

Agenda Item 11

Supplementary Information

Planning Committee on 9 March, 2016

Case No.

15/5240

Location	Uxendon Manor Primary School, Vista Way, Harrow, HA3 0UX
Description	Expansion of current 2FE to 4FE primary school with associated landscape works and including: <ol style="list-style-type: none">1. Demolition of two classroom blocks, sports hall, toilet wing and staff room.2. Construction of new 2 storey block providing 16 classrooms and associated spaces linking to existing building, new single storey providing 4 classrooms and associated spaces in SE corner of the site and a new larger sports hall.3. Internal alterations and remodelling to main school building providing enlarged reception and main entrance, converting existing reception classrooms into new music/dance studio space and upgrading and remodelling of the existing kitchen and dining hall.4. New incoming electrical connection5. Provision of temporary classrooms and toilets for the duration of the works, including creation of services connections

Agenda Page Number: 215

Members Site Visit

Members visited the site on Saturday 5 March 2016. The following queries have been raised:

- Is there any potential for grey-water re-use?

The agent has advised that grey-water use was discounted as an option within the sustainability strategy for Uxendon Manor Primary School because of the relatively low water volume used in the kitchen and sinks. Add to this the intermittent use of the facilities (for example limited by the length of school day and holiday periods) grey-water recycling would not merit the capital cost and use of area for storage/treatment/pump plant. Above all the environmental benefits are low impact in this setting.

Similarly, rain-water harvesting for toilet flushing would require substantial storage and may not serve its purpose as the school WCs flushes are not used on a regular basis, restricted by the school day and school term. In other words, water would be stored that is not required and would eventually overflow to attenuation tanks already providing sustainable drainage.

The scheme does achieve carbon reduction 40% improvement on Part L 2010 Building Regulation, which is comparable to a target of 35% reduction from 2013 Building Regulations, and will achieve BREEAM 'Very Good'. This has been discussed within paragraphs 56 to 68 of the main committee report.

- Have the effects on sewerage infrastructure been considered

This matter is discussed in more detail below.

Additional comments received

An objection has been received by an Urban Drainage consultant raising the following concerns:

- Surcharging of the sewer network above cover levels in this area is well known. The main area affected within the School is cordoned off and sewage litter is present within that area. This area is close to the proposed footpath and the proposed Orchard. Public Health and Sanitation is an issue to be addressed.
- Works carried out directly above the crown of the Sewer i.e. demolition of buildings and subsequent backfilling and soil compacting will impose stresses into the crown of the sewer.

The Lead Local Flooding Authority has provided the following information

At Uxendon Manor School, the applicant has taken into consideration flooding risks and are providing suitable

Document Imaged

SuDS and proposed discharge from the new school is considerably less than existing. This will reduce the flooding risks. As part of the Flood and Water Management Act 2010, we are required to manage flood risks arising from surface water, ordinary watercourses and ground water but not from foul sewer as this is the responsibility of Water Company.

The Lead Local Flooding Authority has been meeting with Thames Water, the Environment Agency and LB Harrow regarding flooding in Harrow and Brent North, with the most recent meeting taking place yesterday. Thames Water are preparing a drainage model to identify the flooding problems and then find suitable solutions. Areas within Brent that are affected include Belvedere Way and Preston Hill and the number of properties affected by internal flooding are very few.

The flooding in this area is a combination of foul and surface water and this is mainly due to surface water spillage into foul sewer in Harrow as they have shared manholes. There are also a number of cross connections between foul and surface water.

The main proposals are to separate surface water from foul sewer and provide storage in foul and surface water sewer systems in various locations. There are four areas in Harrow and by implementing schemes in Harrow, this will drastically reduce the flow in Brent and flooding risks will be reduced. The scheme we discussed in Brent is likely to be a storage in Woodcock Park and in Fryent Country Park and this will be mainly a large pond or enlarging existing watercourse. The flooding in Preston park and North Brent is mainly due to foul sewer and Thames Water are exploring the options to provide additional storage.

The following additional queries have been raised by Councillor Colwill.

- **There should be at least 5 holding tanks put in to elevate flooding**

The Local Lead Flood Authority has advised that the scheme has designed the sewer for 1:100 year storm and they have provided adequate storage with controlled discharge.

- **Parking restrictions (one hour in the morning and one hour in the afternoon) should be included on the roads that lead to the school to allow the roads to be kept clear**

This planning application seeks to introduce a number of waiting restrictions throughout the area to address obstructive parking issues. They are mostly double yellow lines at junctions and turning circles. Your officers in Transportation have also advised that a number of parking restrictions are being considered within the area. These measures include seeking to introduce a 3hr restriction along Woodcock Hill. They have advised that 1 hr restrictions have enforcement implications.

Additional comments have also been received by two residents raising the following:

- **How Brent Council intend to deal with potentially a doubling of traffic in our area**

The Highway considerations of the scheme have already been discussed. Reference should be made to the paragraphs 112 to 123 of the main committee report.

- **Errors on pages 228 and 229 of the main committee report as reference is made to gardens of Vista Way. This is incorrect as it should be rear on Regal Way.**

Your offices can confirm that the report does incorrectly refer to Vista Way within paragraphs 42 to 47. This should be rear gardens of Regal Way. This is a typing error and your officers can confirm that when considering the impact of the proposal, consideration was given to the houses and rear gardens on Regal Way.

Recommendation: Remains approval subject to the conditions as set out after paragraph 150 of the main committee report.