



**Planning Committee Wednesday 20th November 2019
Addendum**

The Addendum details amendments made to the agenda reports since their publication. It may include corrections to the report, additional information (such as extra informatives and conditions) and late correspondence received in relation to the agenda items.

19/2646/FUL – Collis Primary School, Teddington - Pages 9-49

- 1) The Council's Flood Officer has confirmed that, on the basis of the proposed drainage strategy, a pre-commencement sustainable drainage condition is only required for Phase 2 of the works. As such, amend condition NS06 to read as follows:

NS06 - Sustainable Drainage System

Unless otherwise agreed in writing with the Local Planning Authority, the Phase 2 works hereby approved (as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2), shall not commence until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: *In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.*

- 2) The Council's Environmental Health officer has confirmed that, on the basis of the information provided, a pre-commencement contamination is not necessary. As such, the wording of condition DV29F can be amended to as follows:

DV29F – Potentially Contaminated Sites

1. Unless otherwise agreed in writing by the Local Planning Authority, the Phase 2 works hereby approved (as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2), shall not commence until a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

- a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If*

during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

- b) *a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.*

REASON: *To protect future users of the site and the environment.*

- 3) Sport England has recommended the following informative:

IL16 – Sport England Informative

It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

- 4) 13 photos received on 19.11.19 from the occupiers of 9 Kingsmead Close, Teddington (Mr and Mrs Kapadia) who are speaking against this application.
- 5) Document submitted on 19.11.19 by the agent (Mr Brian Kavanagh) showing images and drawings of the scheme in relation to neighbours.

19/2523/VRC – 65 Mortlake High Street, Mortlake – pages 51-58

- 1) 2 no. documents submitted on 19.11.19 by Mr James Smith of R2 Boatrace Court, who is speaking against the application.
- 2) Amend Ward from South Richmond to Mortlake and Barnes Common

19/0965/HOT - 3 Heath Gardens, Twickenham – pages 59-64

Replace condition NS01 with following

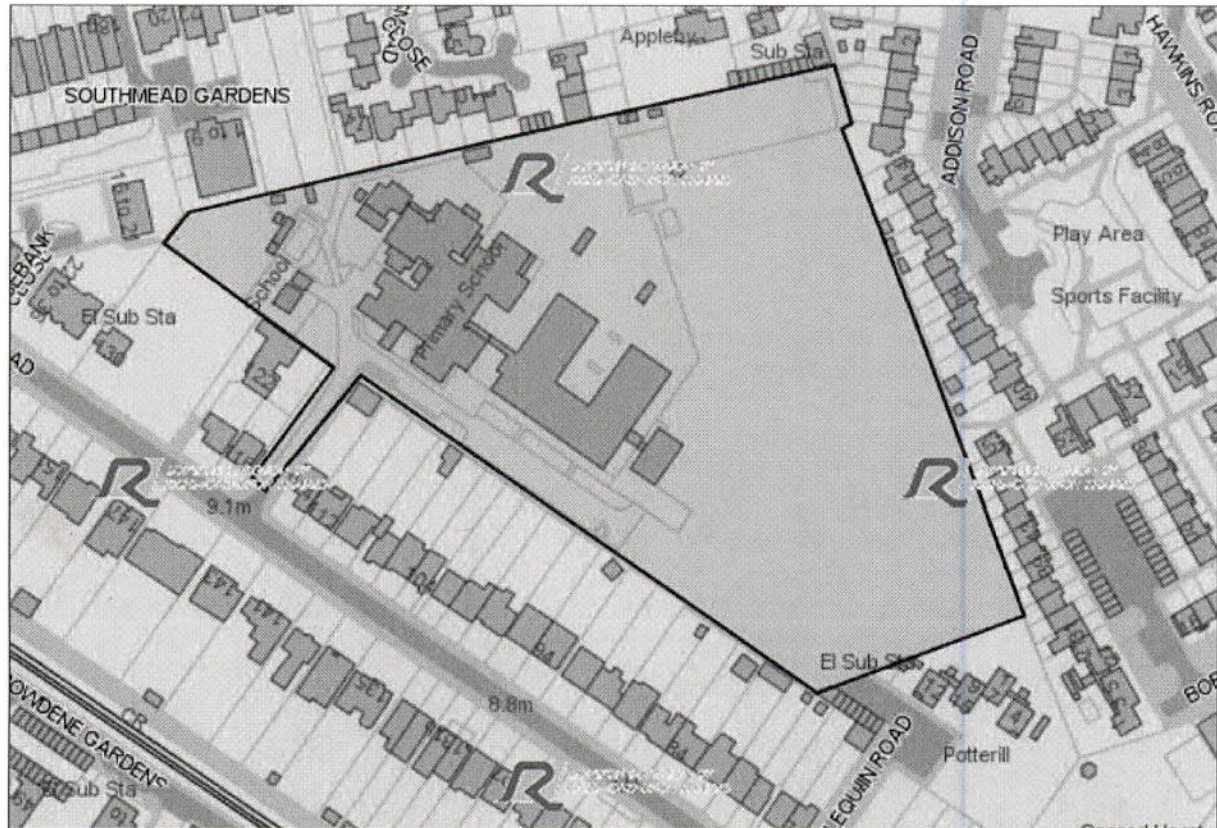
The new front wall shown on approved drawing no: 04 Rev A shall be constructed to a height and brickwork finish to match the existing front wall and prior to the commencement of occupation of the extension hereby approved.

Reason In the interest of the appearance of the site and pedestrian safety.

19/2646/FUL
COLLIS PRIMARY SCHOOL
FAIRFAX ROAD
TEDDINGTON
TW11 9BS

HAMPTON WICK WARD
Contact Officer:
J Garside

https://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=19/2646/FUL



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Proposal:

Demolition of existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts.

Applicant: Spatial Initiative Ltd on behalf of the Dept for Education

Agent: Mr Brian Kavanagh, Nicholas Taylor & Associates

Application received date: 27.08.2019

Development Plan Policies:

National Planning Policy Framework (NPPF)

London Plan – policies:

- 3.16 – Social infrastructure
- 3.18 - Education facilities
- 3.19 - Sports facilities

5.1 Climate Change Mitigation
5.2 - Minimising carbon dioxide emissions
5.3 - Sustainable design and construction
5.7 - Renewable energy
5.9 - Overheating and cooling
5.11 - Green roofs and development site environs
5.12 - Flood risk management
5.13 - Sustainable drainage
6.3 - Assessing effects of development on transport capacity
6.9 - Cycling
6.10 - Walking
6.13 - Parking
7.6 - Architecture
7.14 - Improving air quality
7.21 - Trees and woodlands

Draft London Plan - Policies

S1 Developing London's social infrastructure
S3 Education and childcare facilities
S5 Sports and recreation facilities
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI1 Improving air quality
SI2 Minimising greenhouse gas emissions
SI4 Managing heat risk
SI5 Water infrastructure
SI12 Flood risk management
SI13 Sustainable drainage
T2 Healthy Streets
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking

London Plan SPDs / SPGs

- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Sustainable Design and Construction (April 2014)

Local Plan (2018)

LP1 - Local Character and Design Quality
LP2 - Building Heights
LP3 - Designated Heritage Assets
LP4 - Non-Designated Heritage Assets
LP5 - Views and Vistas
LP7 - Archaeology
LP8 - Amenity and Living Conditions
LP10 - Local Environmental Impacts, Pollution and Land Contamination
LP11 - Subterranean developments and basements
LP12 - Green Infrastructure
LP14 - Other Open Land of Townscape Importance
LP15 - Biodiversity
LP16 - Trees, Woodlands and Landscape
LP17 - Green Roofs and Walls

LP20 - Climate Change Adaptation
LP21 - Flood Risk and Sustainable Development
LP22 – Sustainable Design and Construction
LP24 – Waste Management
LP28 - Social and Community Infrastructure
LP30 – Health and Wellbeing
LP31 - Public Open Space, Play Space, Sport and Recreation
LP39 – Infill, Backland and Backgarden Development
LP44 - Sustainable Travel Choices
LP45 - Parking Standards and Servicing

Supplementary Planning Documents/Guidance:

- Hampton Wick and Teddington Village Planning Guidance;
- Design Quality;
- Planning Obligations;
- Sustainable Construction Checklist;
- Development Control for Noise Generating and Noise Sensitive Developments;
- Refuse and Recycling Storage Requirements
- Nature Conservation and Development

SUMMARY OF APPLICATION

Collis Primary is a 3 form entry primary school and nursery providing educational facilities for pupils aged between 3 and 11. The site contains playing fields to the east (designated As Other Open Land of Townscape Importance (OOLTI)) with the remainder being predominantly buildings and hardstanding used as playing areas and staff parking. The site surrounded by residential dwellings and there are a number of TPOs on the northern boundary of the site. The site is not within, or in close proximity to, a Conservation Area. There is a locally designated Building of Townscape Merit (BTM) to the north of the site.

This a full planning application for the demolition of the existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts.

Paragraph 94 of the NPPF advises that *“Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”* and should *“give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”*.

The existing infant and nursery block is currently in a poor state of repair and the loss of the existing social infrastructure / educational space has been adequately justified through the re-provision of improved educational facilities, with a small increase of approximately 262 sqm of floorspace, which is a significant benefit to this scheme. No objections are raised to the loss of the existing netball courts on the basis that new and improved facilities are being provided and the loss of a small area of playing pitch does not significantly impact the overall sporting capability of the site. On this basis, the proposal is in accordance with LP 28, LP 29 and LP 31 of the Local Plan.

The proposal results in a small loss of OOLTI (37 sqm) which is considered insignificant in the context of the wider OOLTI of which it forms part of, as it is a small extension to existing hardstanding and does not harm the character and openness of the OOLTI. As such, the proposal is in accordance with LP 14 of the Local Plan.

The existing buildings are not considered to be in a good state of repair and do not positively contribute to the site or the wider area. By reason of its height, scale, mass, design, materials, siting and relationship with neighbouring buildings, the replacement teaching block (and the modest administration building), is considered acceptable and would bring about an improvement to the existing site and surrounding area, in accordance with LP 1 of the Local Plan.

Given its modest height, siting and the separation distances from neighbours to the north, the proposed school block is not considered to result in an overbearing form of development. Given the siting of windows, the separation from the neighbour boundary to the north and the existing use of the site, no concerns are raised with regard to loss of privacy for neighbours. In terms of noise and disturbance, the proposal will result in a change of circumstances for neighbours due to the relocation of the netball courts as well as the new play areas and external plant associated with the teaching block, however, this would not result in a significant change in circumstances to the existing situation or result in undue levels of noise and disturbance for neighbours subject to mitigation which can be secured by conditions. On this basis, the proposal aligns with LP 8 of the Local Plan.

No changes are proposed to the level of parking provision but, as this proposal is for the replacement of the existing teaching facilities with no changes to the number of forms (with the school remaining 3 form entry), the Council's Transport Officer is satisfied that the proposal can be accommodated on the surrounding highway and footway network and would not result in a worsening of on-street parking stress in the surrounding area and raises no objections to this application subject to conditions. An appropriate level of cycle and scooter parking is being provided in accordance with adopted cycle parking standards.

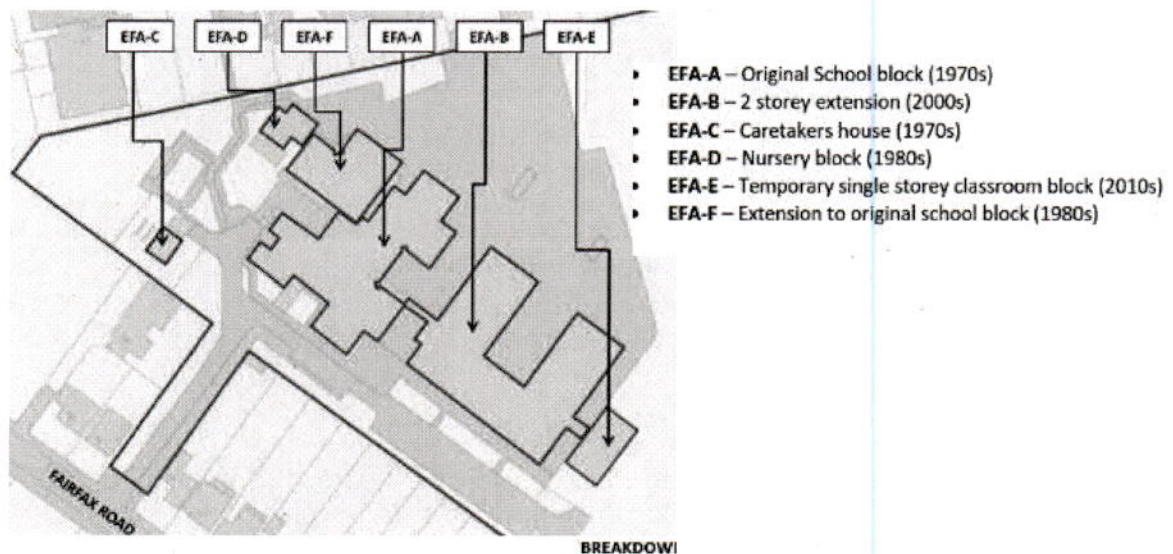
The proposal will result in the loss of 47 no. trees, which is regrettable, and a small area of amenity grassland. However, these trees are being replaced and a net increase in amenity grassland is being provided across the site. Furthermore, an existing area of unused amenity grassland is being established as a habitat area and various other ecologic enhancements are being proposed. On this basis, and subject to conditions including further details of the landscape and planting scheme and of tree protection measures to safeguard the TPO's on the northern boundary, the Council's Tree and Ecology officers raise no objections and the proposal is compliant with LP 15 and LP 16 of the Local Plan.

The proposal fails to achieve zero carbon development or achieve BREEAM 'Excellent', however, this is accepted given the context of this application, the justification provided by the applicant and as it is considered that the scheme is providing a sustainable form of development that would bring significant improvements beyond the existing situation. The scheme fails to provide a green roof which weighs against this scheme. However, a green wall is being provided and the applicant has provided sufficient justification to demonstrate that it would not be feasible or viable to provide a green roof or further green wall provision.

Recommendation: Approval subject to conditions and informatives

Site Description:

1. The site (approx. 3.1 ha) is located at the end of Harlequin Road, (which leads on to Fairfax Road), Teddington. The site is occupied by a 3 form entry primary school and nursery providing educational facilities for pupils aged between 3 and 11. The site also accommodates several bulge classes with a total school roll of 793 and 110 staff (including 47 teachers).
2. The site is surrounded by residential dwellings to the south on Fairfax Road and Harlequin Road, to the west on Rosebank Close, to the north on Southmead Gardens, Kingsmead Close and Kingston Close and to the east on Addison Road and Borland Road.
3. The site contains playing fields to the east with the remainder being predominantly buildings and hardstanding used as playing areas and staff parking. The site has been extended over the years and there are currently six buildings on the site including the original school block (1970s), extensions / new buildings (dating from 1980s, 2000s), a nursery block (1980s) as well as a caretakers house (1970s) and a temporary single storey classroom block (2010s). The site also contains an outdoor swimming pool to the north west of the site.



4. The playing fields (and some areas of hardstanding) to the north/east and an area of open space to the far west of the site are designated as OOLTI.
5. The site is not within, or in close proximity to, a Conservation Area. There is a locally designated BTM to the north of the site.
6. There are a number of TPOs on the northern boundary, lying outside of the site.

Relevant Planning History

7. The planning history for the site is as follows:

Ref	Proposal	Decision	Dec Date

19/1613/FUL	Re-use of an artificial grass pitch to create a multi use games area (MUGA) and side pitch for the school and accompanying fencing.	Pending	N/a
18/0397/FUL	Retention of the portakabin classroom block consisting of 2 classrooms, cloakroom and toilets, overclad externally.	granted permission	30/04/2018
14/1728/FUL	Retention of demountable classroom unit for 3 more years	granted permission	25/07/2014
13/0424/FUL	Replacement of bark safety surface, climbing frame and six small wooden climbing / playing structures with a wet pour safety surface (play area extended by 43 sqm into the school playground,); three larger play frames and four pieces of play equipment; and a perimeter fence installed (0.95m tall). No change to number of users of the site and access now restricted to during school hours only.	granted permission	16/07/2015
11/2044/FUL	New Portakabin classroom block consisting of 2 classrooms, cloakroom and toilets, overclad externally to be located in the school grounds for a period of 3 years	granted permission	17/08/2011
05/1180/FUL	Erection of two storey extension to create 12 classrooms, hall, small hall, library, ICT room, changing rooms, other teaching spaces and staff facilities, together with car parking, playground and improvements for pedestrian access outside of school building	granted permission	25/08/2005
04/1310/FUL	Dismantling Of 4 No. Existing Demountable Classrooms/buildings And Removal From Site. The Relocation At The Existing Elliotts Demountable Classrooms On The Site And The Erection Of 3 No.new Single Storey Demountable Double Classrooms.	granted permission	24/06/2004
95/0833/FUL	Erection Of Pre-cast Concrete Garage Structure For Use As Storage Space For School Equipment/materials	granted permission	21/04/1995

94/1314/FUL	Erection Of Classroom Extensions And Alteration Of 2 No Windows To Form Door/window Combinations.	granted permission	14/07/1994
92/0218/FUL	Erection Of Sectional Building To Be Used In Conjunction With The Schools After School Care Scheme	granted permission	02/04/1992
80/0744	Alterations including erection of single storey infant teaching and nursery extensions to the existing school and provision of four new parking bays.	granted permission	24/07/1980
72/2686	Construction of swimming pool with changing/store facilities.	granted permission	20/11/1972
71/0544	Erection of a three-form entry junior school, erection of two-storey caretakers house and garage and provision of 10 parking spaces.	granted permission	27/04/1971

Public and Other Representations

8. **Objections:** 11 no. of letters of objection were received.

- The development does not respond to the needs or views of local residents – insufficient community engagement
- There will be an increase in traffic on surrounding roads
- There will be an increase in parking on surrounding roads
- The car park is regularly full and not sufficient for the school currently
- There is currently insufficient disabled parking dropoff provision.
- A bigger on-site car park is needed
- There will be an increase in service loading/unloading
- Alterations should be made to the existing access arrangements for vehicles and pedestrians
- The school building will be overbearing to neighbours due to the proximity to the northern boundary
- The buildings should be located further away from the neighbour boundary to the north
- Loss of privacy from overlooking
- Increased noise and disturbance – the access path from Cromwell Road and the proposed nursery collection point and play area are in close proximity to the neighbour boundary.
- Neighbours currently experience noise and disturbance from the school
- Odour – the school kitchen is located near to neighbours to the north
- Loss of light/overshadowing – the proposed school building is within close proximity to the northern boundary affecting neighbours to the north. The canopy above the nursery play area is within 2m of the neighbour boundary which will block sunlight to neighbour garden. Lack of details of canopy.

- Light pollution from artificial lighting within the school building
- The school runs after school clubs which the means the concerns raised above extend to a significant part of the day
- Loss of trees and lack of planting on the northern boundary
- Further green walls and roof

9. **Support:** 1 no. of letters of support were received.

- Achieving for Children support the proposal

10. **General Observations:** None were received.

Amendments:

11. The following was received in response to consultee comments.

- Revised plans and elevations, updated reports and further information received on 11.10.19
- Revised elevations received on 30.10.19
- Revised phasing plans received on 08.11.19

Professional comments

Land use

12. *The NPPF supports the provision of community facilities including sports venues and other local services that enhance the sustainability of communities and residential environments (para 92) and recognises the importance of providing sufficient choice of school places to meet the needs of existing and new communities (para 94). It states local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
13. *Paragraph 97 of the NPPF states that playing fields should not be built on unless:*
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*
14. *The London Plan (3.18) also supports the provision of new secondary schools and further and higher education facilities to meet the demands of a growing and changing population.*
- *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*
 - *Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.*
15. *Policy LP 14 encourages development proposals that improve and enhance the openness or character and open up views into and out of designated other open land. When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account.*

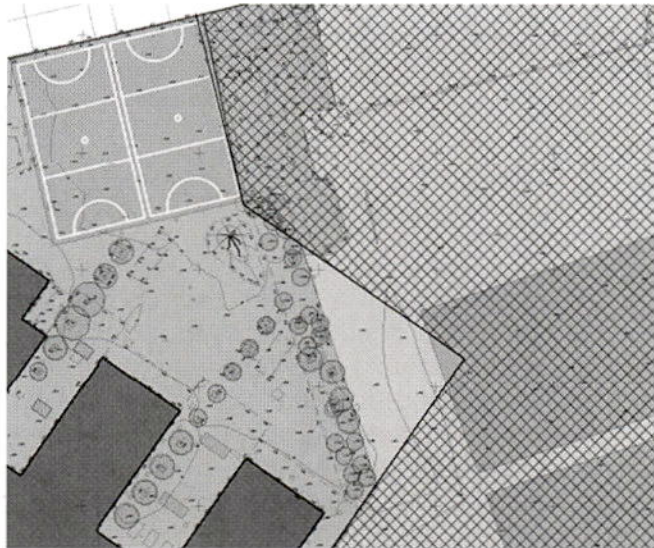
16. LP 28 supports new or extensions to existing social and community infrastructure where:
 - it provides for an identified need;
 - is of a high quality and inclusive design providing access for all; and
 - where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.
17. Paragraph 8.1.5 says that the Council will support the provision of new or extensions to existing social infrastructure where it provides for an identified need. Need is identified on an evidential basis from the Council and its partners strategies and plans, including The Council's School Place Planning Strategy.
18. Paragraph 8.1.8 (and 8.2.4) states that "where practicable, social infrastructure and community facilities should be provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses...The Council will encourage and promote the multi-use of premises, including in independent and free schools".
19. Policy LP 29 states the Council supports the provision of facilities and services for education by:
 - supporting the provision of facilities to meet the needs for primary and secondary school places as well as pre-school and other education and training facilities;
 - identifying new sites for educational uses as part of this Plan; the Council will work with landowners and developers to secure sites for pre-schools, primary and secondary schools as well as sixth forms to ensure sufficient spaces can be provided for children aged 2-18;
 - encouraging flexible and adaptable buildings, multi-use and co-location with other social infrastructure.
20. Policy LP 31 states the Council's intention to protect, and where possible enhance, public open space, children's and young people's play facilities as well as formal and informal sports grounds and playing fields. Improvements of existing facilities and spaces, including their accessibility and linkages, will be encouraged and new open spaces, play facilities and formal and informal land for sport and recreation should be linked to the wider Green Infrastructure network.
21. Collis Primary School provides educational facilities for 793 pupils aged 3 – 11 years. This total number of pupils includes several bulge classes which the school currently accommodates in temporary single storey classroom block (most recently approved for retention through 18/0397/FUL). The proposed teaching block does not intend for these bulge classes to be incorporated into the proposed new teaching and block and the bulge classes will remain in the temporary buildings until the bulge cycle finishes.
22. The Council's February 2018 School Places Planning Strategy (PPS), prepared by Achieving for Children (AfC), forecasts demand for additional primary school places across the Borough and analyses how any demand could be met. The PPS recognises that the area which Collis Primary School forms part of is forecast to experience a small shortfall in pupil places in the short term but that no action is necessary as it is expected that this shortfall could be met through a surplus of places in neighbouring areas.
23. This application is for the demolition of the existing infant and nursery block (1,725 sqm of existing floorspace) and a replacement school block with 1,987sqm of floorspace being provided. This would comprise of 1 x nursery room, 4 x reception rooms, 4 x year 1 rooms and 4 x year 2 rooms. This is the same level of provision (i.e. number of classrooms) as

the existing buildings albeit this level of provision exceeds the number of classrooms required for a 3 form entry school. Notwithstanding, the applicant has confirmed that this application is not for a school expansion, is solely to replace the existing facilities and that the school would remain a 3 form entry school. Conditions can be applied to this application to ensure that planning permission is required should the school seek to expand from a 3 form entry school in the future.

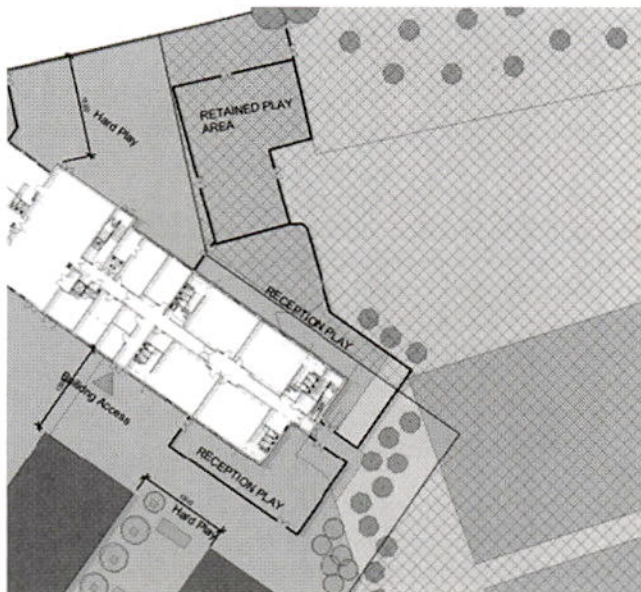
24. Collis Primary School currently plays an important role in meeting the Borough's primary school and early years educational needs and the principle of this development is supported by Achieving for Children. It is therefore evident that the proposed development is meeting an identified educational need. It is acknowledged that the existing buildings are of a poor standard and the school has successfully received funding from the DfE for the replacement of the infant block through a grant funding scheme specifically for the refurbishment of schools in the worst condition. Richmond Council are separately funding the demolition and rebuild of the nursery. Internally, the proposed development will provide modern educational facilities that meet DfE requirements (Output Specifications) and an increase in play space will also be provided that exceeds DfE requirements (BB103), enabled by the smaller footprint of a largely two storey building. On this basis, it is considered that the loss of existing social infrastructure / educational space has been adequately justified through on-site re-provision of improved educational facilities with a small increase of approximately 262 sqm of floorspace. On this basis, the proposal is in accordance with LP 28 (social infrastructure) and LP 29 (educational facilities) of the Local Plan.
25. Policies LP 28 and LP 29 support the multi-use of educational facilities. Given this application is for replacement provision, and as the school currently provides access of their facilities to a range of local community groups, the community use of the facilities is not required to make this proposal acceptable in planning terms and the existing community use provision is supported. The applicant has provided details of the community use of the school and has confirmed that the existing community use arrangements are not changing.

Other Open Land of Townscape Importance (OOLTI)

26. The playing fields and open space to the east of the site are designated as OOLTI. Whilst this area is largely undeveloped but also includes areas of hard surfaced play space.
27. The proposed school building itself is not be located within the OOLTI but the associated hardstanding / reception play would result in the loss of a small linear strip of approximately 37 sqm of OOLTI. This can be seen on the plan below.



Existing (OOLTI in hatched)



Proposed (OOLTI in hatched)

28. Policy LP 14 resists the loss of OOLTI albeit sets out criteria for demonstrating where exceptional cases where appropriate development may be acceptable. This includes small extensions to existing built facilities (albeit in this case, the building is being relocated) and where the development does not harm the character and openness of the OOLTI.

29. The area of OOLTI being lost lies on the western border of the OOLTI, adjacent to the school site and adjacent to an area of OOLTI which is currently developed, being a sand pit and an area of hard surfaced play space bound by a picket fence. Given its location and the relationship of this part of the OOLTI with the school building and play facilities (which forms its backdrop), it is not considered that it makes the same contribution to the local character or has the same value for its presence or openness as the wider area of OOLTI of which it forms part of (i.e. the wider playing fields to the east which provides open views for numerous households bordering the site). The proposed hard surfacing / reception play would similarly be bound by a 1.1m picket fence and would not be considered out of character with the area of OOLTI immediately surrounding it.

Furthermore, the recreational use of this particular part of the site for reception play could be considered to be linked to the functional use of OOLTI and its openness would largely be retained given the low-level picket fence. On this basis, and given the relatively minor loss of OOLTI land, the loss is accepted.

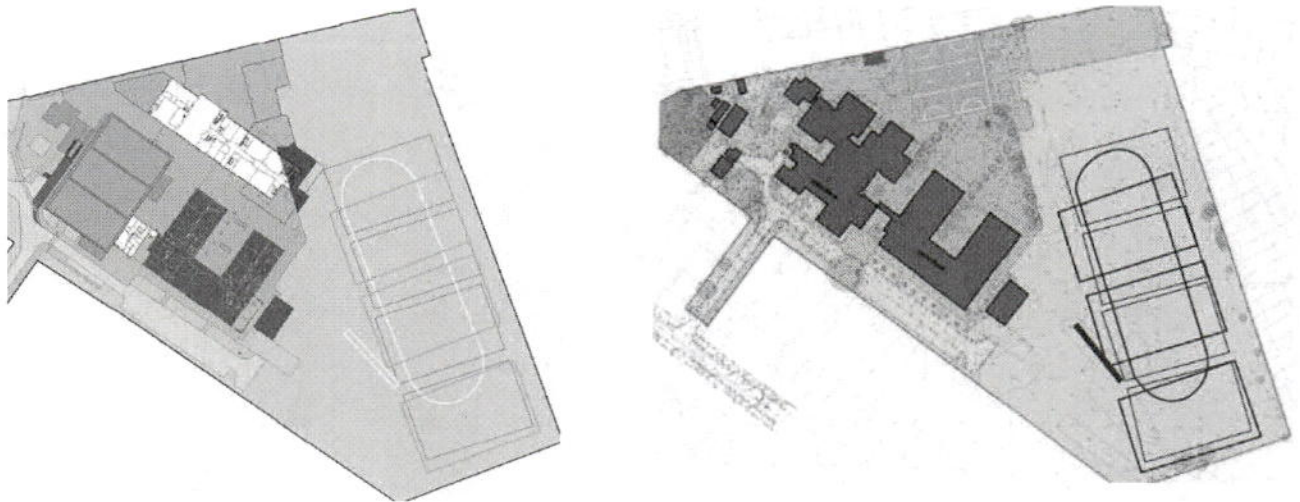
30. No changes are proposed to the small pocket of OOLTI to the west of the site.

Impact on the Character and Openness of OOLTI

31. Given the location of the school block on the edge of the OOLTI, it is evident that the school block will be apparent, however, the development does not block views through OOLTI land (with the hard surfaced play space and residential dwellings on Kingsmead Close which form the backdrop in views from the east not forming part of the OOLTI. Furthermore, the school building is not unreasonable in scale or height and has been orientated in a manner which retains some views through the site. A green wall has also been incorporated onto the south eastern flank and new tree planting is also proposed to soften the building in views from the east. On this basis, the proposal is not considered to unduly harm the character or openness of the OOLTI.

Playing pitches

32. As seen below, the school currently has 4 playing pitches on the field to the west of the school buildings, albeit the school has confirmed that the precise location of the playing pitches has changed over the years as the school is in the fortunate position of having a significant amount of recreational space that far exceeds primary school guidelines.



33. The proposal includes the loss of approximately 278 sqm of these existing playing pitches as seen in red on the plan above. This includes the eastern corner of the school building, associated hard surfaced reception play and a small area of the playing pitches would be retained but enclosed as reception play within a low-level picket fence. This accounts for approximately 1.7% of the school's overall playing fields.
34. The picket fence of the reception play extends to the playing pitches and would impact on the runoff area to the northernmost playing pitch. The applicant has confirmed that fenced reception play space is a DfE requirement (DfE classroom and play space area requirements guidance) and so could not be avoided altogether or easily re-sited elsewhere on the site due to the need to provide access and circulation space. Whilst this regrettable, it is acknowledged that given the extent of the school playing fields currently, it is not unreasonable to consider that the existing pitches could be re-positioned or re-orientated relatively easily to avoid the development affecting the use of the pitches.

35. 'Exception 3' of Sport England guidance accepts the loss of playing fields where the proposed development only affects land incapable of forming part of a playing pitch and does not:
- reduce the size of any playing pitch;
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site; or
 - prejudice the use of any part of a playing field and any of its playing pitches.
36. Sport England raised no objections to the small loss of playing field on the basis that the incursion onto the playing field does not significantly impact the overall sporting capability of the site and that, in broad terms, exception 3 is met.
37. The school building would also be located on the existing netball courts which are to be replaced with a 3 court netball court. The increase in the number of courts is a benefit to the scheme. Whilst the netball courts do not strictly meet Sport England guidance in terms of runoff space, court dimensions and fence height, Sport England raise no objections on the basis that they are equivalent to the existing netball courts (in terms of dimensions and runoff space) and as the courts are for use by school pupils and not for community use by netball teams. Ultimately, Sport England raise no objections to the loss of the existing netball courts as Exception 4 of Sport England's policy and guidance document has been met in that the courts are being adequately replaced. This position is on the basis of a condition ensuring the use of the playing pitches is not affected by the construction and demolition works. The applicant has provided phasing plans which demonstrate that the pitches could easily be realigned on the playing fields to ensure their continued use. These plans can be conditioned.

Summary

38. The loss of existing social infrastructure / educational space has been adequately justified through on-site re-provision of improved educational facilities with a small increase of approximately 262 sqm of floorspace. On this basis, the proposal is in accordance with LP 28 (social infrastructure) and LP 29 (educational facilities) of the Local Plan.
39. The small loss of OOLTI is considered acceptable (and in accordance with LP 14 of the Local Plan) due to the extent of the loss (37 sqm) which is considered insignificant in the context of the wider OOLTI of which it forms part of, as it is a small extension to existing hardstanding and does not harm the character and openness of the OOLTI, being located in an area which will be viewed in the context of existing built form.
40. No objections are raised to the loss of the existing netball courts on the basis that they are being adequately re-provided (with an additional court which is a benefit to the scheme) or to the loss of a small area of playing pitch as it does not significantly impact the overall sporting capability of the site

Design, Siting, Scale and Massing

41. *The NPPF recognises good design as a key aspect of sustainable development (Para 124) and that development should be sympathetic to local character (Para 127).*
42. *LP 1 sets the Council's intention for all development to be of high architectural and urban design quality, and the character and heritage of the borough to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of*

buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- *compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- *sustainable design and construction*
- *layout, siting and access, including making best use of land;*
- *space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;*
- *inclusive design, connectivity, permeability, natural surveillance and orientation; and*
- *suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site*

43. *LP 39 relates to backland development which must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours with the following being addressed:*

- *Retain plots of sufficient width for adequate separation between dwellings;*
- *Retain similar spacing between new buildings to any established spacing;*
- *Respect the local context, in accordance with policy LP 2 Building Heights;*
- *Incorporate or reflect materials and detailing on existing dwellings*
- *Retain or re-provide features important to character, appearance or wildlife*
- *Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens*
- *Provide adequate servicing, recycling and refuse storage as well as cycle parking;*
- *Result in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.*

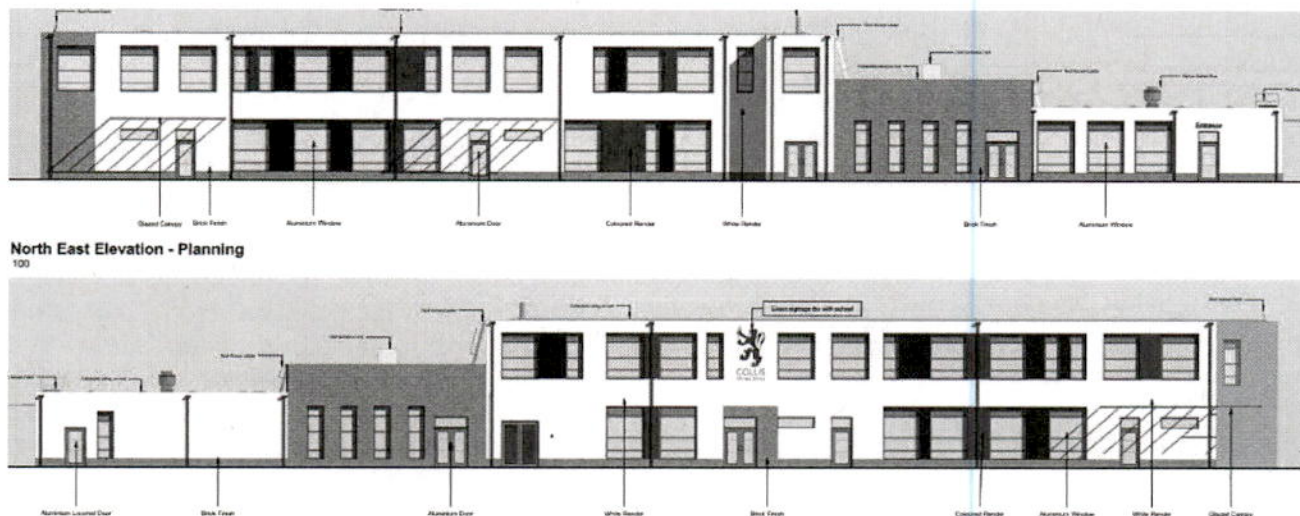
44. Collis Primary School is located on a backland site off Fairfax Road, Teddington. This application is for the replacement of the existing infant and nursery block with a new teaching block in addition to an administration block, replacement netball courts and associated hard and soft landscaping.

45. The existing buildings proposed to be demolished amount to 1,725 sqm of floorspace. The school teaching block has a ground floor footprint of 1,200 sqm (with a total of 1,987sqm of floorspace) and so the development will result in a reduction in overall footprint as this scheme utilises a second storey. This is considered to make efficient use of the site and allow additional play space and soft landscaping. The school block will contain a new dining hall, nursery, 12 classrooms, and art room, library and other ancillary classrooms and offices.

46. The school building is a linear block which is typical of new school building design, as advised by DfE design guidance. In terms of layout, the siting of the building has been influenced by the need to avoid unnecessary development on the school's playing fields and the OOLTI (with the entire school building being outside of the OOLTI designation) and the relationship with neighbours (with the building set away from the northern boundary). It also appears that the existing building footprint has been ruled out on the basis of the increase in sports courts being provided (an increase from 2 to 3 courts) and the school's desire to re-locate the courts away from neighbours immediately to the north.

Other than the points discussed above in relation to the OOLTI and playing pitches, no concerns are raised in with regard to the siting of the building.

47. The school building is part single, part 1.5 and part 2 storeys, ranging in height between 4 - 7.9m. This is not dissimilar in height to surrounding buildings and, given the separation with neighbouring buildings and the manner in which the building steps down to the northern boundary, no concerns are raised in relation to the height.
48. The large building footprint, scale and mass is not reflective of the wider suburban character but is consistent with the existing school site. The design of the building is simple but its massing has been broken down primarily through the variation in height (with the building stepping down from 2 storeys), materials as well as some minor steps in the building line. These features, in particular the change in materials as the building steps down in height (as seen below) and the coloured render which extends to the height of the building, add some verticality and interest to the design of the building, albeit to a limited degree. The deep reveals of openings and the choice of materials will be paramount to the success of this building and further details can be secured by conditions. Efforts have been made to soften the appearance of the eastern elevation facing the OOLTI with a green wall which is supported.



49. A new single storey administrative block is proposed to the front of the site adjacent to the existing two storey school building finished in a mix of brick and a natural green wall. The design, form, scale, height and materials are not objected to subjected to further details being secured by conditions.
50. Netball courts are proposed to the south of the site with a permeable asphalt surface and a 1.8m weldmesh fence which would allow permeability through the site. No concerns are raised and further details of materials can be secured through conditions.
51. Overall, it is acknowledged that the design of the building is largely driven by functionality, school design standards (i.e. optimal building layout, daylight to classrooms, circulation etc), cost-efficiency and the need to reduce the footprint of the development to ensure efficient use of the school site. Whilst the design is largely function in design approach, it is not considered harmful to the character and appearance of the area, and deemed acceptable subject to further details which can be secured through conditions.

Landscaping and boundary treatment

52. The site is largely built form and hard surfacing other than the playing fields to the east of the site. The school block would be located on existing hard surfacing and netball courts with the courts being replaced to the south of the site. A number of existing trees are being felled but these are being replaced by new planting along the edge of the playing fields and various other locations across the site. Otherwise, the only changes to the site landscaping are new soft landscaping where the existing buildings are currently located and a new habitat area. Some new hard surfacing is proposed adjacent to the new school building and the replacement netball courts but otherwise, no significant changes are proposed and no concerns are raised. Further details of hard and soft landscaping can be secured through conditions.
53. The only new fencing proposed is an acoustic fence along part of the northern boundary. Its height is not known but further details can be secured by conditions to ensure the fencing effectively reduces noise at this boundary and retains the privacy and amenity of neighbours.

Residential Amenity

54. *Policy LP 8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:*
- *ensure the design and layout enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*
 - *ensure that proposals are not visually intrusive or have an overbearing impact*
 - *ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.*
 - *Paragraph 4.8.8 states that "the minimum distance of 20 metres between habitable rooms within residential development is for privacy reasons; a greater distance may be required for other reasons, or a lesser distance may be acceptable in some circumstances...the distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking. Where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to 13.5 metres".*
55. The site is surrounded by residential dwellings to the south on Fairfax Road and Harlequin Road, to the west on Rosebank Close, to the north on Southmead Gardens, Kingsmead Close and Kingston Close and to the east on Addison Road and Borland Road.
56. The school day starts at 08:45 and ends at 15:30, there is some variation between departments in the start and finish times and no changes are proposed to the operating hours of the school through this application:
- Nursery – 08:45 to 15:30
 - Infants – 08:50 to 15:15
 - Junior – 08:50 to 15:20
57. The school runs a number of 'before and after' school activities, operating from 08:00 to 17:30 depending on the day. No changes are proposed.
58. The school also offers some community use of the site (including the school buildings and playing fields) during term time and weekends (Saturdays) some of which operate up until

9pm. The school is also used outside of term time (Mon-Fri 08:00-18:00) for summer camps organised by the school. No changes are proposed:

- Rainbows, Brownies and Guides (Term time basis only) – Wednesdays 17:00 to 19:00
- TMT Theatre Arts (Term time basis only) – Saturdays from 09:00 to 18:00
- Football (Summer Term only) – Thursdays 18:00 to 20:00
- Cadets (Term time basis only) – Wednesdays 18:00 to 21:00
- Collis Activity Camp: Kids Holiday camp – Run during the school holidays from Monday to Friday from 08:00 to 18:00

Visual Intrusion

59. No. 8, 9 and 10 Kingsmead Close are most affected by the development. No. 8 Kingsmead Close directly abuts the site's northern boundary but does not appear to have any habitable first floor flank windows directly facing the site. On the ground floor, a flank window directly facing the boundary fencing appears to be a secondary window with the main outlook from this room being to the east. No. 9 Kingsmead Close has a ground floor rear extension and is set away approximately 6m from the site boundary. No. 10 is set away approximately 11m from the boundary. Both of these properties have habitable room windows directly facing the site at the ground and first floors.
60. The proposed school building is largely 2 storeys but steps down to single storey nearest to the boundary with the neighbouring Kingsmead Close properties. The single storey element is 4m in height and is 6m from the northern boundary at its nearest point. The building then steps up to 5.5m in height, being separated from this boundary by approximately 15m. The full height element of the building (extending to approximately 8m) is approximately 23m from the nearest boundary (to the north). Given the modest height of the building, its angle tapering away from the northern boundary and the separation distances from this boundary and the dwellings themselves as outlined above, the proposed school block is not considered to result in an overbearing form of development for any of the neighbours to the north. No concerns are raised with any other elements of the scheme (including the reception play fencing or the fenced netball courts given the separation distance between neighbour boundaries and the height of the fencing.
61. Small glazed canopies are proposed to the north west elevation of the school building (as well as on other flanks also) but these protrude only modestly from the building (approx. 2.4m) and would not unduly affect neighbours to the north in terms of visual intrusion given the separation distance and lightweight use of materials.

Overlooking / privacy

62. The only windows on the north west elevation of the school building are either ground floor openings, high level windows serving the dining hall or a single hallway window. No concerns are raised with regard to the ground floor or high-level window and, given the distance of the hallway window from the neighbour boundary (in excess of 20m), no concerns are raised with regard to overlooking or loss of privacy from this flank. A hallway window and the first floor classrooms windows are orientated north eastwards towards No. 8 Kingsmead Close and Appleby. However, given the orientation of the building and distance to the neighbour boundary (in excess of 25m), no concerns are raised with regard to these windows also.

Daylight and sunlight

63. A daylight and sunlight assessment has been submitted which demonstrates that the proposal would not result in an undue loss of daylight, sunlight or overshadowing to No's 8 and 9 Kingsmead Close which are the two most affected properties.

Noise and disturbance

64. The existing 2 x netball courts are located adjacent to the site's northern boundary (adjacent to Kingsmead Close properties). The proposal intends to replace these, and introduce an additional netball court, in the centre of the site nearer to properties fronting Fairfax Road.
65. An Activity Noise Assessment has been submitted for the use of the re-located netball courts in relation to neighbours on Kingsmead Close and Fairfax Road. The assessment finds that predicted noise levels at nearest receptors on Kingsmead Close and Fairfax Road would be below the guideline noise levels set in the Richmond Borough Council Development Control for Noise Generating and Noise Sensitive Development SPD and Sport England guidance. On the basis of the submitted report, and as the courts are only for school use (and not proposed for community use outside of school hours), the Council's Environmental Health Officer raises no concerns with this part of the scheme.
66. The report does not consider the impact of noise from the reception play areas to the north of the school block. Whilst the site is currently a school playground (thus its use is not changing), the location of a fenced play area would potentially intensify use of the area alongside the northern boundary adjacent to Kingsmead Close properties. The existing netball courts are adjacent to this boundary and likely contribute to the existing noise conditions experienced by neighbours. Notwithstanding, the applicant is proposing an acoustic fence along this boundary to mitigate noise from the nursery play areas. The Council's Environmental Health Officer raises no concerns subject to conditions requiring further details of the acoustic fence.
67. An Acoustic Feasibility Study has been submitted which considers existing baseline noise conditions and the impact of the ventilation strategy and external plant on internal ambient noise levels in line with Acoustic Design of Schools: Performance Standards Building Bulletin 93 guidelines. The report concludes that noise measurements indicate that typical modern façade and roof constructions will result in acceptable internal ambient noise levels. The Council's Environmental Health Officer has confirmed that internal noise levels would be enforced by Building Control and, on this basis, raises no concerns.
68. A Construction Noise and Vibration Assessment has also been submitted to consider the impact of noise and vibration from the demolition and construction phases on nearby noise sensitive receptors. The Council's Environmental Health Officer raises no objections to the application subject to a compliance condition securing the mitigation set out in the report.
69. Furthermore, the report does not consider the use of the pedestrian access to the north of the site. This access path is gated and the gates are only open during certain times of the school day at drop off and pick up times. No changes are proposed to its operation and it is not proposed to be used outside of school hours. Furthermore, an infants access and nursery collection is proposed adjacent to the boundary with Kingsmead Close properties. Whilst this would result in the congregation of staff, parents and children near to this boundary in a location that differs from the existing, this is not considered to result in a change that differs significantly from the existing school operations. This is an operational matter for the school to determine with due consideration to the impact on neighbours.

Light Pollution:

70. External lighting is proposed internally within the site along the access and circulation areas, essentially for pupil safety and security, especially during the winter months. Only limited details of the lighting have been provided but the lighting strategy indicates that the lighting is sited away from the neighbour boundaries and so no concerns are raised

with regard to light pollution to neighbouring properties subject to further details which can be secured by conditions.

Summary:

71. The proposal is not considered to result in undue loss of amenity for neighbours and so is in accordance with LP 8 of the Local Plan, subject to conditions.

Transport

72. *Paragraph 109 of the NPPF states that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*
73. *LP 44 states that the Council will work in partnership to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment. The Council will:*
- *Encourage high trip generating development to be located in areas with good public transport with sufficient capacity, or which are capable of supporting improvements to provide good public transport accessibility and capacity, taking account of local character and context*
 - *Ensure that new development is designed to maximise permeability within and to the immediate vicinity of the development site through the provision of safe and convenient walking and cycling routes and to provide opportunities for walking and cycling, including through the provision of links and enhancements to existing networks.*
 - *Public transport - Ensure that major new developments maximise opportunities to provide safe and convenient access to public transport services. Proposals will be expected to support improvements to existing services and infrastructure where no capacity currently exists or is planned to be provided.*
 - *Ensure that new development does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks. Any impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, including in relation to on-street parking, should be mitigated through the provision of, or contributions towards, necessary and relevant transport improvements.*
74. *LP 45 requires new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment and ensuring making the best use of land. It will achieve this by:*
- *Requiring new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards.*
 - a) *New major development which has servicing needs will be required to demonstrate through the submission of a Delivery and Servicing Plan and Construction and Logistics Plan that it creates no severe impacts on the efficient and safe operation of the road network and no material harm to the living conditions of nearby residents. (This is reflected in LP 46)*
75. *Policy LP 24 requires all major developments to produce site waste management plans to arrange for the efficient handling of construction, excavation and demolition waste and materials.*

Car Parking Standards

76. *Appendix 3 of the Local Plan requires 1 space per 2 staff. Arrangements must also be made for visitor and disabled parking spaces as per London Plan. Facilities for the setting down of coaches off street required.*

Cycle Parking

77. *The London Plan cycle parking standards are 1 space per 8 staff and 1 space per 8 students, and for storage to be safe, enclosed and weatherproof (Sheffield' bike stands would be preferable).*

78. The school has one main vehicular access point from Fairfax Road but also has an additional vehicular access via Harlequin Road located on the site's southern boundary which is used for emergency access only. There are two pedestrian access points to the site; one via Fairfax Road to the southwest and one via an alleyway footpath leading to Cromwell Road to the north. The latter is only open during pick up and drop off times (and is locked outside of these times).

79. The school currently has two on-site car parks totalling 37. no. vehicles including 3 disabled bays. In accordance with London Plan standards, 55 no. spaces (including 20% EvC) should be provided on the basis of there being 110 full time members of staff currently. Whilst the current level of parking does not currently meet the relevant parking standards, it is acknowledged that this proposal is for the replacement of the existing facilities and there are no changes to the number of forms (with the school remaining 3 form entry) or the number of pupils or staff.

80. Whilst concerns have been raised by local residents as to the current on-street parking conditions in the area (which are no doubt affected by the current school operations), given this proposal is not for a school expansion with no changes to pupil/staff numbers, it would be unreasonable to expect additional parking to be provided through this proposal. Furthermore, it is also noted that the school currently has a gold accreditation travel plan (which can be conditioned for a further 5 years as part of this development), that the provision of additional parking spaces would not necessarily encourage sustainable forms of transport and that, given the existing site constraints, the provision of additional car parking would likely put pressure on the existing playing fields and OOLTI. The Council's Transport Officer raises no objections to the proposal on the grounds of car parking provision.

81. The school currently has 14 no. of cycle parking spaces. London Plan standards would require 113 no. cycle parking spaces to be provided for staff and pupils. The existing level of provision is acknowledged by the school to be an under-provision given the Transport Assessment finds 3% (30) of pupils currently cycle to school. The same is also the case for scooter parking provision with the TA identifying that 133 pupils currently travel to school by this means of transport. Whilst there are no specific standards for scooter parking in the London Plan or LBRuT Local Plan, the draft London Plan acknowledges that an appropriate proportion of cycle parking may be met through scooter parking. It is therefore deemed sensible to take this approach. The applicant has confirmed that the indicative area identified for cycle/scooter parking can accommodate 40 no. cycle spaces and 80 no scooter spaces which, in total with the existing 14 no. cycle spaces which would be retained, aligns with the above standards. The cycle storage facility is a two-tier cycle shelter. Whilst this is not ideal for primary age children, admittedly 14 of the required space are for staff and the applicant is of the opinion that older pupils will be able to use the suggested cycle shelter. Whilst this raises some concerns, the Council's Transport Officer raises no objections to this approach and further details of cycle/scooter parking can be secured by conditions.

82. The school intends to continue this with no changes to the existing community use of the site. The applicant has also confirmed that there is not expected to be any community use of the replacement netball courts also and no additional use of these courts forms part of the proposal. Conditions can be applied to restrict the hours of use.
83. Refuse and Servicing – a new bin store is proposed within close boarded fencing. Tracking drawings have been provided demonstrating how refuse vehicles would access the site. Further details of refuse and servicing can be secured by conditions.
84. Construction Management Plan – A Construction and Demolition Management Plan (CDMP) has been submitted. Construction access will be via the Harlequin Road access in the South East of the site ensuring regular school operations are separated from construction traffic, minimising conflict between construction related traffic and children and staff using the school. The construction phasing itself will allow the existing school operations to continue with demolition of the existing school block following the construction of the new block.
85. Swept path details have been provided for heavy goods vehicles required to access the site for construction and demolition phases. The Council's Transport is satisfied with the details provided and has advised that a compliance condition to ensure that the development is carried out in accordance with the approved CDMP which is considered satisfactory for the purposes of this application.

Flood Risk

86. *NPPF (para 158) states "the aim of the sequential test is to steer new development to areas with the lowest risk of flooding". This is reflected in LP 21.*
87. *Policy 5.13 of the London Plan sets out the following Drainage Hierarchy whereby development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible:*
- *store rainwater for later use*
 - *use infiltration techniques, such as porous surfaces in non-clay areas*
 - *attenuate rainwater in ponds or open water features for gradual release*
 - *attenuate rainwater by storing in tanks or sealed water features for gradual release*
 - *discharge rainwater direct to a watercourse*
 - *discharge rainwater to a surface water sewer/drain*
 - *discharge rainwater to the combined sewer.*
88. *Policy LP 21 aims:*
- *to guide development to areas of lower flood risk and sets an intention to avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.*
 - *require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:*
 - *A reduction in surface water discharge to greenfield run-off rates wherever feasible.*
 - *Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface*

water runoff at peak times based on the levels existing prior to the development.

89. Educational establishments are considered to be 'more vulnerable' uses, however, given the site lies within Flood Zone 1 (Land having a less than 1 in 1,000 annual probability of river or sea flooding), the 'Sequential Test' and 'Exception test' set out in national and local policy do not apply. Notwithstanding this, the site is thought to be at risk of groundwater and surface water flooding and therefore a Flood Risk Assessment (FRA), Foul Sewerage Assessment and Sustainable Drainage Statement and associated drawings have been submitted.
90. The submitted FRA identifies areas surrounding the site's existing buildings (including where the proposed building is to be located) as having low risk of surface water flooding. In terms of groundwater flooding, the FRA identifies the site as having high potential for groundwater flooding to occur due to historic records of flood incidents in the surrounding area.
91. In order to mitigate this risk, the finished floor levels of the school block are set at 150mm above external ground levels and permeable surfacing is proposed, including to the replacement netball courts. A surface water drainage strategy is proposed which intends to restrict runoff to 5 l/s (1 in 100 year + climate change). This is proposed through attenuation storage with discharge restricted to public sewers:
 - 179m³ of attenuation storage below permeable surface of netball courts
 - 231m³ of attenuation storage to the south east of the school building
92. Whilst this would not achieve greenfield runoff rates (3.1 l/s), it is acknowledged that this is a significant improvement on the current discharge rates during peak times (which the applicant considers to be between 70-150 l/s) and so the proposal would provide significant betterment which is in accordance with part C.2 of Policy LP 21.
93. The Council's Flood Officer and the Environment Agency raised no objections to the proposal based on the information provided subject to conditions.
94. Sewerage – the site has existing connections to Thames Water sewer system. A new foul water pipe network is proposed to accommodate the development. Thames Water has raised no objections.
95. Water – Thames Water has raised no objections with regard to water network or water treatment infrastructure capacity provision.
96. Overall, the findings and mitigation measures set out in the submitted documents and plans are considered to appropriately address the flood risk on the site, taking into account the need to ensure the development does not exacerbate flood risk beyond the site, subject to a condition requiring further details of the sustainable drainage strategy.

Trees and Ecology

97. *With respect to trees, under policy LP 16, the Council:*
 - *Requires the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or the creation of new, high quality green areas, which deliver amenity and biodiversity benefits.*
 - *resists the loss of trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice;*

- *requires that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;*
 - *requires, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);*
 - *requires new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;*
 - *requires that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations). The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.*
 - *encourages planting, including new trees, shrubs and other significant vegetation where appropriate.*
98. *With regards to ecology, policy LP 15 seeks to preserve and where possible enhance the Borough's biodiversity and specifically requires new development to:*
- *protect biodiversity in, and adjacent to the Borough's designated sites for biodiversity and nature conservation importance (including buffer zones)*
 - *Support enhancements to biodiversity*
 - *incorporate and create new habitats or biodiversity features into development sites and into the design of buildings themselves where appropriate;*
 - *deliver net gain for biodiversity, through incorporation of ecological enhancements, wherever possible;*
 - *ensure new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement surrounding habitats;*
 - *enhance wildlife corridors for the movement of species, including river corridors, where opportunities arise; and*
 - *maximise the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan.*
99. *Policy LP 12 - Green Infrastructure – requires all development proposals to protect, and where opportunities arise enhance, green infrastructure.*
100. The site currently consists of school buildings, amenity grassland, hard surfacing and scattered trees. The site is not a designated biodiversity site and there are no such sites in the immediate vicinity. Bushy park SSSI lies approximately 300m to the south west and Ham Lands and Ham Common Local Nature Reserves are within approximately 1.1km and 2km respectively. The Ecological Appraisal submitted with this application finds the site potential to support breeding birds due to suitable nesting habitat.
101. Bats – No bats found. No evidence of bat use on the site. Negligible potential for bat use. A Bat Roost Assessment similarly found the site (including trees and buildings) to have negligible potential for bats.
102. Badgers - no badgers found. No evidence of badger use on the site. Negligible potential for badger use.
103. Breeding birds - no breeding birds found. No evidence of breeding bird use on the site. High potential for breeding bird use.

104. Amphibians - No amphibians found. No evidence of amphibian use on the site. Negligible potential for amphibian use.
105. Reptiles - No reptiles found. No evidence of reptile use on the site. Negligible potential for reptile use.
106. The Ecological Appraisal makes various recommendations including bat boxes, bird boxes, swift bricks, insect boxes and appropriate external lighting.
107. The proposal will result in the loss of 47 no. of trees and a small area of amenity grassland. This is to be offset through:
- 44 no. new trees planted across the site
 - Habitat area to the north east of the site (approx. 1,300 sqm)
 - 238 sqm of new soft landscaping (a net increase of 17 sqm)
 - Green wall to the admin block and new teaching block
 - Species-specific enhancements (bird, bat and invertebrate boxes)
108. In the north east of the site is an area of unused amenity grassland. The applicant is proposing to plant new trees in this area and to make it a habitat area. Whilst this area currently has biodiversity value as amenity grassland, increased planting in this area offers further biodiversity gains as well providing educational value for pupils.
109. The Council's Ecologist has raised no objections to this application on the basis that a small increase in amenity grassland is proposed across the site, the new habitat area and subject to various conditions including securing the mitigation measures set out in the Ecological Appraisal.

Trees

110. There are no TPOs on the site but there are a number of trees on the northern boundary (outside of the site) which are TPOs.
111. There are currently 144 trees on the site. 47 of these are proposed to be removed to facilitate the development most of which were planted as part of a landscaping scheme for 05/1180/FUL. A further 3 trees located on the site boundaries (all category U) are recommended for removal as they are unsuitable for retention. Trees to be felled:
- 2 x Category A
 - 17 x Category B
 - 24 x Category C
 - 4 x Category U
112. The Council's Tree Officer raises no objections to the loss of specific trees on the site given the trees are generally located within the centre of the site and have limited amenity value. The landscape and planting plans for the site has been revised through the course of this application with planting now proposed in a new habitat area to the north east of the site, new areas of soft landscaping (to the west of the site within the playground) and on the eastern boundary. 44 no of trees are proposed to be planted which is considered to adequately offset the loss of the existing trees. Further details of the planting scheme (including specific species, details of maintenance and of the rooting environment) can be secured by conditions.
113. The Council's Tree Officer raises no concerns with the impact of the development (and construction phase) on and off-site trees (including the TPOs to the north) and further details of protection measures can be secured through conditions.

Summary

114. Overall, the Council's Ecologist is satisfied that the loss of trees and small area of amenity grassland are sufficiently offset through new planting, an overall increase in soft landscaping and species-specific ecological enhancements which can be secured through conditions. A new area of habitat is also proposed which is a benefit to this scheme.
115. Whilst the loss of trees on the site is regrettable, replacement planting is proposed across the site. The Council's tree officer raises no objections to the application and is satisfied that on and off-site trees can be protected during the construction works subject to conditions.

Sustainability

116. *Policies LP 20 and LP 22 set out the sustainability credentials developments should achieve:*
- *More than 1 unit or 100sqm or more of non-residential floor space: Complete the Sustainable Construction Checklist SPD.*
 - *Non-residential buildings over 100sqm: BREEAM 'Excellent' standard.*
 - *From 2019 all major non-residential buildings should achieve zero carbon standards in line with London Plan policy.*
 - *The Council requires developments to contribute towards the Mayor of London target of 25% of heat and power to be generated through localised decentralised energy (DE) systems by 2025. The following will be required:*
 - *All new development will be required to connect to existing DE networks where feasible.*
 - *New non-residential development of 1000sqm or more, will need to provide an assessment of the provision of on-site decentralised energy (DE) networks and combined heat and power (CHP).*
 - *Where feasible, new non-residential development of 1000sqm or more, will need to provide on-site DE and CHP; this is particularly necessary within the clusters identified for DE opportunities in the borough-wide Heat Mapping Study. Where on-site provision is not feasible, provision should be made for future connection to a local DE network should one become available.*
 - *Applicants are required to consider the installation of low, or preferably ultra-low, NOx boilers.*
117. *LP 17 requires green and/or brown roofs to be incorporated into new major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof. The onus is on an applicant to provide evidence and justification if a green roof cannot be incorporated. The Council will expect a green wall to be incorporated, where appropriate, if it has been demonstrated that a green / brown roof is not feasible.*
118. The application has been accompanied with reports which confirm:
- An **Energy Strategy** confirming 36.5% reduction in CO2 emissions through energy demand reduction (11.2%) and renewable energy measures (25.3%). This would be achieved through investing in energy efficient building fabric, fittings and fixtures (i.e. energy efficient boilers) with the remaining reduction being achieved through photovoltaic panels to the roof of the teaching block.
 - A **Sustainable Construction Checklist**, which recognises the development will bring about sustainability improvements beyond general compliance.

- A **BREEAM pre-assessment** giving a score of 'Very Good'. A technical statement has been provided to justify the development's inability to achieve an 'Excellent' rating (as required through LP 22). The note makes the following conclusions which, in terms of the requirements of LP 22, are accepted:
 - the project is on target to achieve all the mandatory minimum criteria for an Excellent rating, notably in relation to energy performance and water use
 - Site constraints as well as technical and economic viability are the key limitations to meeting an Excellent rating
 - A number of reasons are given for not achieving a rating of Excellent, including public transport accessibility (with the site not being served directly by public transport routes), proximity to amenities (with no facilities being within 700m of the site), ecology (with a number of trees needing to be felled to facilitate the development). Furthermore, various other reports and measures which achieve credits are not deemed applicable to this project given it is an existing school and due to the specifics of the development. It is for these reasons, not omissions in the actual building product, which result in the Very Good rating
 - Whilst an Excellent accreditation could potentially be achieved, it would require significant additional work and cost, potentially without any tangible benefit in sustainability or practical terms, and potentially to the extent that the project becomes unviable.
119. The development is therefore exceeding the Local Plan policy requirement of 35% carbon reductions. It is noted that from 2019 the Local Plan requires major non-residential developments to be zero carbon. If applying the policy, an offset contribution of £32,684 would be required to achieve a zero carbon development given the London Plan price of carbon as adopted by the Council. This requirement was included in the Local Plan to align with the London Plan which was expected to be adopted by 2019. The latest Draft London plan changes the requirement to "the final publication of the London Plan".
120. Furthermore, it is accepted that this scheme is for the replacement of school facilities (as opposed to the creation of a new school or an expansion of an existing school) and the applicant has confirmed that DfE funding would not cover such contributions which would need to be met by the school or LBRuT. For the reasons set out above, the Council's Policy department has confirmed that a carbon offset contribution should not be sought for this application.
121. Despite not achieving zero carbon standards, the development is considered to a relatively sustainable form of development which will bring about significant improvements beyond the existing buildings which are being replaced.
122. The Energy Strategy confirms that there are currently no local energy networks that would allow feasible connection. It is proposed to design the system with a district heating connection in place to allow future connection when a local network becomes available which is acceptable in line with LP 22.
123. Green Roofs have not been incorporated into the scheme. The applicant contends that the modular construction of the teaching block, and its standardised form, would prohibit green or brown roofs. The applicant has provided the following justification:
 - The standardised modules have limited load bearing capabilities and the proposed roof (which is designed to accommodate a weight of 1.93kPa) would not be able to take the load of a green roof (estimated alone at 2.94 kPa)

- Would require significant additional costs due to larger foundation pads to the building, reinforced modules (stronger steel beams and columns) to reinforce the structure by creating non-standardised construction modules
 - The installation of a green roof is a significant cost in itself.
 - The applicant estimates that the total additional costs of a green roof would be a minimum of £150,000.00 which the project's budget would not support.
124. A green wall of approximately 53 sqm is proposed on the south east elevation and a green wall of approximately 18 sqm is proposed to admin block. The applicant has significantly increased the extent of green wall through the course of this application but contends that it would not be feasible to provide further green wall due to the expense of the green wall (including long-term maintenance) and the constraints of the school site with active play areas adjacent to the school buildings.
125. Overall, the lack of green roof provision weighs against the scheme albeit this is somewhat offset by the green wall provision. The need for publicly funded developments to be cost-effective is acknowledged and the justification provided (as set out above) is accepted. Whilst the proposal fails to achieve zero carbon development or BREEAM 'Excellent', this is accepted given the context of this application as set out above and as the development is considered to be a sustainable form of development that would bring significant improvements beyond the existing situation, on this basis, it is not considered to prejudice the aims of policy subject to conditions.

Air Quality

126. *Through Policy LP 10, the Council promotes good air quality design and new technologies. Developers should secure at least 'Emissions Neutral' development. The following will be required:*
- *an air quality impact assessment, including where necessary, modelled data;*
 - *mitigation measures to reduce the development's impact upon air quality;*
 - *measures to protect the occupiers of new developments from existing sources;*
 - *strict mitigation for developments to be used by sensitive receptors such as schools, hospitals and care homes in areas of existing poor air quality; this also applies to proposals close to developments used by sensitive receptors*
127. Collis Primary School is sited on Fairfax Rd, a reasonably busy road with access via Kingston Rd or ultimately the A313. The A313 exceeds EU limit values of 40ug/m³ for NO₂ but the school is suitably set back for it not to affect children during the school day.
128. An Air Quality Assessment (AQA) has been submitted which considers the dust and air quality impact from the demolition/construction phase and operation of the school. The AQA recommends various construction phase mitigation measures and it is also noted that much of the construction will occur off-site due to the modular construction. In terms of operation, the AQA considers the development to have a neutral impact in air quality terms as this application is for a replacement school building and there are no increases in staff or pupil numbers.
129. Ultra-low NO_x boilers are proposed and considered adequate. Further details can be secured by conditions to ensure that they achieve appropriate NO_x emissions in line with the Mayor's Construction and Design SPG.
130. The Council's Air Quality Officer supports the London Plan compliant level of cycle/scooter provision. EVc provision was also recommended but, as set out in the

Transport section, this proposal is not increasing pupil/staff numbers and no changes are proposed to parking provision as a consequence which is considered acceptable.

131. The Council's Air Quality Officer raises no objections subject to the following measures which can be secured through conditions:
- Installation of ultra-low NOx boilers throughout, as a minimum – non combustion recommended
 - Robust student and staff travel plans to encourage cycling and walking by all members of the school community.
 - Delivery and servicing plan.
 - Cycle parking in line with current London Plan standards
 - NRMM compliance to current standards.

Conclusion

132. Collis Primary is a 3 form entry primary school and nursery providing educational facilities for pupils aged between 3 and 11. The site contains playing fields to the east OOLTI with the remainder being predominantly buildings and hardstanding used as playing areas and staff parking. The site surrounded by residential dwellings and there are a number of TPOs on the northern boundary of the site. The site is not within, or in close proximity to, a Conservation Area. There is a locally designated BTM to the north of the site.
133. This a full planning application for the demolition of the existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts.
134. Paragraph 94 of the NPPF advises that "*Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education*" and should "*give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications*".
135. The existing infant and nursery block is currently in a poor state of repair and the loss of the existing social infrastructure / educational space has been adequately justified through the re-provision of improved educational facilities, with a small increase of approximately 262 sqm of floorspace, which is a significant benefit to this scheme. No objections are raised to the loss of the existing netball courts on the basis that new and improved facilities are being provided and the loss of a small area of playing pitch does not significantly impact the overall sporting capability of the site. On this basis, the proposal is in accordance with LP 28, LP 29 and LP 31 of the Local Plan.
136. The proposal results in a small loss of OOLTI (37 sqm) which is considered insignificant in the context of the wider OOLTI of which it forms part of, as it is a small extension to existing hardstanding and does not harm the character and openness of the OOLTI. As such, the proposal is in accordance with LP 14 of the Local Plan.
137. The existing buildings are not considered to be in a good state of repair and do not positively contribute to the site or the wider area. By reason of its height, scale, mass, design, materials, siting and relationship with neighbouring buildings, the replacement teaching block (and the modest administration building), is considered acceptable and would bring about an improvement to the existing site and surrounding area, in accordance with LP 1 of the Local Plan.

138. Given its modest height, siting and the separation distances from neighbours to the north, the proposed school block is not considered to result in an overbearing form of development. Given the siting of windows, the separation from the neighbour boundary to the north and the existing use of the site, no concerns are raised with regard to loss of privacy for neighbours. In terms of noise and disturbance, the proposal will result in a change of circumstances for neighbours due to the re-location of the netball courts as well as the new play areas and external plant associated with the teaching block, however, this would not result in a significant change in circumstances to the existing situation or result in undue levels of noise and disturbance for neighbours subject to mitigation which can be secured by conditions. On this basis, the proposal aligns with LP 8 of the Local Plan.
139. No changes are proposed to the level of parking provision but, as this proposal is for the replacement of the existing teaching facilities with no changes to the number of forms (with the school remaining 3 form entry), the Council's Transport Officer is satisfied that the proposal can be accommodated on the surrounding highway and footway network and would not result in a worsening of on-street parking stress in the surrounding area and raises no objections to this application subject to conditions. An appropriate level of cycle and scooter parking is being provided in accordance with adopted cycle parking standards.
140. The proposal will result in the loss of 47 no. trees, which is regrettable, and a small area of amenity grassland. However, these trees are being replaced and a net increase in amenity grassland is being provided across the site. Furthermore, an existing area of unused amenity grassland is being established as a habitat area and various other ecologic enhancements are being proposed. On this basis, and subject to conditions including further details of the landscape and planting scheme and of tree protection measures to safeguard the TPO's on the northern boundary, the Council's Tree and Ecology officers raise no objections and the proposal is compliant with LP 15 and LP 16 of the Local Plan.
141. The proposal fails to achieve zero carbon development or achieve BREEAM 'Excellent', however, this is accepted given the context of this application, the justification provided by the applicant and as it is considered that the scheme is providing a sustainable form of development that would bring significant improvements beyond the existing situation. The scheme fails to provide a green roof which weighs against this scheme. However, a green wall is being provided and the applicant has provided sufficient justification to demonstrate that it would not be feasible or viable to provide a green roof or further green wall provision.

Recommendation: Approval subject to conditions and informatives

Standard Conditions

- AT01** - Development begun within 3 years
- BD10** - Sample Panels of Brickwork
- BD13A** - Materials to be approved
- DV18A** - Refuse Arrangements
- DV29F** - Potentially Contaminated Sites
- DV30** - Refuse Storage
- DV42** - Details of foundations - piling etc
- DV50** - Energy Reduction

DV48 - Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Existing: PL-CPS-AHR-ZZ-ZZ-DR-A-20-001; PL-CPS-AHR-ZZ-ZZ-DR-A-20-101; PL-CPS-AHR-ZZ-ZZ-DR-A-27-001; PL-CPS-AHR-ZZ-ZZ-DR-A-90-001; PL-CPS-AHR-ZZ-ZZ-DR-A-90-002; PL-CPS-AHR-ZZ-ZZ-DR-A-90-003; all received on 27.08.19

Proposed:

PL-CPS-AHR-00-00-DR-A-20-001; PL-CPS-AHR-00-01-DR-A-20-001; PL-CPS-AHR-00-01-DR-A-27-001; PL-CPS-AHR-00-ZZ-DR-A-20-200; PL-CPS-AHR-00-ZZ-DR-A-CGI-001; PL-CPS-AHR-00-ZZ-DR-A-CGI-002; PL-CPS-AHR-00-ZZ-DR-A-CGI-003; PL-CPS-AHR-01-00-DR-A-20-002; PL-CPS-AHR-01-00-DR-A-20-201; PL-CPS-AHR-01-01-DR-A-27-002; PL-CPS-AHR-ZZ-ZZ-DR-A-90-011 P1; PL-CPS-AHR-ZZ-ZZ-DR-A-90-101; 23-19-0-800; 23-19-0-801; 23-19-0-820; 23-19-0-821; 23-19-0-830; 23-19-0-831; 23-19-0-832; 23-19-0-833; 2025-SIS746-ZZ-XX-DR-E-6902 REV P2; 2025-ESS-00-ZZ-DR-W-8002; 2025-ESS-00-ZZ-DR-W-8004-Eaves; 2025-ESS-00-ZZ-DR-W-8009-Window Jamb Detail – Corium; 2025-ESS-00-ZZ-DR-W-8027-Base Detail - End Wall – Nursery; 2025-ESS-00-ZZ-DR-W-8028-Base Detail - Side Wall; BA5897TS Rev A; BA5897TS Rev A; all received on 27.08.19

PL-CPS-AHR-ZZ-ZZ-DR-A-90-002_P1 - Existing Site; 23-19-0-850 Rev A; received on 03.09.19

PL-CPS-AHR-01-00-DR-A-20-102- P1 Admin Block Elevations; PL-CPS-AHR-ZZ-ZZ-DR-A-90-004-P2 Proposed Whole Site; PL-CPS-AHR-ZZ-ZZ-DR-A-90-006-P2 Proposed Site Plan; PL-CPS-AHR-ZZ-ZZ-DR-A-90-007-P1 Planting Plan; 2025-ESS-00-ZZ-DR-W-8030-P1 End Wall Detail_Living Wall; 2025-ESS-00-ZZ-DR-W-8031-P1 Side Wall Detail_Living Wall; all received on 19.10.19

2025-ESS-00-ZZ-DR-W-7012-Site Access Gate; 2025-ESS-00-ZZ-DR-W-7013-Swept Path Assessment; received on 25.10.19

PL-CPS-AHR-00-ZZ-DR-A-20-101 P2 – Elevations; received on 30.10.19

PL-CPS-AHR-ZZ-ZZ-DR-A-90-008 Rev P1-Site Phase 1 and PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2 received on 08.11.19

Reports:

Acoustic Assessment; Activity Noise Assessment; Construction Noise and Vibration Assessment; Acoustic Feasibility Survey; Air Quality Assessment; BREEAM Pre-Assessment; BREEAM Technical Note; Design and Access Statement; Foul Sewage Assessment; SUDS Statement; Preliminary Ecological Appraisal; Preliminary Roost Assessment; Low Zero Carbon Technology Feasibility Study; Sustainability Assessment and Energy Statement; Flood Risk and Drainage Overview; Flood Risk Assessment; Ground Investigation Report; Health Impact Assessment; Planning Statement; Sustainability Construction Checklist; School Travel Plan; Arboricultural Method Statement; all received on 27.08.19

Transport Assessment (Wynns 11.10.19) received on 19.10.19

Construction and Demolition Management Plan (Spatial Initiative 28.10.19); received on 28.10.19

NS01 - BREEAM for Non-Housing

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve a BREEAM Rating of 'Very Good' in

accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

NS02 - Construction and Demolition Management Plan

The development shall not be implemented other than in accordance with the approved Construction and Demolition Management Plan (Spatial Initiative Limited, 28.10.19) received by the LPA on 28.10.19.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

NS03 - Delivery and Servicing Plan – Education Facility

Prior to the occupation of the development hereby approved, a delivery and servicing management plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

NS04 - Cycle / Scooter Parking

Prior to occupation of the development hereby approved, a scheme showing the cycle / scooter parking facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Such drawings to show:

- a. the position, design, materials and finishes thereof.
- b. 80 scooter and 40 sheltered and secure cycle spaces, unless otherwise agreed in writing by the LPA

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

NS05 - Travel Plan

Staff and pupil travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

NS06 - Sustainable Drainage System

Unless otherwise agreed in writing with the Local Planning Authority, no works hereby permitted shall commence until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

NS07 - Energy Reduction

The development hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

REASON: In the interests of energy conservation in accordance with LP 22 of the Local Plan

NS08 - Uses

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) the site shall not be used other than in D1 education use (Non-residential Institutions) and associated ancillary use.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

NS09 - Pupil Numbers / Forms of Entry

The school hereby approved shall not be occupied other than as a 3 form entry school and have no more than 793 nursery and infant school pupils (including existing bulge classes) registered to attend at any one time, unless otherwise agreed in writing by the Local Planning Authority

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

NS10 - Hours

Unless otherwise agreed in writing by the Local Planning Authority, the school shall not operate other than between the hours of 08:00-17:30 Monday to Friday.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

NS11 - Restriction on use of roof

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

NS12 - PD Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

NS13 - Ecological Enhancements

Prior to the occupation of the school hereby approved, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme and shall not be occupied until the enhancements have been implemented in full or in accordance with a timetable of implementation. Such enhancements to include:

- Bat, bird and invertebrate boxes (including 2 woodcrete bird boxes incorporated into the green wall)
- Stag Beetle loggeries and areas of long grass in Planting Area A as indicated on Drawing No. PL-CPS-AHR-ZZ-ZZ-DR-A-90-00-P1

Details to be submitted include:

- specific location
- box type
- construction method.

REASON: To preserve and enhance nature conservation interest in the area.

NS14 - External Illumination

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. Such details to include:

- locations of external lighting
- specifications
- lux plan (vertical as well as horizontal)
- spectrum of proposed lighting prior to implementation.
- Timings
- Measures to reduce spillage

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

NS15 - Green Wall

The development hereby approved shall not be occupied until the green walls have been implemented in full in accordance with the drawings below, unless otherwise agreed in writing by the Local Planning Authority.

- Drawing No's ESS modular 8030- End Wall Detail_Living Wall; DWg number 2025- Ess- 00- ZZ- DR- W- 8030 Rev P1
- ESS modular 8031- Side Wall Detail_Living Wall; DWg number 2025- Ess- 00- ZZ- DR- W- 8031 Rev P1,

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

NS16 - Tree Protection Method Statement

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be implemented other than in accordance with the approved Tree Protection Method Statement (Barnes Associates, 19th August 2019) and Tree Survey Constraints Plan (Drawing Number BA5897TS Rev A); received by the LPA on 27.08.2019.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

NS17 - Tree Planting Scheme Required.

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local

planning authority and thereafter implemented. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- i. Details of the quantity, size, species, and position,
- ii. Rooting environment
- iii. Planting methodology
- iv. Proposed time of planting (season)
- v. 5 year maintenance and management programme.

2. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

NS18 - Hard and Soft Landscaping Works

a. Before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials; hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works.

i. Hardstanding should be permeable.

b. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

c. All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

NS19 - Landscape management

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of the development hereby approved, a landscape management plan for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the use of the site (including Planting Area A as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-00), management responsibilities and maintenance schedules over a minimum period of 10 years

from the date of completion of the landscaping scheme shall be submitted to and approved in writing by the local planning authority.

2. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

REASON: To accord with the terms of the application and to preserve and enhance nature conservation interests

NS20 - Air Quality- NRMM

All Non-Road Mobile Machinery (NRMM) should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality

NS21 - Environment Agency Condition 1

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, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

NS22 - Environment Agency Condition 2

Unless otherwise agreed in writing by the Local Planning Authority, no drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

NS23 - Mechanical Services Noise Control

Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied. The development shall not be implemented and maintained other than in accordance with the approved scheme:

- a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times

that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the requirements of parts (a) and (b) above have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

NS24 - Odour Impact from the use of the kitchen extraction system- Odour control condition

a) Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of the development hereby approved, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b) The scheme shall apply the risk assessment approach outlined within the council's SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbouring residents.

NS25 - School Internal Noise Protection Scheme

a) Prior to the occupation of the school to which the application refers a scheme providing for the specification of building envelope & facade insulation & associated ventilation of the proposed development shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail aircraft, so as to achieve the internal ambient noise levels detailed in Table 1: noise activity and sensitivity levels and upper limits for indoor ambient noise level in Acoustic Design of Schools: Performance Standards Building Bulletin 93 February 2015. Any works which form part of the scheme shall be completed in accordance with the approved details before the school is occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole building ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the facade(s) most exposed to noise (and any local sources of air pollution).

b) A commissioning acoustic test and report shall be undertaken before the occupation of the building in order to demonstrate that condition 1(a) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise.

NS26 - Nursery Play Area Noise Control Condition

a) Unless otherwise agreed in writing by the Local Planning Authority, a scheme to protect noise sensitive premises against noise generated from the use of the nursery play area shall be submitted to and approved by the LPA. The scheme shall be completed in accordance with the approved details prior to the first use of the proposed development and retained thereafter.

b) The equivalent continuous sound Level LAeq,T emitted from the use of the nursery play area as measured on the boundary of representative noise sensitive premises to include;

- Kingsmeade Close

or when measured elsewhere and calculated to said locations, shall not exceed 50dB(A)

LAeq, 1hour at all times that the nursery play area is in use;

c) A commissioning acoustic test and report shall be undertaken before the first use of the development in order to demonstrate that part (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

NS27 - Construction Noise and Vibration Method Statement

Unless otherwise agreed in writing by the LPA, the development hereby approved shall not be implemented other than in strict accordance with the noise mitigation details provided in the Construction Noise and Vibration Assessment Report (Syntegra Consulting reference 17/3872 dated July 2019).

REASON: In order to safeguard the amenities of neighbouring residents.

NS28 - Temporary Playing Field Arrangement

a. The development hereby approved shall not be implemented other than accordance with the temporary playing pitch arrangements as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-008 Rev P1-Site Phase 1 and PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2 to ensure that the existing playing pitches are safely retained in use during the construction and demolition works.

b. The playing pitches shall be retained thereafter for the entire duration of the construction and demolition works.

c. Prior to the occupation of the development hereby approved the playing pitches on site shall be instated to their former condition (prior to commencement of development).

REASON: To ensure the continued use of the sports pitches and to accord with the intentions of LP 31 of the Local Plan.

Informatives

COMH07 - Composite Informative

IL25C - NPPF APPROVAL - Para. 186 and 187

IH08A - Travel Plan

IL01 - Environment Agency Informative

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- The Position statement on the Definition of Waste: Development Industry Code of Practice;
- The Environment Agency's approach to groundwater protection (section J7, p.34)
- The Environmental regulations page on GOV.UK

IL02 - Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may affect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- Hydraulic Piling
- Auger Piling
- Diaphragm Walling

IL03 - Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

IL04 - CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

IL05 - NPPF APPROVAL - Para 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework,

Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- Providing a formal pre-application and duty officer service
- Providing written policies and guidance, all of which is available to view on the Council's website
- Where appropriate, negotiating amendments to secure a positive decision
- Determining applications in a timely manner

In this instance: The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and the application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case

IL06 - Disabled persons-Educat'l build'gs

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.

IL07 - Use of hardwoods

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

IL08 - Trees - Protective fencing

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

IL09 - Trees - Size of new stock

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

IL10 - Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

IL11 - Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

IL12 - Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site.

The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

IL13 - Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites.

Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm

- Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites. Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IL14 - Thames Water Informative:

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

IL15 - Thames Water Informative 2:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.