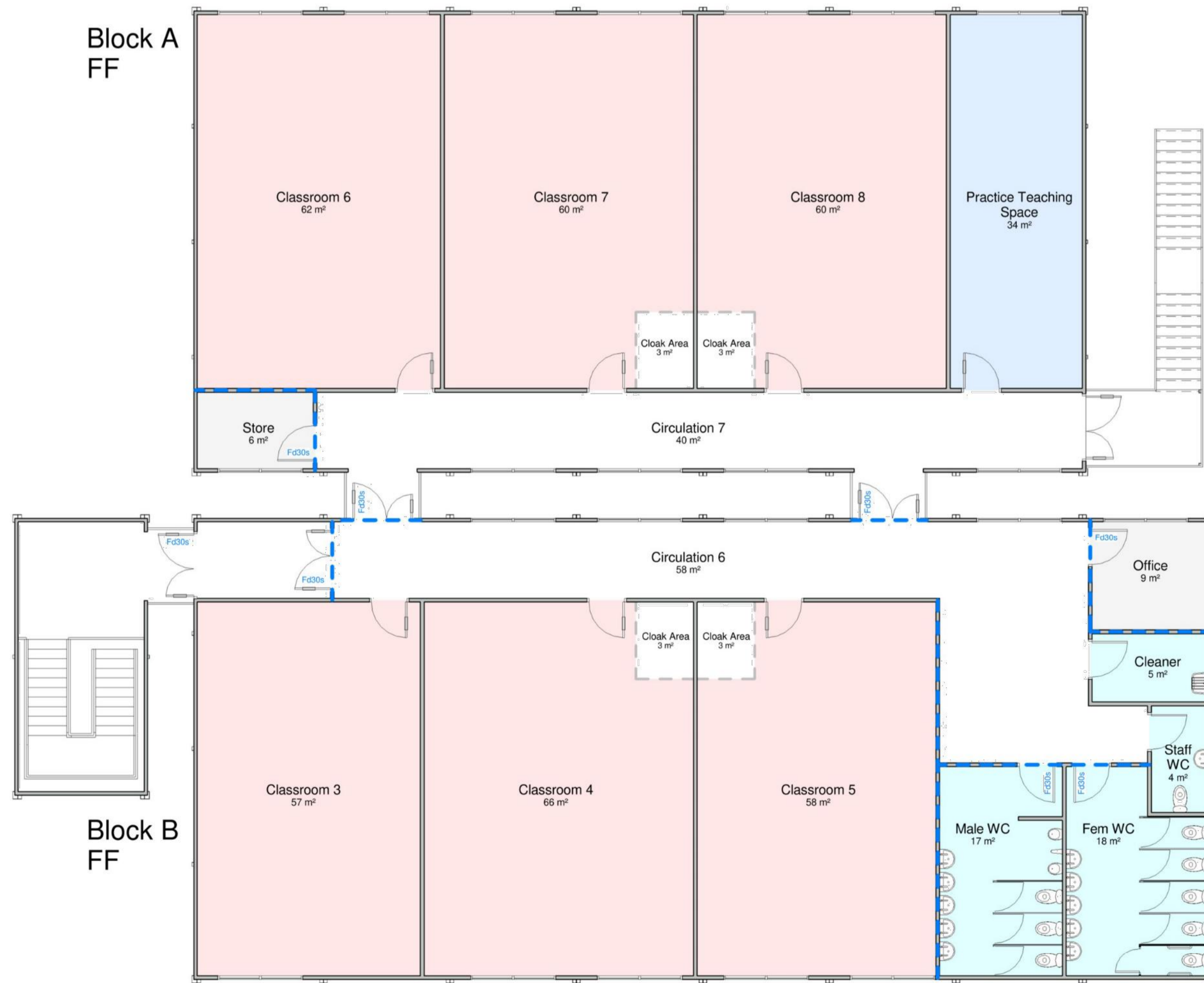
3 South Elevation
1 : 100



6 West Elevation
1 : 100



1 Ground Floor
1 : 100



2 First Floor
1 : 100

EXTERNAL COLOUR SCHEME | Ultima

Walls - Goosewing Grey - nearest BS ref 10 A 05
Vertical wall trim - Goosewing Grey - nearest BS ref 10 A 05
Bottom wall trims - White - nearest BS ref 00 E 55
Long wall fascias (covering wall) - Goosewing Grey - nearest BS ref 10 A 05
Long wall fascias (covering beam) - White - nearest BS ref 00 E 55
Short wall composite fascias - Goosewing Grey - nearest BS ref 10 A 05
Roof - White - nearest BS ref 00 E 55
External Skirt - Goosewing Grey - nearest BS ref 10 A 05
Columns, external corners - Grey - BS 4800 00 A 05
Columns, intermediate - Grey - BS 4800 00 A 05
Windows - Blue Grey - nearest BS 4800 18 B 29
Doors (insulated door) - Slate grey - nearest BS 18 B 25

P01	300920	FOR PLANNING	AB	MG
REV	DATE	DESCRIPTION	DRWN	CHKD

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CLIENT

BOWMER & KIRKLAND

PROJECT
Chase Farm Temporary
Accommodation

DRAWING TITLE
Proposed Layout and Elevations
One Degree Academy Temporary
Buildings

SCALE	SHEET
AS INDICATED	A1
DRAWING NO	REV

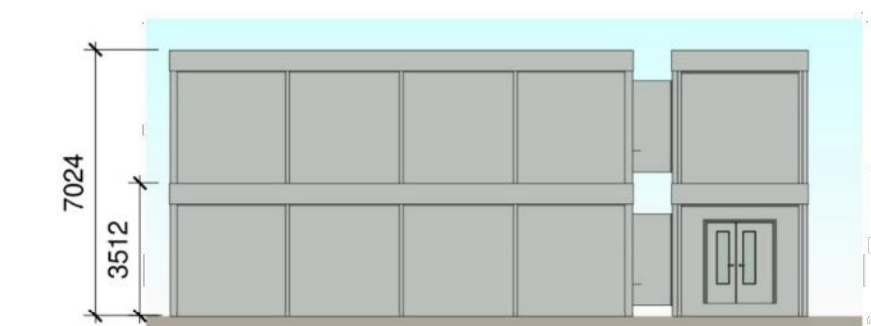
FS0404-JWA-ZZ-ZZ-DR-A-SCH001 P01

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Please note - fire exit provision and fire ratings are subject to Building Control / Fire Officer approval

Each floor 990m²
Total 1980m²

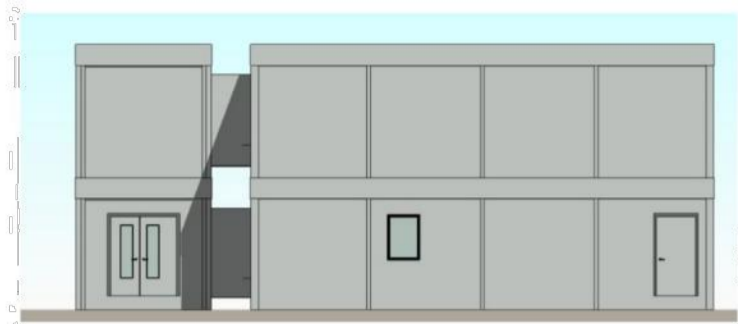
— Indicates 30 minute fire resistant wall partition



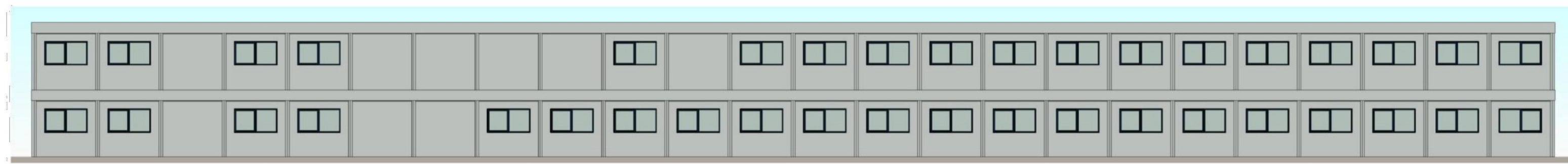
3 East Elevation
1 : 200



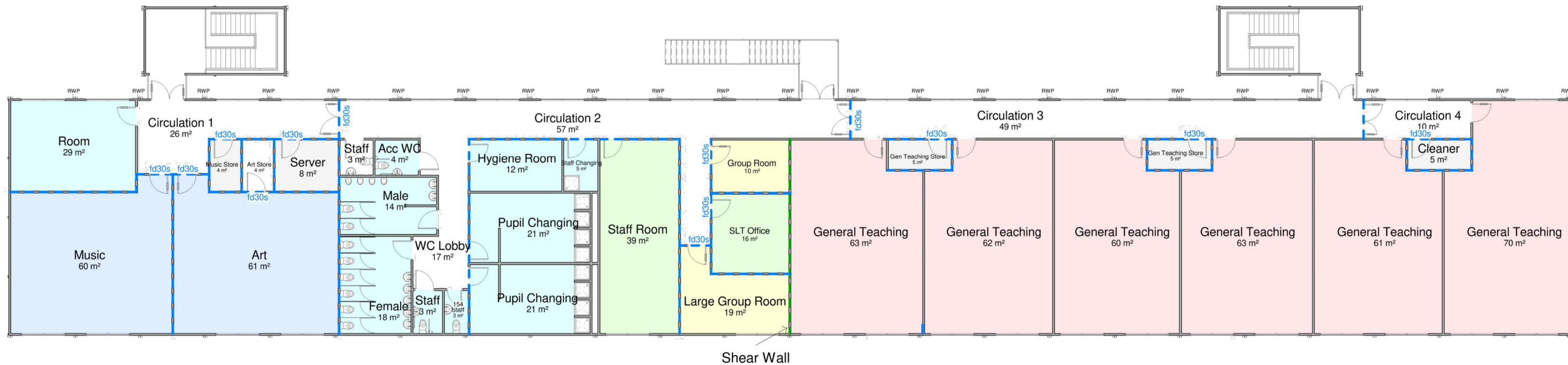
4 North Elevation
1 : 200



5 West Elevation
1 : 200



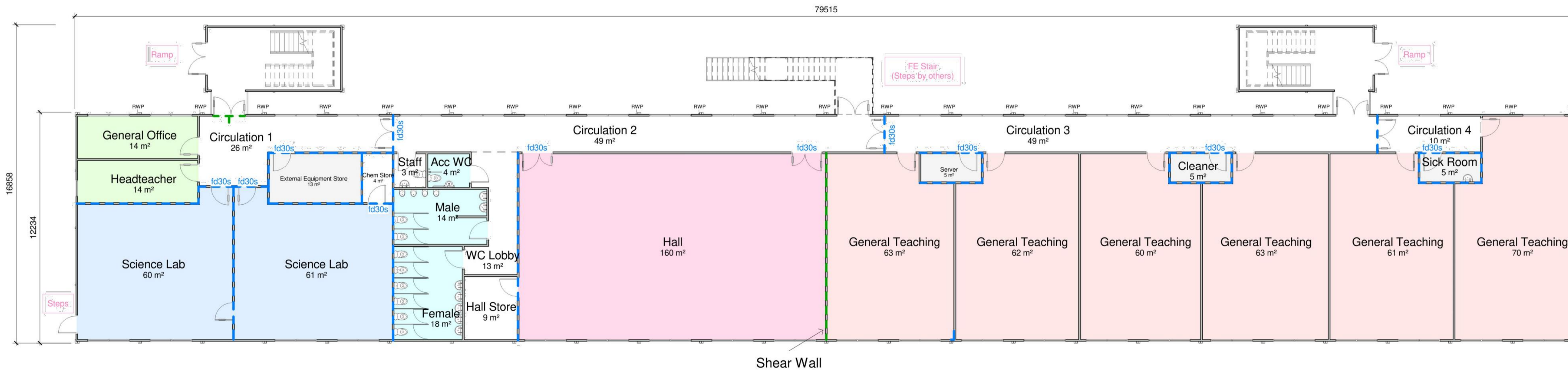
6 South Elevation
1 : 200



2 First Floor
1 : 125

EXTERNAL COLOUR SCHEME | Ultima

Walls - Goosewing Grey - nearest BS ref 10 A 05
Vertical wall trim - Goosewing Grey - nearest BS ref 10 A 05
Bottom wall trims - White - nearest BS ref 00 E 55
Long wall fascias (covering wall) - Goosewing Grey - nearest BS ref 10 A 05
Long wall fascia (covering beam) - White - nearest BS ref 00 E 55
Short wall composite fascia - Goosewing Grey - nearest BS ref 10 A 05
Roof - White - nearest BS ref 00 E 55
External Skirt - Goosewing Grey - nearest BS ref 10 A 05
Columns, external corners - Grey - BS 4800 00 A 05
Columns, intermediate - Grey - BS 4800 00 A 05
Windows - Blue Grey - nearest BS 4800 18 B 29
Doors (insulated door) - Slate grey - nearest BS 18 B 25



1 Ground Floor
1 : 125

P01	300920	FOR PLANNING	AB	MG
REV	DATE	DESCRIPTION	AB	MG

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CLIENT

BOWMER & KIRKLAND

PROJECT
Chase Farm Temporary
Accommodation

DRAWING TITLE

Proposed Layout and Elevations
Wren Academy Temporary Buildings

SCALE SHEET

AS INDICATED A1

DRAWING NO REV

FS0509-JWA-ZZ-ZZ-DR-A-SCH002 P01

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Site

- Site Boundary
- Proposed Building

Planting

- Existing Tree Retained
- Existing Planting
- Existing Grass
- Proposed Grass Turf
- Proposed Meadow Seed to Banks

Paving

- Pedestrian Tarmac To Engineer's Specification
- Vehicular Tarmac To Engineer's Specification
- Existing Pedestrian Tarmac Retained instu
- Existing Vehicular Tarmac Retained instu

Fencing

- Proposed Fencing Refer to Fencing General Arrangement for details
- Proposed Gates Refer to Fencing General Arrangement for details

Structures

- Cycle stands - Kensington Systems Sheffield Type Stand (or similar)
- Door Protection Hoop - Kensington Systems Elk Door Restrainer (or similar)
- Cycle Shelter - Broxap New Sheffield Cycle Shelter (or similar)
- Proposed Bin Store Refer to Fencing General Arrangement for details

P04	28/09/2020	Trees updated to latest AIA. Issued for Planning
P03	24/09/2020	Substation Added Issued for Planning
P02	21/09/2020	Issued for Planning
REV	DATE	DESCRIPTION

CLIENT



Department
for Education

CONTRACTOR



CONSULTANT



PROJECT

Wren Academy & One Degree Academy Temporary Site

DRAWING TITLE

Illustrative Plan

DRAWING PURPOSE

S2 - PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
CC	28/08/2020	CW	1:500	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER	REVISION
F50404-ALA-00-XX-DR-L-0415	P04