

**Committee Report
Planning Committee on 23 February, 2011**

**Item No. 3/02
Case No. 10/3203**

RECEIVED: 13 December, 2010

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

PROPOSAL: Erection of a one and two storey building to form a permanent primary school in the grounds of Preston Manor High School, with a new access between 109 & 111 Carlton Avenue East, comprising new classrooms, small and large halls, staff room, reception, kitchen and office space, with plant and photovoltaic panels, revised landscaping incorporating car park, a new Multi Use Games Area, (MUGA,) play areas, access paths, external amphitheatre and new trees

APPLICANT: Major Projects (London Borough of Brent)

CONTACT: Mott MacDonald

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

To either:

- (a) Resolve to Grant Planning Permission, subject to a s106 legal agreement, or
- (b) If within a reasonable period the applicant fails to demonstrate the ability to provide for the s106 terms and meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission.

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:

- (a) Payment of the Council's legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance.
- (b) Prior to Occupation submit, gain approval for and adhere to a Community Access Plan of the school, covering public access to the small and large halls and MUGA for not less than 20 hours a week at rates comparable to council facilities.
- (c) Prior to Occupation submit, gain approval for and adhere to a Travel Plan of the school.
- (d) Sustainability - submission and compliance with the Sustainability check-list ensuring a minimum of 50% score is achieved and BREEAM EXCELLENT with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.
- (e) Offset 20% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the

- council who will provide that level of offset renewable generation.
- (f) Join and adhere to the Considerate Contractors scheme.
 - (g) Prior to Material Start a contribution of £25,000 towards local highways improvements.
 - (h) Funding/ undertaking of works in the public highway in the vicinity of the site through s278 of the Highways Act 1980 to include:
 - (i) construction of a new access road with footways into the site, including lighting and drainage;
 - (ii) amendments to the junction of the site access/Princess Avenue/Carlton Avenue East to provide standard kerb radii on each side of the junction with a speed table and tactile paving (together with associated amendments to the crossovers into the adjoining properties);
 - (iii) provision of footways along both sides of Princess Avenue;
 - (iv) provision of suitable signing and lining for the school (incl. SCHOOL KEEP CLEAR markings and advance warning signs);
 - (i) Prior to Material Start a contribution of £7500 towards the provision of a new cricket table at Eton Grove to cover installation, maintenance and management agreements

And, to authorise the Head of Area Planning, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

The site takes up approximately a 0.6 hectare section of the existing school grounds of Preston Manor High School. The site lies in the top north-eastern section of the school grounds and is roughly triangular in shape. About a third of the site consists of an overgrown scrubby area along the northern and eastern boundaries, the rest is mown grass and forms part of the high school's playingfield. The grassed area is not marked out as a sports pitch but is occasionally used by the high school for sports purposes. The more overgrown areas along the boundaries have been subject to a habitat assessment, and no endangered species have been found. The Council's Arboricultural officer confirms that no trees in this area are worthy of a Tree Preservation Order. The site is not situated within a conservation area.

The proposed school is to be accessed between 109 & 111 Carlton Avenue East. An existing maintenance track is to be upgraded here to a road, which will extend east to the existing highway, Carlton Avenue East, with its junction to Princess Avenue. The eastern school boundary to the south of the access has an existing mixed character of fences, (including open mesh fencing,) with some hedges and trees.

PROPOSAL

Erection of a one and two storey building to form a permanent primary school in the grounds of Preston Manor High School, with a new access between 109 & 111 Carlton Avenue East. The building will provide a 2 form entry primary school, with learning facilities for reception classes through to to year 6, (4 to 11 year olds.) The facilities will consist of 14 standard classrooms, an information & communication technology (ICT) room, a design and technology classroom, a library, main hall and small hall. Staff areas include offices and reception/ administration. The main halls have been designed to be accessible out of hours including a new MUGA area that can be used by the local community out of school hours. Plant and photovoltaic panels are proposed. On site landscaping incorporates a car park, and a new Multi Use Games Area, (MUGA,) play areas, access paths, external amphitheatre, new shrubs, plants and trees.

The primary school will be built as a 420 place school, but it is not proposed to be fully occupied until 2016. It will have 120 pupils in September 2011, (60 pupils from the existing temporary school and 60 new intake,) and each subsequent year the school will increase by 60 pupils until it reaches 420 spaces.

HISTORY

Many history records on file, but the most relevant recent applications are:

- 17/12/10 Temporary planning permission granted for the erection of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space (Ref 10/2738)
- 10/01/08 Planning permission granted for the erection of a single-storey block comprising of 14 new classrooms, toilets and office space; the erection of a new sports hall; the relocation of outdoor hard play area and the relocation of 2 existing mobile classroom buildings and removal of 1 mobile classroom (Ref: 07/3033).
- 01/06/2004 Planning permission granted for the erection of two single storey portable buildings for use as classrooms to replace recently fire damaged portable building (Ref: 04/0575).
- 28/01/00 An appealed against the non-determination of an application for the erection of 61 detached and semi-detached dwellings with associated car-parking and amenity space; rearrangement of the existing sports pitches and provision of an all-weather floodlit playing area, and erection of a mixed school building dismissed (Ref: 99/0652).
- 12/10/99 Planning permission refused for the erection of 61 detached and semi-detached dwellings with associated car-parking and amenity space; rearrangement of the existing sports pitches and provision of an all-weather floodlit playing area, and erection of a mixed school building (Ref: 99/0582).

POLICY CONSIDERATIONS

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Policy Guidance 17 – Planning for open space, sport and recreation

Planning Policy Statement 25 – Development & Flood Risk

Planning Policy Statement – A sporting future for the playing fields of England

Brent's Unitary Development Plan 2004

BE2- Townscape- Local Context and Character

BE5 – Urban Clarity & Safety

BE8 – Lighting and Light pollution

BE9- Architectural quality

BE12 – Sustainable Design Principles

BE17 – Building services equipment

EP2 – Noise & Vibration

EP6- Contaminated Land

H22 – Protection of Residential amenity

TRN3 – Environmental Impact of Traffic

TRN4 – Measures to make Transport Impact acceptable

TRN11 – The London Cycle Network

TRN22 – Parking standards- non-residential developments

TRN34 – Servicing in New development

TRN35 – Transport access for disabled people and others with mobility difficulties

CF2- Location of small scale Community Facilities

CF10 – Development within school grounds

Brent's Core Strategy 2010

CP18 – Protection and Enhancement of Open Space, Sports and Biodiversity

CP19 – Brent Strategic Climate Mitigation and Adaptation Measures

CP23 – Protection of existing and provision of new Community and Cultural Facilities

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

SUSTAINABILITY ASSESSMENT

The proposed school will have a total floorspace of 2271.29sqm. The Energy Statement indicates that the applicants originally expected to meet the London Plan requirement to offset 20% of on-site CO2 emissions using a ground source heat pump and approx 150sqm roof-mounted photovoltaic cells. In order to meet this level, the proposed school must off-set 19,594kg/CO2/annum. The applicants calculate that they will off-set 20,714kg/CO2. To ensure that the 20% carbon offset target is met it is included as a s106 requirement. The school will also use passive measures such as high efficiency glazing and thermal insulation, to maximize the building's efficiency. During the course of the application the applicants have confirmed that they now expect to provide 20% of CO2 emissions entirely through PV panels. This will result in an area 285sqm of PV cells. These have been designed to be visible from the ground, in order to enhance pupils' educational experience.

The applicants are required to submit and comply with the Sustainability check-list Form TP6 ensuring a minimum of 50% score is achieved and BREEAM Excellent with compensation should it not be delivered. In addition applicants are expected to adhere to the Demolition Protocol. The applicants score themselves 62.5 on the Sustainable Checklist. Officers score them at 36. Developments are usually expected to score at least 50, although the TP6 checklist is biased towards higher scores in residential development. Whilst it may be difficult to achieve 50 on a school site, a higher score than 36 would be a requirement of any associated s106 legal agreement. Officers can see how a score of 47 could be achieved if further information was provided.

The pre-assessment of Preston Manor Primary School has demonstrated an overall "Excellent" rating on BREEAMs 2008 educational building measurement with a score of 82.58%. This complies with the requirements of policy CP19.

The school will be heated by 3 gas boilers. The new hall will be heated by a wet underfloor heating system. The majority of the school will be temperature controlled by low surface temperature sensors. Classrooms will be cooled in summer with motorized inlet dampers, grilles, stack ventilation, brise soleil and openable windows. In winter the natural ventilation openings will be closed and an extract air handling unit will recover heat. The kitchen area will also have a mechanical extraction ventilation system. Perimeter photocell controllers will control when low light levels require artificial lights to be on in the building. External lights will be controlled by photo-electric cells and/or timers, so that they only operate when required.

CONSULTATION

Consultation letters were sent out on the 23/12/10 to 320 properties including properties on Ashley Gardens, Aylands Close, Carlton Avenue East, Forty Avenue, Perrin Grange, Highfield Avenue, Hollycroft Avenue, Keysham Court, Preston Road, Orchid Court and Carlton Parade.

2 Site notices 20/12/10

Press notice 30/12/10

13 letters of objection received, raising the following issues:

Lack of clarity in the application documents/ consultation

- The planning statement is misleading, until you read the addendum, which clarifies 3.1 that the school will be built as a 420 pupil school, but will not be fully occupied until 2016.
- The Consultation periods and people to write to on notices differ from what residents were told at public meetings. This seems like a shoddy attempt by Brent Council and Preston Manor High School to push through the plans without sufficient consultation, or giving tax-paying residents time to object
- The school consultation should have notified residents on Elmstead Avenue and CAE, and not added them as an after-thought
- Residents have not been allowed 21 days to comment. The consultation dates appear to have been cut

Loss of green-space

- 109&111 CAE raise concerns about their fence being damaged by the proposal, and they require access to their garages to be maintained
- The proposal will result in further loss of green space
- The Planning Inspector found in the planning appeal by Preston Manor School and St Georges West London Ltd in their report of 30/03/00, pg 15 Annex A, 10.7 "The degree to which loss of private view is a material consideration to be protected in the public interest, is a matter of law... the open prospect makes a valuable contribution to the general environment of the area... a material loss of openness would undermine the attractiveness of the residential area
- The Planning Inspector found in 2000, "once lost to development, open space is unlikely to be regained so that there is little prospect of any increase in overall provision in Brent."
- The 2 storey building will result in a loss of privacy and outlook for residents
- The northern end of the site has become scrub after the pavilion building burnt down. The grassed area is regularly used for training and sports purposes, which is cynically described as hardly used in the consultation documents

Traffic concerns

- Traffic control in the area is poor, and does not allow for more vehicles to use the already inadequate roads
- How will Brent deal with the extra traffic congestion and parking issues?
- The proposals will result in more cars dropping off children. This will lead to congestion on CAE, Princess Avenue and Elmstead Avenue, leading to rat-runs, and possibly a CPZ or one-way roads, which residents do not want
- Monitoring parking during snowy conditions will not indicate a true reflection of the existing problem
- Have alternative entrances been considered to minimise traffic impact, for example, Ashley Gardens for parent parking, and the main High School entrance for pedestrians
- A second school entrance onto CAE will have a detrimental impact on parking and traffic for CAE and Elmstead Avenue residents, it would be better if Ashley Gardens school were to be retained
- A MUGA is not needed on site, nor is an external amphitheatre. If these are hired out to the public, this will worsen parking further
- The parking spaces for staff will be one per 5 staff. This will create insufficient parking with approx 50 staff, they will be forced to park on CAE, Princess avenue and Elmstead Avenue, which is unfair on local residents
- Brent Council are waiting for an excuse to introduce CPZs, so residents will have to pay for their parking

- The traffic congestion arising from the proposal will raise safety concerns for pedestrians and children
- Cars and lorries use CAE as a short-cut from Forty Avenue to Preston Road. Most drivers show little respect for the speed, despite the road humps. It is like Brands Hatch already, without the new school
- CAE already has congestion with people parking to use the Preston Road station, or existing school. There is not enough parking on surrounding roads for parents collecting and dropping off children.
- The parked cars lead to vehicles speeding between the retained gaps, leading to many unreported accidents
- The congestion on CAE is sometimes so bad that cars mount the kerb and drive inside of parked cars along the grass verge to get by. This would be dangerous for pedestrians, and cyclists, particularly young children. It is only a matter of time before a serious accident occurs. Those making the application share a degree of culpability
- There is no protection of existing residents parking
- An existing nursery in the church is already causing parking problems for local people
- Preston Road is a bottle-neck of traffic, generating noise without the school, which can only add to it.
- The parking/congestion around the Ark was not properly considered. This proposal for only 13 parking spaces also seems flawed. A more realistic approach should be considered
- More parking should be provided within the school grounds for drop-off rather than relying on adjoining roads
- The Council should consider a CPZ
- Local residents will be trapped by the congestion, particularly around school opening and closing, and on refuse collection days
- The buses waiting outside the Ark Academy are an accident waiting to happen, as cars swerve over the central line to avoid them. This, like the current proposal shows a lack of foresight regarding traffic problems
- The greatest deficit of school places is in the south of the Borough, meaning that the majority of children will travel from outside the area. The existing school uses up the majority of spaces on the road. Where will all of the new vehicles park at school opening and closing times?
- Brent Council should enforce existing parking controls
- Wooden posts should be placed on the grass verges to stop vehicles mounting them, at more cost
- St Erconwalds Church, the existing nursery school also causes congestion in the local area already
- Transporting children to the school will increase carbon footprints

Noise and disturbance

- An access between 109&111 CAE will generate more noise and traffic to unbearable levels
- The proposal will result in garage removal vehicles and other cars using Princess Avenue and the access track, resulting in unacceptable levels of noise, smell and dust as only one access is proposed
- Waiting parents leave their car engines running for heat or air conditioning
- Local buses are already full from the High School children. How will the proposed children reach the school?
- Out of hours use of the school will worsen the noise problems
- The quietness of the area will be disturbed by the shrill noise of young children during play-time

Other

- The fall of the land of approx 3m will not assist residents living in CAE, only those who live to the north.
- The proposed cycle shelter will harm the quality of the neighbouring garden, which has a vegetable patch at the end, and is unencumbered by trees
- The school fields are used as a helicopter landing site for dignitaries on Event Days
- The behaviour of existing school children in local streets is aggressive towards residents and visitors
- The existing students leave high amounts of litter in the area
- The interests and concerns of local residents must be taken into account, the majority are against the additional projected pupil intake
- Who will provide funding for the proposed school?
- The children filling the proposed school should have been considered when they were born 4 years ago, rather than as an after-thought by Brent Council
- The children in the proposed primary school will automatically have a place at the High School, disadvantaging the children who live locally from getting a place
- We have been advised that there are a number of schools within the Borough, such as Chalkhill Primary that are under-utilised, and could provide spaces for children rather than requiring an entirely new school
- The new school will cost, not just for the initial set-up, but its continued maintenance for years to come. How will the Council continue to fund the school?
- The High School's Ofsted rating has fallen. Resources should be focussed on increasing this again, rather than expanding
- Parents of pupils at the school have voted against its expansion
- The fields were originally bequeathed with covenants. Does Brent have the right to build on it?
- In 2000 local residents successfully resisted building on the school grounds, which is subject to restrictive covenants
- Brent have fenced the fields, preventing residents access
- People living at the new housing at Wembley Link will need schools and shops, etc. The pressure on the area will keep rising
- Preston Manor itself opposed an all-through school at the Ark
- Does Preston Manor plan to become an Academy?
- The existing High School children intimidate other footpath users
- The local houses are predominately 1930s semi-detached. The design of the new school and type of materials are completely out of keeping.
- None of the other local schools have buildings and play areas as close to housing
- There is not need for the facilities to be useable by the local community. The MUGA at Tenterden Playing fields are hardly used. This and the proposed MUGA at King Edward VII park are both in walking distance
- The only users of the proposed MUGA are likely to be drug takers, dealers and dangerous dog owners from the Hirst Crescent area. The Safer Neighbourhoods team will not want a new MUGA near an area with known anti-social behaviour problems
- Public access out of hours, will allow low life access to local residential properties, security and lighting will be costly 24/7
- The need for a primary school is not in the local area. The need for spaces may not continue to grow, particularly if the economic crisis leads to the overseas population going home.
- The new school will be too far for children to travel to, and not all the spaces will be taken up. The school could become a white elephant
- It seems obscene to be spending on a new school when Brent are cutting elderly

and disabled services

- The application should not be rubber-stamped approved. As the applicant is Brent Council. The planning officer is employed by Brent, and councillors are told to toe the line.
- Are there enough funds to cover the shortfall from the Comprehensive Review Programme? How will the shortfall be made up? How will on-going costs be met?
- The Wembley Area Consultative Forum on 20th October minuted no support for a proposed school
- With 3 junior schools close by, there is no need for a primary school here
- The proposed primary school will result in just under 2000 children on site
- Bus stops are already taken over by High School children
- How much has the planning application cost the Council? The supporting documentation is needlessly padded
- More children than just 300 six formers leave the school at lunch times, leading to litter problems, which are not policed by the school
- Who has assessed whether the proposal meets fire standards
- Will the primary school be built on contaminated soil?

Environmental Health – no objections subject to conditions regarding contaminated land remediation and verification. A noise impact assessment in relation to the MUGA is required. The acoustic barrier proposed should be detailed.

Landscape Design – no objections subject to conditions on hard and soft landscaping (including dense boundary planting, ground cover shrubs and trees,) levels, lights, boundary treatments, green roofs, play areas, green wall and roofs, insitu seating and planters, amphitheatre, steps, and trees to be protected during construction works to BS5837 standards. There is a discrepancy in relation to the retention of an oak on site. Details of play equipment should be provided. The use of concrete across the site is not advocated as it becomes stained over time. Coloured tarmac is likely to degrade in the proposed mastertint areas, leading to weed growth, particularly where excessive edging would be required for the large number of narrow strips proposed.

Highways-no objections subject to s106 to achieve a revised School Travel Plan; Funding/undertaking of works in the public highway in the vicinity of the site through an Agreement under S278 of the Highways Act 1980 to include: (a) construction of a new access road with footways into the site, including lighting and drainage; (b) amendments to the junction of the site access/Princess Avenue/Carlton Avenue East to provide standard kerb radii on each side of the junction with a speed table and tactile paving (together with associated amendments to the crossovers into the adjoining properties); (c) provision of footways along both sides of Princess Avenue; (d) provision of suitable signing and lining for the school (incl. SCHOOL KEEP CLEAR markings and advance warning signs); Provision of a sum of £25,000 towards potential on-street parking controls in the area.

A revised car park layout is also required, demonstrating that refuse and service vehicles would be able to turn within the site and providing segregated and safe pedestrian routes into the building entrance. The latter will also need to include a pedestrian footpath from Ashley Gardens.

Environment Agency – the site is less than 1 ha. It is important to ensure that the site adheres to the SUDs hierarchy. Surface water must be appropriately managed to ensure no harm elsewhere. Educational flood management methods should be used wherever possible

Urban Design – no objections, but suggestions on quality of materials, and a method of demarcating the school entrance route

Sport England –raised concerns at pre-application, but formal comments awaited, and will be reported in the supplementary

REMARKS

Introduction

This application is for the erection of a permanent primary school to meet an identified need to provide education places within the Borough. The main planning considerations are as follows:

- Community facility/ need
- Size and scale of proposed building upon surroundings including residential amenities, the school playing fields, boundaries and pitches
- Environmental impact assessment
- Impact on open space and sports provision
- Transportation impacts
- Flood risk

Demand for Primary Places

Changes in Brent's population has created increasing demand for school places. The number of four year olds on school rolls is expected to rise strongly over the next three to four years.

In 2009-10, Brent Council analysed the increased demand for places and added a further 68 reception places, at Anson Primary School (7) Park Lane (30) Newfield (30) Avigdor Hirsch Torah Temimah (1), providing a total of 3428 reception places. Despite adding new places, there remains a shortfall of reception places in the Borough. As of 29 July 2010, there were 164 children of primary school age without a school place for the 2009/10 academic year. For the 2010-11 academic year beginning next September, temporary provision for 135 additional reception places has been created in the following schools; Brentfield (30) Wykeham (30) Braintcroft (30) Islamia (30) St Robert Southwell (15).

Applications for reception places 2010-11 are up on last year with 3817 applications compared to 3583 for 2009-10. Since the closing date for applications a further 295 have been received, making a total of 4112 applications. More applications will have come in since the start of the academic year.

As of 15 September 2010, after the additional 135 temporary places are taken into account, 208 Reception children are still unplaced, with 40 vacancies overall in schools; this leaves a net shortage of 168 Reception places in the current academic year. New arrivals to Brent continue to seek reception places. Furthermore many places at Brent's faith schools are taken up by children from outside the borough.

There is also a mismatch between where vacancies exist and where unplaced children live. Most parents seek a local school for primary aged children. During 2009-2010 in some cases the LA has had to offer places up to 5 kilometres away from where children live as this was the nearest offer that could be made.

The Local Authority (LA) consulted with primary schools in the borough to explore the possibility of increasing the number of school places. It has been evident that the demand for places would be greater than the number of available places. This assessment was based on the number of applications received by the LA, the current forecast of student numbers and feedback from schools. Subsequently, the LA reviewed capacity constraints at all primary schools and identified the maximum need for school places in local areas. Discussions have taken place with schools that were suitable and willing for expansion. This was followed by an initial feasibility assessment.

Preston Manor High School

The Local Authority has asked the governing body of Preston Manor High School to consider the proposal to expand the school by creating a new permanent two form of entry primary school to

open in September 2011.

Preston Manor High School is a Foundation school using the admission arrangements set by the Governing Body. It offers non-denominational mixed gender places for students aged 11-19 years. Student numbers on roll at the school in the academic year 2009-10 are given below:

Number on Roll*	Y7	Y8	Y9	Y10	Y11	Sixth Form	Total
Preston Manor High School	251	250	223	231	228	298	1481

*January 2010 Census Data

Preston Manor High School has agreed to accommodate two Reception classes (60 places) on a temporary basis from January 2011 until the end of the academic year. The temporary accommodation was recently approved at Planning Committee under application reference 10/2738. The temporary school buildings have been erected within the High School grounds, adjacent to Ashley Gardens. The temporary buildings are strictly time-limited and may only be on site for a maximum of 2 years.

The current planning application 10/3203 proposes the creation of the proposed permanent primary school. The new primary school is situated at the north end of the existing high school site, with its own dedicated access from Carlton Avenue East between 109 & 111 Carlton Avenue East. If this current planning application were to be accepted, Preston Manor would offer two form of entry primary provision from September 2011. This would mean that the school would admit two form of entry (60 students) in the reception year from January 2011 and this cohort would progress to Year 6 by September 2016, after which they would transfer to the high school. The primary school will be built as a 420 place school, but it will not be fully occupied until 2016. It will have 120 pupils in September 2011, and each subsequent year the school will increase by 60 pupils until it reaches 420 spaces.

The proposed use

The application proposes the erection of a permanent primary school in the grounds of Preston Manor High School to be accessed from Carlton Avenue East. The use of an existing school site for the provision of education facilities is acceptable and complies in principle with Policy CF10.

The proposed siting within the school playing field

The permanent school is proposed within the school grounds of Preston Manor High School. The school is to be run in conjunction with the established High School, under the same Headmaster. The site is within the north-eastern part of the school playing fields.

Brent's Core Strategy places great emphasis on the protection of Open Space. Policy CP18 states that " inappropriate development" of open space should be resisted. This is defined as any development harmful to the use or purpose of open-space unless very special circumstances apply. However, the applicants have demonstrated that there is a specific local need for a new primary school. They have explained in supporting documents that other siting options were explored but were discounted. In addition the new primary school is functionally linked to the existing High School on site. The siting will allow a new pedestrian and vehicular access from Carlton Avenue East. The applicants consider the siting minimizes impact upon the existing High School's operation. This would comply with the thrust of policy CP18.

The "Brent Outdoor Sports Audit" by Ashley Godfrey Associates 2008 revealed that the school currently benefits from two Senior Football Pitch, (74% + 73%,) one Junior Football Pitch (61%), and 3 Tennis courts (78%.) Since that survey a new sports hall have been provided on site. None of the audited facilities will be lost as a result of the proposal. The applicants have provided revised drawings that demonstrate that the majority of existing pitches on site are to be retained and upgraded.

The applicants confirm that the area of the proposed primary school site is not often used by the High School. The supporting documents demonstrate that the current operation of the High School will not be harmed by the proposed primary school application. The applicants have confirmed that the proposed siting of the permanent primary school will not impinge upon the High School's ability to expand in the future in compliance with Policy CF10 of Brent's Unitary Development Plan 2004. It is therefore not considered appropriate to refuse the current primary school application on the grounds of harm to the High School's potential future expansion.

The loss of Playing fields

The site is in an area not often used for sports or recreation by the High School and is not marked out as a pitch. The application does not result in the loss of a pitch but nevertheless will take up land that has potential to form a pitch. In order to comply with PPG17 the applicants would need to demonstrate that the playing fields are surplus to requirements. Whilst the site area is not often actively used by the high school, there is a deficiency of pitches within the Borough of Brent. This deficiency is identified within the Council document "Planning for Sport and Active Recreation Facilities Strategy 2008."

Furthermore Sport England has issued a PPS that prevents building on pitches or playingfields with the potential to form pitches. In order to comply with Sport England's policy guidelines, the applicants would need to demonstrate that the proposal is one of the 5 identified exceptions to building on playing pitches. It is because of the need to minimize the land-take of the application on the existing playing fields, that the applicants created a 2-storey primary school design.

During pre-application discussions Sports England recognised that the proposed primary school is to meet a dire need in the Borough to provide education to children currently out of school. Conversely, this does not justify an Exception to the "Sporting Future for the Playing Fields of England" planning policy statement. The two most applicable Exceptions are as follows:

- Exception E4 states "a playing field which would be lost as the result of the proposed development, would be replaced by a playing field of an equivalent or greater quantity in a suitable location and subject to better or equivalent management arrangements, prior to the commencement of development."
- Exception E5 states "the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field."

The applicants have submitted supporting documents that set out that they are aware that the site results in the loss of playingfields at Preston Manor High School. To compensate for this:

- 1) They are providing a Multi Use Games Area (MUGA) on site for use by the school and out of school hours, by the community. This is a significant improvement upon the existing grass and scrubby area along the northern and eastern boundaries of the site, which has mounds and changes in topography that prevents its use as a pitch, or playingfield near to the edges of the school site. The upgraded surface, space, community access and associated operational lights goes some way towards Exception E5 but is not sufficient to address the entire land-take. It should be noted that the community access arrangement will be operated by a management plan for up to 20 hours a week via a head of term of the s106.
- 2) They are upgrading the retained playingfields at Preston Manor High School with a rationalized layout and regrading works. This goes some way to off-setting the loss of the useable pitch which is affected by the land-take of the proposed primary school, in compliance with Exception E5.

- 3) They have considered the Council document “Planning for Sport and Active Recreation Facilities Strategy 2008” and have liaised with Sports Services. Sports Services have identified that within the local area, the playing field that is in most need of an upgrade is Eton Grove, Kingsbury. Here the sum of £7500 will allow the excavation of a 27m by 25m cricket square, which would be graded and laid with new loam and grass cover, to create a new cricket table. The sum of £7500 will be sought through s106 legal agreement for these off-site improvement works. Therefore the provision of a new, upgraded cricket table at Eton Grove, as a result of £7500 s106 monies arising from the permanent primary school application at Preston Manor High School will off-set the use of the playing fields at Preston Manor for new school buildings. Officers anticipate that this complies with Exception E4. It should be noted that Sports Services have indicated that the new cricket table would need to be accompanied by changing facilities in order to ensure that the facility is useable. It is expected that this will be forthcoming within a Community Centre at Eton Grove. In the event that no application for a Community Centre is submitted and approved within a reasonable period, S106 monies will be used to bring forward the changing facilities on site.

Officers have referred the proposal to Sport England, and expect that the measures set out within points 1-3 to meet in part Exceptions E4 and E5, so that on balance Sport England will accept the net loss of playing fields at Preston Manor High School, as a result of land-take by the proposed primary school. Officers conclude that as a result of measures 1-3 Sport England are unlikely to object to the proposal, which will therefore not be referable to the Secretary of State.

Covenant

The school playing fields are subject to a covenant. The current understanding of the governing body and the Council is that the restrictions, which pre-date establishment of the original school buildings, were modified so as not to prevent construction of the original school buildings. The covenant was probably intended to prevent ad-hoc commercial development of the land. The view of Council Legal Officers is that the covenants are not intended to prevent the school’s expansion; hence the proposals to alter and expand the existing high school were pursued. The applicants anticipate that an application to vary the covenant is likely to realise a positive outcome. The 'Upper Tribunal' formerly the 'Lands Tribunal' would determine the application to vary the covenant.

Preston Manor High School is a popular and well performing school and the applicants expect that the proposal to provide primary school places will both provide a benefit to the local community and contribute to the Council’s statutory duty. It is intended that the High School will make an application to the Upper Tribunal to modify the existing covenants by seeking to limit the use of the land for Educational, Recreational and Community purposes only. This will mean that the current covenant (which permits the development of this site for residential development,) would be removed.

The application for planning permission is a separate process to the one that considers covenants, which is a legal matter. Therefore, as long as the correct ownership notices have been served, (which they have,) the planning application may be determined. The grant or refusal of planning permission will not override other statutory processes. Members are therefore advised to determine the planning application, which will not prejudice the Upper Tribunal findings in relation to the covenant.

Design

The location of the primary school site within the High School grounds has been selected for operational and logistical reasons. The proposed primary school is set back from the existing streetscene, which reduces its legibility. However, the Council’s Urban Designer supports the fact that the applicants have provided a vista of the main entrance as one approaches the site along Princess Avenue. The Council’s Urban Designers suggests that the entrance road contains a sculptural feature announcing the start of the journey into the school, which the applicants support. This will be conditioned. The position of the entrance allows passive supervision of the proposed primary school site, which complies with Secured By Design principles.

Overall the elevation design is considered coherent and legible with a simple, non-challenging approach. The use of quality details, colour, texture and materials has the potential to improve the scheme. The applicants comment that the standing seam roof they hope to use will Butler MR24 or similar (a folded seam system rather than a profiled standing seam.) Timber cladding will be tongue and grooved Western Cedar and the walls will have feature cladding also in Western Cedar. Render will be the standard MODCELL lime render finish in a cream colour. Full details of the materials to be used will be conditioned.

Sustainability measures within SPG19 and BREEAM Excellent, will be satisfied by the inclusion of a green roof above the hall, photovoltaic cells at roof level and the carbon-zero straw bale wall and roof system offered by MODCELL. Access to the building will have level thresholds. Stair risers will be no greater than 170mm and treads are 280mm. There is one 8 person lift, with controlled access. Beyond the building walkways are ramped no greater than 1:20. This complies with accessibility guidelines.

The proposed building is 2-storey which minimizes the area affected by the proposal's land-take. It forms an L shape of development with the 2-storey classroom wing stretching east-west across the site. The classrooms each have their own front door at ground-level. They consist of two reception age classrooms, four infants' classrooms and eight junior classrooms, Special Educational Needs and learning resource facilities. The entrance area provides a link from the classrooms to the northern section of the building, containing the school hall. The halls adjoin the school kitchen and servery. The height and massing of proposed building is visually reduced when viewed from the north and west as the primary school building is set into the natural topography, where ground levels are 3m higher towards the western side of the site. The building will appear smaller when viewed from this aspect from Preston Road properties for example, but will appear full-height when seen from Carlton Avenue East, to the east of the site.

Impact of the building upon neighbouring residential amenities

The proposed building complies with SPG17 in terms of the building massing in relation to neighbouring gardens. The building is closest to properties fronting Carlton Avenue East. The closest distance to the end of gardens of these properties from the building is 11.6m distance to the eastern boundary and 19.8m to the northern boundary. The applicants have suggested an acoustic fence and dense boundary planting along the northern and eastern edges of the site adjoining residential properties. The introduction of "dense boundary planting" is expected to include trees. The full details and appearance of these boundary treatments will be conditioned. There is already some planting present in the area, but this is an ad-hoc nature, and not all established trees/ shrubs are within the school boundary, under the applicant's control. Some neighbouring dwellings have in the past not had any planting at the end of their properties, so in some cases the introduction of soft landscaping to the site boundary will represent a significantly altered outlook for the residential properties. Overall however officers support new planting along the sensitive boundaries, which is expected to help to soften the appearance of the building from adjoining residential properties.

It should be noted that the planning process may only consider material considerations. The proposal will result in a significant change to the view of playing fields that local residents currently enjoy. However loss of view is not a material planning consideration; and whilst outlook of properties may be considered, this is only in relation to how a new structure relates to habitable rooms and impacts occupiers. The building is considered sufficient distance not to appear overbearing upon the outlook of neighbouring occupiers. There is sufficient space between the building and boundaries in order to landscape the proposal and assimilate the built structure into its surroundings. Furthermore it complies with SPG17 which guides the Local Planning Authority on the acceptability of a new building to existing occupiers' privacy and outlook.

The proposal also incorporates a Multi Use Games Area (MUGA) between the building and the northern boundaries of the site. As the natural ground levels change from west to east, with the

western edge of the fields being 3m higher than the eastern parts, the MUGA is recessed into the ground slightly, which will reduce its visual prominence and also assist acoustic attenuation. Any external proposed lights will be restricted by condition to ensure that there is no light back-spill into the residential gardens in accordance with Policy BE8. This ensures that neighbouring amenities are not harmed by the development.

Noise

The applicants have submitted a noise assessment during the course of the application in relation to the building only. The building overall achieved BB93 levels, which sets guideline upper limits for indoor ambient noise levels to safeguard future users. The only areas of non-compliance were the WCs opening onto the small hall, servery entrance and doors dividing the kitchen and hall, and the use of a movable partition between the small and large halls. These are all considered acceptable omissions. Classrooms generally complied with BB93 unless windows were open. Existing background noise levels were measured externally on site and ranged between 48 to 53LAeq, 10mins. The maximum noise levels for mechanical plant at all nearby residential premises were measured at LAeq35bB. A condition will restrict any noise-generating equipment such as air conditioning in order to avoid machinery noise nuisance to neighbouring occupiers in accordance with policies H22 and EP2.

No details of noise levels have been submitted in relation to the Multi Use Games Area (MUGA.) As this may be used by the community outside of school hours, the applicants have been asked to set out anticipated noise levels and attenuation measures for this area which is 1.5m away from the boundary with residential properties to the north and east. The MUGA is recessed into the natural slope at this point on site, leading to retaining walls which will assist sound attenuation in addition to an acoustic fence along the boundaries of the site. Further details of these features will be conditioned. No externally mounted PA system is proposed, and this will also be restricted by conditions.

Contamination

The applicants have submitted an assessment that demonstrates that the site lay within a medieval open field system, and there is no evidence of it ever having been developed. No designated heritage assets are affected by the development. This would normally mean that the site is unlikely to be contaminated. However a site Investigation Report assessed the ground and soil on site and did reveal some contamination. The report recommends shallow foundations and found widespread benzo(a)pyrene contamination across the site and asbestos in one location. In the landscaped areas the report concludes that contaminated material will need to either be removed, or capped with clean, inert material to prevent harm to human health. The report also recommends liaising with the Environment Agency given the proximity of the Wealdstone Brook. The report findings are surprising given the lack of development on site. The Council's Environmental Health officers comment that the soil samples with high levels of PAHs (and benzo(a)pyrene) were taken along what looks like a footpath and the borehole log shows tarmac at the surface. So it is not surprising that these samples had high PAH. He advises that further samples should be undertaken to establish whether there is contamination, or in fact the samples had been contaminated by the tarmac surface. A further soil sample survey has been undertaken and its results will be addressed in the Supplementary to this report. However as the status of the site's contamination is inconclusive at this time precautionary conditions are recommended.

Landscape matters

The Habitat Survey finds that the site has moderate features for bat potential, but little overall in terms of ecological value. The nearest protected bat and bird sightings are over 1500m from the site. The Arboricultural Method and Materials Statement concludes that T1, T11, T12, T13, G1, G2 should be felled. Since the Arboricultural statement was written the sports pitch proposals have been revised in dialogue with the school. The intent now is to retain all trees with the exception of G1, G4, part of G2 and T1. The Council's Tree Officer has assessed this report and concurs that none of the affected trees to be felled are worthy of Tree Protection Orders. During construction works all trees retained will be protected to BS 5837, which will form a condition of approval. The

application proposes at least 53 new trees within the main site in addition to trees that will be required within the proposed dense boundary planting.

Revised drawings are expected to provide “dense boundary planting” in native species to all boundaries, with buffers a minimum of 1m wide. The details of this planting will be submitted later. The access track will have replacement close board fencing to residential properties, then approximately a 1500mm strip of buffer planting with 1200mm high railings. Conditions will provide full details of hard and soft landscaping (including dense boundary planting, ground cover, shrubs and trees,) levels, lights, boundary treatments, play areas, green wall and roofs, insitu seating and planters, amphitheatre, steps, and trees to be protected during construction works to BS5837 standards.

The Council’s Landscape Designer has highlighted the need for greater details of what is to be provided in the areas marked ‘Imaginative Play’ ‘Sensory Play’ and ‘Nature Play.’ In plan L(PA)901 these are all colour keyed as amenity grassland, with oval shapes in ‘Mastertint’ coloured tarmac paths. While the Council supports the provision of extensive play areas, grass and tarmac paths are not considered to comprise play areas. Details of these areas will be conditioned including details of play equipment proposed in Bark Chip area and details of 400mm high in-situ seats and planters, (materials and finish.) Officers are not convinced that in-situ concrete seating is a good option for a primary school, especially when used as extensively as shown.

The Council’s Landscape Designers appreciate the play value of proposed Giant Stepping Stones and support this as a play feature, but find the use of in-situ concrete for construction a concern. The applicants have revised this to exposed decorative aggregate concrete but this is not considered to be an appropriate material for use as a children’s play feature as it will not contribute to play value. There is also the potential for injury falling on concrete stepping stones and such injury would be far worse on concrete than on timber or rubber equivalents. In addition the use of in-situ cast concrete is not an attractive material, and the appearance is likely to become stained and dirty over time. The applicants have been asked to revise this detail.

The Council’s Landscape Designers also consider that excessive use is made of striped and angular shaped paving surfaces finished in coloured tarmac. While this could be fun for children, officers find that the large numbers of joints are likely to degrade relatively quickly, with cracks forming, causing fretting at edges and allowing weed growth, which will be an expensive maintenance problem for the school. The applicants have not altered this. The Council’s Landscape Designers add that laying of this material would also be very difficult in stripes which are drawn to scale as narrow as 250-300mm. Edge restraint is required during laying of hot macadam surfaces, to achieve the pattern shown would require extensive laying of edging for a large number of narrow stripes. The applicants have been asked to address this. They have provided specifications (such as Q10/200A that states 150mm depth of 6mm steel edging fixed by bolts.) While the use of steel edging for ‘Mastertint’ is well established, officers note that in this case the frequency of edgings across the area is excessive. Over time there will be differential settlement between macadam surfacing laid on sub-base and the steel edging fixed to concrete. This could potentially in the long term lead to steel edging being left proud of surfacing, creating a trip hazard for children. Settlement could be made worse due to trafficking and turning by refuse collection vehicles. The applicants confirm that work will be to manufacturer’s recommendations and good practice. However officers cannot agree that laying macadam surfacing in such narrow strips, divided by numerous steel edgings is good practice and consider it will potentially lead to long term management, maintenance and potential trip hazard problems for the school. Although a radiating pattern of stripes look good on plan, the Landscape designers question whether will it have any benefit or play value to children once built on site. Accordingly the applicants will be ask to address these concerns and an update will be provided in the supplementary.

Red and brown wet pour play safety surfacing (a type of spongy play surface) was originally used to create two ‘target’ shapes in seating areas. The Council’s Landscape Designers conclude that the use of this material would be more appropriate as part of the play areas, around some of the as

yet unspecified equipment and seating areas could be paved with conventional surfacing. This has been revised so that it is now a wet pour safety surface, which is supported. To the east of the infant classrooms a multi-play item is shown. However orientation of the unit shows a slide facing south, and if this slide is stainless steel or other metal, south orientation is not recommended and officers suggest this is changed to face north.

Adjacent to the multiplay area for the younger children, revised drawings include a raised concrete planter containing trees. Trees are supported in this location however the planter is relatively narrow, shown at approx 1.5m internal width, which is too narrow for long-term establishment of proposed trees at close spacing shown, with the concrete edge seating plus associated below ground construction, surrounded by bound gravel path and wet pour safety surface. The concrete planter is also likely to be affected by the proposed railings that are to be inserted in the top of it, which will affect its integrity.

The Seating Steps/ Amphitheatre/ Feature Play Steps are considered a narrow angular shape, which does not have an obvious stage area. More details are requested of how this relates to the building and adjacent gabion planter. Building 'play steps' in concrete is not considered by the Council's Landscape Designers an ideal material for young children to play on and the applicants have been asked to provide further details. They have provided more details of a concrete step. However no information is given on how steps will form an amphitheatre, and the plan does not show any stage or performance area. It is unclear where these spaces that could be used as a stage or as a viewing area are, and if they are elsewhere on the site, it is not clear how they relate to proposed amphitheatre. The applicants will be asked to rectify this, or amend the detail accordingly.

Officers have also raised continued concerns about children having to walk through the car-park to reach the main entrance, and the servicing details for the refuse truck requiring access over the mastertint coloured tarmac, which is not considered robust enough to be able to withstand the refuse truck manoeuvring over time. Surfacing as designed outside main entrance strongly suggests an exclusively pedestrian area, no indication is made that vehicles are likely to be on this area. The proposed turning area is likely to be the busiest outside space on the site, a main circulation area for children, staff and other visitors. There could be a risk to children entering or leaving the main entrance. The landscaping details and areas of concern to the Council's Landscape Designers can be dealt with by detailed conditions and an update will be provided in the Supplementary.

Transportation issues

Access

The site is accessible by an existing access track between 109 and 111 Carlton Avenue East. This access route is adopted as publicly maintainable highway as far as the gate into the playing fields. This route is shown within the Transport Assessment as being amended to include a 4.8m carriageway with 1.8m footways on either side and 8m kerb radii where it meets Carlton Avenue East. The junction of the site access/Carlton Avenue East/Princess Avenue is unconventional, as it as existing comprises of an 18m diameter turning circle, which in turn interrupts the footways along Carlton Avenue East.

The 4.8m carriageway width will allow two vehicles to pass one another, but given the limited number of spaces to be served, there may be some merit in reducing the width further (either to a constant width of 4.1m or to include a length of single width carriageway along the route as a traffic calming feature) to help to keep approach speeds low and to discourage parking along the access. The kerb radii onto Carlton Avenue East are also larger than required and should be reduced to 4m, which will help to keep the access clear of the crossovers to the properties on either side (which will need to be modified to suit). The position shown for tactile paving will need to be altered to sit in line with the footway of Carlton Avenue East, whilst SCHOOL KEEP CLEAR zig-zag markings and advance School Children warning signs will need to be included on the drawing. Otherwise, visibility from the proposed access is good.

The undertaking of these works will need to be done through Section 278 of the Highways Act 1980 and an amended access layout, including details of surface materials (block paving would be appropriate), lighting and drainage will need to be submitted and approved as part of that process before works commence on site. This will be dealt with via heads of terms within the s106 legal agreement.

The main pedestrian access will be from Carlton Avenue East, and officers anticipate that revised drawings will show a segregated route for pedestrians along the driveway to the building entrance. A secondary entrance is indicated into the High School playing fields to the rear, with mention made of the potential for providing an additional pedestrian access route from Ashley Gardens in the future. This will be conditioned to be secured at this stage as a permanent access route, in order to reduce walking distances from the southwest and thus help to support the School Travel Plan. A footpath/maintenance vehicle route is also shown to the existing High School building to the south along the edge of the playing fields. This allows some scope to make shared use of their car parking facilities, as necessary.

Parking on site

The proposed primary school roll will grow year-on-year from 180 pupils in 2012 to 420 pupils in 2016. Prior to 2012, a temporary school will be operated on the western side of the playing fields, for up to 60 children, with access from Ashley Gardens (see application 10/2738). The proposed permanent school is estimated to be staffed at 50 full-time and 31 part-time staff.

Car parking allowances for educational uses are set out in standard PS12 of the adopted Unitary Development Plan 2004. This allows up to one space per five staff, plus an additional 20% for visitors. On the basis of an approximate "full-time equivalent" staffing level of 65 staff, no more than 15 spaces should be provided for the school. The proposed provision of 12 spaces would therefore accord with standards, whilst the inclusion of a wide, marked disabled parking space would satisfy the requirements of standard PS15.

Standard PS16 requires the provision of at least one bicycle parking space per ten staff, so at least seven spaces will be required. A covered area for ten bicycles has been indicated within the site to satisfy this requirement. Full details of the cycle shelter's appearance will be subject to condition.

Servicing on site

Space for the standing and turning of service vehicles has been indicated in front of the main building entrance. However, the submitted tracking for this area as originally submitted has been undertaken using a fire tender, which is less onerous in its requirements than a refuse vehicle. As such, revised tracking has been undertaken to demonstrate that a refuse vehicle could turn in this area and thus access the proposed bin store. The revised servicing arrangement is currently being assessed by the highway engineers and the supplementary report will provide an update.

Impact on highway network

The scale of this proposal is such that it would be likely to have a significant impact on the local transport network. As such, Policy TRN1 requires the submission of a Transport Assessment and this has been prepared by Mott MacDonald Ltd. Public transport access to the site entrance is moderate (PTAL 3), with Preston Road Underground station (Metropolitan line) within 960 metres (12 minutes' walk) and four bus services (79, 204, 223 & 245) within 640 metres (8 minutes' walk).

On-street parking in Carlton Avenue East, Princess Avenue and Elmstead Avenue is generally unrestricted, although the area is within the Wembley Stadium event day protective parking scheme, whereby on-street parking on event days is restricted to residents' permit holders only.

Surveys

The site was visited twice on Friday 14th January 2011 (8.15am and 3.30pm) by Council officers. On both occasions, the central length of Carlton Avenue East (between the site entrance and No.

67) was very lightly parked (i.e. 10-15%). The length between the site entrance and Preston Road was 50% parked in the morning and 65% in the afternoon, whilst there was one car in the morning and four cars in the afternoon parked on Princess Avenue. As such, there were 50-60 spare parking spaces within about 200m of the site entrance during the two visits. Elmstead Avenue was only visited in the morning and was about two-thirds parked. The area is not generally considered to be heavily parked at night

Further to setting a maximum parking allowance within the site, standard planning policy guideline PS12 also requires particular attention to be paid to setting down facilities outside schools and the impact that such parking would have on adjoining residential roads at the start/finish of the school day.

In order to assess parking capacity in the area, detailed parking beat surveys were therefore undertaken by the Transport Consultant on Tuesday 30th November 2010 in Carlton Avenue East, Princess Avenue, Elmstead Avenue, Forty Close and Gabrielle Close between 5.30am and 7.30pm. The latter two roads are remote from this proposed school site though, so are not considered further. This survey day had inclement weather, and concerns were raised that the findings may not be a typical representation, so the survey was substantiated by a new survey in January 2011. For both the parking surveys and the turning count surveys the new data does not vary greatly from the data taken during the December 2010 surveys. In terms of the traffic surveys it is considered that the changes would not dramatically alter the modelling outputs or bring the junctions over capacity. For the new parking survey data the variations in occupancy for each street would not greatly alter any of the assumptions or conclusions currently stated in the report. Streets which were operating at or near capacity in the December 2010 surveys showed similar occupancy levels during the January 2011 surveys. For this reason it is not felt there is a need to undertake a further more detailed analysis including a re-issuing of the TA.

In general, Elmstead Avenue was shown to be heavily parked throughout the day, so offers very little spare parking capacity. Both Princess Avenue and Carlton Avenue though were shown to be lightly parked at the start and finish of the surveys, but with more extensive parking through the middle part of the day, which tends to indicate use by commuters from Preston Road station at its northern end and possible overspill parking by High School staff at its southern end.

The surveys considered only the overall number of cars parked along Carlton Avenue East though and did not break parking demand down any further, despite measuring over 700m from Forty Avenue to Preston Road. The site was therefore visited again by Brent Council officers at 8.15am and 3.30pm, to coincide with arrivals and departures at the High School. Throughout both these periods, the central section of Carlton Avenue East closest to the proposed school entrance experienced very little on-street parking. Combined with Princess Avenue and the length of Carlton Avenue East between the site and Preston Road, which together were about 50-60% parked, spare on-street parking capacity for 50-60 cars was observed at the start and finish of the school day within about 200 metres of the site.

In order to estimate the likely volume of parking generated, modal share data from the Travel Plan for the nearby Wembley Primary School on East Lane was examined. This showed 27% of staff currently driving (plus 16% car sharing) and 47% of pupils being driven to the school by car. Applying those figures to this proposal would leave about 11 staff vehicles seeking parking space on-street close to the proposed Preston Manor site and about 197 pupils arriving at and leaving the school by car once it is fully operational.

As such, like any primary school, the proposal would be likely to generate large quantities of on-street parking in the area, particularly at the start and finish of the school day. That said, if a new school is required in the Borough, then this location is comparatively good, as it is reasonably easily accessible by public transport and there is shown to be an unusually large amount of spare on-street parking capacity available on the adjoining streets that could be utilised by parents and staff (in contrast to most other streets in the Borough).

Nevertheless, whilst there is spare on-street parking capacity in the nearby streets, this would not be sufficient to accommodate all of the above demand should children all be dropped and collected at about the same time. A number of mitigation measures will therefore be required if the school is approved in order to minimise traffic impact.

Travel Plan

The prime measure is a Travel Plan. Preston Manor High School already operates a Travel Plan and as part of this application, a framework Travel Plan has been drawn up for the primary school, to be operated either as an addendum to the High School's existing plan or as a stand-alone document for just the Primary School. The preference would be for the latter, but with co-ordination between the two schools where joint action would be mutually beneficial (e.g. operation of a car sharing database for staff).

The submitted Travel Plan sets out a number of measures that will be implemented to reduce car use, including road safety and cycle training for pupils, provision of bicycle parking, changing and showering facilities for staff, walking buses and 'Walk on Wednesday'-type promotions, car sharing, interest-free season ticket loans for staff, staggered start time for different year groups and investigation of the potential for remote park and walk schemes.

These are intended to reduce the proportion of pupils arriving by car to 38% and the proportion of staff travelling as single car drivers to 11% by 2016. These targets are considered broadly acceptable, but should be reviewed once the proposed temporary school on Ashley Gardens is operational and survey data has been gathered from it. An acceptable monitoring and review programme involving detailed surveys being undertaken every two years has also been included.

However, the Travel Plan is very light on detailed information for the school (e.g. general background, assessment of existing transport network, policy review, detailing of the Travel Plan Co-ordinator's role and detail around the implementation of the Travel Plan, such as an Action Plan and details of how it will be secured and funded). It is also missing some key measures, such as the operation of breakfast and after-school clubs to assist in staggering arrivals and departures and an on-site car parking management system (such as giving priority to car sharers).

A further major issue that has not been addressed in the Travel Plan is the proposed catchment area for the school. The Transport Assessment alludes to the shortage of school places for children in the southeast of the Borough, which could result in a large proportion of the future school roll initially coming from areas some distance from the school. This would make implementation of a number of the key travel plan measures, such as promotion of walking, very difficult and would require consideration of alternative measures, such as dedicated school buses from key population centres. The Travel Plan has been assessed by the Council's Highway officers using TfL's ATTrBuTE programme and has scored a "FAIL" (29/83).

The applicants consider that although initially there may be a higher than usual percentage of children travelling to the site, this will balance out over time as the school's criteria for attendance becomes applicable. The applicants have therefore not anticipated that a dedicated bus route is necessary.

Subject to Executive approval and planning approval, it is the Council Children and Families department's intention to write to all school applicants letting them know that there will be up to 60 reception places available at Preston Manor primary school for September 2011. Those parents who want a place at Preston Manor will be able to indicate that. All applications will be ranked in line with the existing oversubscription criteria for Preston Manor High School. These are as follows: *Where applications exceed the number of places available, offers of places will be made using the following criteria in order of priority:*

- i) children in public care (Looked After Children)*
- ii) children who have a brother or sister attending the school in the year in which the application is*

made and will continue to be on roll at the date of admission.

iii) children for whom it is essential to be admitted to Preston Manor High School because of special circumstances to do with significant medical needs, social needs or special educational needs.

iv) proximity to the school (for children who do not fall within criteria i – iii) distance will be measured in a straight line from the front door of the child's permanent address (including flats) to the school reception, [using the local authority's computerised measuring system], with those living nearest to the school being accorded the highest priority.

This demonstrates that local applicants will have priority.

Given the potential impact that this school would be likely to have on the local area, the Council's Highway Engineers recommend that a full Travel Plan be submitted and agreed before the school comes into operation, at which time results of the Travel Plan for the temporary school on Ashley Gardens can be used to refine targets. Children attending the temporary school provision granted under reference 10/2738 accessed from Ashley Gardens Early Learning Centre live in the following postcodes, 13 in HA0, 11 in HA9, 1 in HA3, 2 in NW9, 3 in NW2. There are 28 more out of school children waiting to be admitted to the temporary provision living in the HA9, HA0 and NW9 postcodes. These children will transfer to Year 1 in Preston Manor permanent primary school subject to the Executive Committee decision and planning permission being obtained.

Off-site highway improvements

Aside from a Travel Plan, a number of highway improvements are also recommended around the site to mitigate transport impact. Princess Avenue opposite the site currently lacks any footways, thereby forcing pedestrians to walk on the grass verges, or in the road when they are too muddy. As such, it is not considered to be of an acceptable standard to be used by parents to set down and pick up their children by car, and yet it does form an extremely useful link between Carlton Avenue East and Elmstead Avenue that allows parents to turn around and travel back in the direction they arrived from without having to perform a hazardous U-turn outside the school entrance.

It is therefore considered essential that any proposal for a school on this site meets the cost of providing footways along either side of Princess Avenue, as well as providing a more conventional and pedestrian-friendly junction layout with Carlton Avenue East (through the removal of the redundant turning circle) in order to make the crossing of the street safer. This should be supplemented by a speed table across the junction (removing the speed cushions immediately west of the junction) to ensure traffic speeds past the school entrance are kept suitably low. The total cost of doing these works is estimated at about £50,000. Alternatively, these highway works can be included in the S278 works for the site access, agreed through the planning application's s106.

The other mitigating measure that may be considered is on-street parking controls to deal with any parking problems that may arise once the school is operational. These may take the form of a Controlled Parking Zone, which may only need to operate for one hour during the middle part of the day to prevent the street from being used by local commuters and school staff. Any such restrictions would be subject to public consultation.

To this end, it is recommended that a sum of about £25,000 be set aside for a period of three years following full occupation of the school building, for use by the Highways & Transport Delivery Unit for the implementation of parking controls in the vicinity of the site. In the event that further parking controls are deemed to be unnecessary or not to have local support, these funds could be returned to the applicant. This will in turn give an incentive to the school to do what they can to minimise the impact of parking in the area through their Travel Plan. This will be sought through a s106 accompanying this application.

To examine the wider traffic impact, the predicted volume of traffic to and from the fully occupied school has been added to existing flows on the local road network, as surveyed on 30th November

2010, substantiated by the January 2011 survey. This exercise assumes that a significant proportion of future school traffic will arrive from the south and east, as these are the areas of the Borough with the greatest shortage of school places.

The junctions of Carlton Avenue East with Preston Road, Forty Avenue and Princess Avenue/site access and the junctions of Elmstead Avenue with Preston Road and Forty Avenue were then tested using industry standard software. This exercise showed each of these junctions to operate well within capacity during both the morning and mid-afternoon periods with the addition of the predicted school traffic, and so the local road network is considered capable of handling the predicted traffic flows to and from this new school.

The accident history for the site has also been examined. One slight accident was recorded directly outside the site in March 2008, involving a pedestrian stepping out into the path of a car travelling northwestwards along Carlton Avenue East. This points to the need to modify the junction layout to remove the redundant turning circle and thus reduce the road width and provide a speed table outside the school entrance, as discussed above, and will be achieved through s106. Aside from that accident, no other accidents were recorded in Carlton Avenue East, Princess Avenue or Elmstead Avenue. Three accidents were recorded at the junction of Carlton Avenue East with Forty Avenue, with a further accident at the junction of Carlton Avenue East with Preston Road.

In conclusion, the proposal is likely to cause large amounts of on-street parking in the vicinity of the site at the start and finish of the school day (as would happen wherever a new school were sited), but the availability of on-street parking in the area makes this site better able to deal with this than most other locations in the Borough. School opening hours will be staggered to reduce congestion and mitigation measures will be required to improve the junction layout at Carlton Avenue East/Princess Avenue/site access, to provide footways along Princess Avenue and to provide a new access into the site with suitable signing and lining, as well as to provide a high quality School Travel Plan.

Flood Risk

The site area is less than a hectare within Flood Zone 1. In accordance with PPS25 on Development and Flood Risk, the development only needs to consider good practice on drainage. The Environment Agency raise no objections to this specific proposal but ask that the Sustainable Urban Drainage (SUDs) hierarchy on site is respected. The applicants have agreed to use sustainable drainage solutions wherever it is practical and cost efficient to do so, considering the contamination issues that may exist on site. They will be using porous surfacing in the car parks and hard play areas and the sports hall/admin block will have a green roof including an attenuation layer. The pitched roofs of the classroom blocks will drain to a piped network that will feed into underground attenuation tanks before discharging to the existing surface water sewer. Detailed design will ensure that greenfield run off rates are maintained for a 1 in 100 year storm + an allowance for climate change. The attenuation tank capacity and associated detail drawings will be issued as part of our detailed design. Although not required for planning, a full flood risk assessment has been carried out. Detailed design will be based on the design rainfall rates contained in the report. Desktop studies and enquiries with the relevant authorities show no history and only a minimal risk of flooding. Brent's SFRA has been previously issued to the applicants and they comment that it will be referred to during detailed design.

Third party comments

Substation

The site is close to an electricity substation; accordingly the applicant has been asked to clarify whether electromagnetic radiation has been considered. An update will be provided in the supplementary.

Consultation concerns

The Statement of Community Involvement states that the applicants held a meeting on 29th November at Preston Manor School. This explained the history of the project and need for the

school. A number of objections have been received to the planning application on the grounds of the consultation dates. This has arisen as the Council has had a statutory duty to consult neighbours as the Education Authority about the proposed new primary school. The Council has also had responsibility as a Local Planning Authority to consult neighbouring properties. These dual responsibilities have led to different consultation dates and timescales for interested parties to respond. In terms of this planning application, neighbours were advised in letters of the application on 23/12/10, and as the application is reported to Planning Committee on 23/02/11, third parties have had longer than the statutory 21 days in which to comment on the application.

Why is a school needed now?

The proposed primary school is required at Preston Manor because the Council is under immense pressure to provide primary school places, especially in the lower age groups – Reception and Year 1 classes. According to GLA's projection, the demand for Reception places will continue to steeply rise in the borough over the next three years. The Local Authority has a statutory duty to provide sufficient school places in the borough.

According to the government data, the birth rate in England reversed a long period of decline in 2001, and has shown growth in every year since. This growth is not uniform, and in addition to local variation, some areas are seeing changes in demographic and other factors which have resulted in a sharp increase in reception age pupil numbers in 2008, and projections that there will be further cumulative increases for at least the next few years.

Most London authorities are facing increased demand for Reception school places and are resorting to provide temporary accommodation where possible. As an example, London Borough of Lewisham has opened 18 Reception classes this year and is still receiving more applications. Similarly, Hounslow has added 345 Reception places of which 6 form of entries are on a temporary basis. Enfield Council has provided 7 additional Reception classes and is planning to deliver 4 additional classes during the current academic year.

Like other London Authorities, both land and capital resources are limited in Brent and it is a challenge to find premises for a new primary school within the timeline required to provide the school places in the vicinity of the demand. All schools in the borough are working at near-to-full capacity at lower primary year groups. As at 26 October 2010, 634 primary aged pupils remained without a school place, of which, 150 pupils were Reception aged children. The number of unplaced children and vacancies in the system are constantly fluctuating but overall demand is exceeding supply in the lower year groups (reception to Year 2), which is correlated to the pattern of rising demand in the borough, and indeed across London, over the last three years.

As at 24 January 2011, 50 reception aged children and 122 Year 1 children remain without a school place for the 2010-11 academic year.

Preston Manor is already stretched

In 2009, 69% of pupils at Preston Manor High School attained 5 or more GCSE's (A*-C) including English and Math. This is higher than the Local Authority average (57.1%) and national average (49.8%). The Council expects the school to be able to cope with the new primary school children.

Preston Manor's parents voted against an all-through school

The Governing body received 71 on time responses to the consultation. 37 consultees support the proposal and 29 consultees have expressed concerns, whilst 5 remain undecided.

Loss of green-space

The report above (impact on residential properties,) details that loss of a view is not a material planning consideration. However local residents raise the comments made by the Planning Inspector in the planning appeal by Preston Manor School and St Georges West London Ltd in their report of 30/03/00, pg 15 Annex A, 10.7 "The degree to which loss of private view is a material consideration to be protected in the public interest, is a matter of law... the open prospect makes a

valuable contribution to the general environment of the area... a material loss of openness would undermine the attractiveness of the residential area. The Planning Inspector found in 2000, "once lost to development, open space is unlikely to be regained so that there is little prospect of any increase in overall provision in Brent." This report was made in relation to application 99/0652. The application proposed in relation to the erection of 61 dwellings on site, which was appealed against non-determination and dismissed. Your officers have considered previous officer comments made at the time of the appeal.

The officer report from 1999 states:

This scheme follows a refusal of permission on appeal last year. The current scheme has been submitted in an attempt to overcome the objections identified in the last appeal. Since that time, circumstances have changed in that the open space at GEC is coming on-stream and the Council have received an appeal decision that granted planning permission for housing on the WASPS rugby ground. The relevant policies relating to open space are OS9, OS11 and OS12. These playing fields lie within a Public Open Space deficiency area and within a Priority Area for the Provision of new public open space, as set out in the 1996 Adopted Unitary Development Plan. At the last public inquiry, the Inspector supported the aims of Policy OS12, which seeks normally to refuse development that would result in a loss of education playing fields where there is a deficiency of local public open space and where the development site would be within 400m of this deficiency area. ...Given the WASPS decision, it is considered that with the potential benefits offered by the community use of the sports and recreation facilities, plus the financial contribution to open space enhancement in the locality, and the laying out of open space at the GEC site, it is now difficult to argue that the loss of playing fields in an area of open space deficiency would form a strong reason for refusal, particularly if other problems with the earlier scheme have now been overcome. It is considered that there has been a change in site circumstances since the last appeal decision. On balance, it is your officer's view that the open-space objections have been largely overcome in the new scheme. It is also recognised that there is substantial public objection to the loss of the playing fields. Notwithstanding, it is considered that the scheme, together with the benefits offered to be secured through a Section 106 agreement, now meets the objectives of the Council's open space policies, including OS12.

The previous application was materially different from the current proposal, in that it related to 61 dwellings rather than a school. More than ½ of the site area of the current proposal will be landscaped. While the introduction of the new school will change the character of the area, the significant area of landscaping and external playspace located around the proposed school will go some way to retaining some sense of the openness referred to by the inspector in their 2000 decision. The proposed building is 2 storey but is set well away from boundaries and complies with guidelines in SPG17, which are intended to enable assessment of the impact of a proposal upon neighbouring occupiers' outlook, privacy and whether or not a development is overbearing.

Highways

Most of the comments made by third parties are addressed in the Transportation section above. It is acknowledged that the proposals will result in more cars in the local area, dropping off children, which will lead to greater congestion on local roads. The primary school will mitigate against this as much as possible with staggered opening and closing times compared to the High School and a Travel Plan that encourages sustainable transport modes. The Council's Highway Engineers support the Consultant Engineers findings that the local highway network has capacity for some parking, enabling a school to be sited here with less impact than would be found elsewhere in the Borough, where the roads do not have capacity. There have been mixed responses to the introduction of new parking controls on the local roads to prevent commuters from parking here to use the station. One example of such a control is a Controlled Parking Zone, (CPZ) that could operate at certain times of the day. Some local residents have written in support of this, and some against in relation to commenting on the proposed primary school. No such measures would be introduced without a widespread consultation process. However this is something that could be introduced in the future, and the Highways department has sought s106 monies in relation to this school application to ensure that appropriate measures could be implemented within the next 5

years, if deemed necessary.

Noise and disturbance

A proposed primary school will be noisier than the existing playing fields where children only occupy the area for sports occasionally. However, the Noise section of this report above sets out measures that officers have required in order to ensure that noise nuisance opportunities are minimised.

Other

The proposed cycle shelter will harm the quality of the neighbouring garden

The cycle shelter is single storey and set 1m from the shared boundary, and will be separated by an acoustic fence, and dense shrub planting, which is considered to adequately screen the proposal.

The school fields are used as a helicopter landing site for dignitaries on Event Days

The High School have used the field to land helicopters in the past but for a number of reasons have not agreed to do so for the past four years except for two air ambulances. There is no formal agreement in place to do so into the future.

Who will provide funding for the proposed school? What has it cost?

Cost is not a material planning consideration, but we have been informed by the applicants that Capital Cost - The cost for the building is being met from the Basic Need Safety Valve allocation of £14.76m from the DfE. On 15 November 2010, the Executive agreed the sum of £7m to this project from Basic Needs Safety Valve funding totalling £14.76m allocated to the Council in November 2009 to support the provision of additional permanent primary places by 2011.

Revenue cost - Revenue funding is provided by the central government and is based on a formulaic allocation derived on basis of pupil numbers. All schools in England have been working under the LMS (Local Management of Schools) arrangements. Since 1999, this has also been known as "Fair Funding". By law, schools must be funded by a formula which is "simple, objective, measurable and predictable in effect, and clearly expressed. Most of the formula is determined by central government. However, each local Authority is free to take into account local circumstances. Planning fees for this application were £10,385 and, whilst hard to quantify, the cost of producing the application documents was circa £500.

Public access out of hours, will allow low life access to local residential properties, security and lighting will be costly 24/7

The existing High School has an extensive colour CCTV system, movement activated external lights and modern alarm systems. In the event of alarms being activated out of school hours the school has a 24\7 keyholding company. This security coverage can be extended to the primary school with efficiencies arising from the use of the same site. In addition as good neighbours local residents also contact the police if intruders are spotted on the playing fields. The new school is not anticipated to worsen crime in the area. In addition public access to the primary school's sports facilities will be subject to strict management controls.

Who has assessed whether the proposal meets fire standards?

Fire safety is covered under separate legislation and will be considered by Building Control.

Environmental Impact Assessment of the Development

The proposed scheme will be unlikely to have any significant environmental effects by virtue of its nature, scale and location and it is therefore considered that no Environmental Impact Assessment is warranted in this instance. The Council has issued a screening opinion under the provisions of regulation 5 of SI 1999/293 Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. A copy of this is on the planning file.

Conclusion

The proposed primary school is required in order to meet a recognised need to provide education

for primary school aged children within the Borough. Officers have considered interests of acknowledged importance and the proposed primary school is on balance considered acceptable. The applicants have demonstrated that subject to a legal agreement, the proposal will not cause significant harm to the local highway network and will relate satisfactorily to local amenities. The applicants have shown that the proposal will comply with local and national planning policies, and accordingly approval is recommended.

RECOMMENDATION: Grant Consent subject to Legal agreement

- (1) The proposed development is in general accordance with policies contained in the:-
Planning Policy Guidance 17 – Planning for open space, sport and recreation
Planning Policy Statement 5 – Planning for the Historic Environment
Planning Policy Statement 9 - Biodiversity and Geological Conservation
Planning Policy Statement 25 – Development & Flood Risk
Planning Policy Statement – A sporting future for the playing fields of England

London Plan 2004 as consolidated with amendments

Brent's Unitary Development Plan 2004
Brent's Core Strategy 2010
SPG17 - Design Guide for New Development
SPG12 – Access for disabled people, designing for accessibility

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

L-(9-) 901 P01 Landscape
L-(9-)902 P01 Proposed Pitch layout
L(05)001 P4 Proposed ground floor plan
L(05)002 P4 Proposed first floor and roof plan
L(05)006 P3 Proposed Sections and elevations

Acoustic Design Report
Arboricultural Method & Materials Statement
BREEAM Education 2008 Pre-Assessment Report
Cultural Heritage Desk Based Assessment
Design & Access Statement
Educational Need Assessment and Site Selection
Energy Statement for Planning
Extended Phase 1 Habitat Survey
Neighbourly Matters Report
Planning Statement & Statement of Community Involvement
Preston Manor Primary School – Travel Plan

Report on Phase 2 – Site Investigation
Sustainable Development Checklist
Traffic Assessment

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Prior to the occupation of the proposed buildings, the following shall be constructed and permanently marked out in accordance with the approved drawings:
- (a) parking spaces, (including one disabled parking space);
 - (b) turning areas;
 - (c) footways

These shall be constructed and permanently marked out in accordance with the approved plans. Thereafter they shall be retained and used solely for the specified purposes in connection with the development hereby approved and shall not be obstructed or used for any other purpose/s.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- (4) The nature play/ habitat area shall include the following features:
- a) at least 3 log piles
 - b) at least 5 nest/ bat boxes
 - c) at least 2 bird feeding stations

These shall be completed within 1 year of commencement of development on site, unless otherwise agreed in writing by the Local Planning Authority prior to the occupation of the building

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

- (5) a) The Multi Use Games Areas shall only be permitted to be used between
08.00-22.00 hours Mondays to Fridays
08.00-20.00 hours Saturdays and
09.00-19.00 Sundays and Bank Holidays.
- b) Any floodlights associated with the MUGA area shall be switched off within 15 minutes of these times and the MUGA vacated

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties

- (6) Within 6 months of the date of this decision the applicants shall submit details of materials for all external work, including samples of the proposed hardwood cladding system, hall glulam frame, render, brickwork, doors, roof including roof standing seams, and fenestration including window brise soleil shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (7) Within 3 months of the date of this decision, the applicant shall submit details of the proposed hall internal dimensions, demonstrating that they meet Sport England's minimum size dimensions for a badminton court in terms of length, width and height. These details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented in accordance with the approved details

Reason: To ensure a satisfactory development which incorporates community access

- (8) Within 3 months of the date of this decision the applicants shall submit details of
- a) any proposed brown roof
 - b) any proposed green roof
 - c) proposed green screens/
 - d) steps to amphitheatre
 - e) gabion planter
 - f) general arrangement of hard/ soft landscape; construction details of roof; drainage; indicative roof sections
 - g) substrate depth to soft landscape – to be a minimum of 100mm for sedum/wildflower; 150mm for turf; 300-450mm for shrubs and 600mm for trees.
 - h) an associated roof landscape maintenance schedule (min 5 years)

These details shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the commencement of development and thereafter the details shall be installed in accordance with the details so approved prior to the occupation of the building

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development

- (9) Within 3 months of this decision notice and prior to commencement of any demolition/ construction work on the site, a landscape plan shall be submitted to and approved in writing by the Local Planning Authority. Such landscape works shall be completed prior to occupation of building(s) and within 18 months of commencement of the development hereby approved.

Such details shall include:-

- i. Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- ii. Hard surfaces including details of materials, manufacturers, specifications, and finishes. These should have a permeable construction wherever possible and should make reference to the Sustainable Urban Drainage System hierarchy. These include, but are not limited to
 - i. nature play stepping stones

- ii. sensory play surfaces
- iii. imaginative play surfaces
- iv. bark chip play area
- v. wet pour safety surfacing
- vi. alternatives to mastertint coloured tarmac
- vii. self binding gravel path
- viii. block paving pedestrian/ vehicular
- ix. slab paving
- iii. The provisions of a dense landscaped shrub buffer along the boundaries of the site, incorporating trees
- iv. Proposed boundary treatments including walls and fencing, indicating materials and heights and providing details of acoustic properties, where applicable.
- v. All planting including location, species, size, density and number
- vi. Any sustainable construction methods which are to be used.
- vii. The provision of play equipment including specifications, model and orientation
- viii. The provision of at least 53 new trees within the site
- ix. Details of the proposed amphitheatre including materials, finish and species
- x. Further details of the stimuli to make the imaginative play and sensory play areas fulfill their specifications
- xi. Details of the proposed totem pole
- xii. Details of a sculptural intervention to signify the approach to the school along the access road
- xiii. Details of the MUGA retaining walls
- xiv. A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.

Any trees, plants and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development

- (10) No development shall commence unless details of a Construction Method Statement incorporating:
- a) details of the proposed site compound
 - b) methodologies that ensure air quality on site is safeguarded during construction
 - c) a Site Waste Management Plan
 - d) methodology of protecting trees related to construction (BS:5837 2005) during construction works
 - e) details of wheel washing, to prevent harm to the local highway network

is submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works and thereafter the details and methodologies approved shall be complied with

Reason: In order to safeguard local residential amenities, sustainability measures and air quality

- (11) No development shall commence unless further details of:

- a) the proposed refuse and recycling facilities
- b) 10 secure, weatherproof bicycle parking spaces, including details of the appearance of the shelter

shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the buildings are occupied.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (12) Within 6 months of this decision and prior to occupation of the buildings, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall include, but not be limited to:

- a) the specification, manufacturer, lux, model, direction and the siting of each lamp
- b) a lighting contour plan that demonstrates light spill in lumens and ensures that no light spillage from the site enters neighbouring residential garden areas

The lights shall be installed in accordance with the details so approved prior to occupation

Reason: In order to prevent harm to local amenities from light spillage

- (13) No music, public address system or any other amplified sound system shall be installed externally on the site without the prior written approval of the Local Planning Authority. Any proposed system/s shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter only installed in accordance with the details so approved

Reason: To safeguard the amenities of the adjoining occupiers

- (14) Prior to occupation of the proposed development the applicants shall submit evidence that the development achieves BB93 for internal noise levels and sound insulation within the classrooms. This shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be completed in accordance with the details so approved

Reason: To ensure a suitable, learning environment and protect the amenities of future children occupants

- (15) Within 12 months of the date of this decision and prior to installation, the applicants shall submit details of the proposed

- a) kitchen extraction system and filters
- b) ventilation equipment
- c) the gas boiler flue and emissions

These details should include an assessment of their impact on air quality and shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter the development shall be completed in accordance with the details so approved

Reason: In order to safeguard local air quality and amenities

- (16) a. Within 3 months of the date of this decision, details of any plant/ extraction equipment to be installed together with any associated ducting and the expected noise levels to be generated, shall be submitted to and agreed in writing by the Local Planning Authority prior to installation and thereafter shall be installed in accordance with the approved details. Ducts should outlet at least 1m above eaves unless otherwise agreed in writing.
- b. The noise level from any plant (e.g. refrigeration, air-conditioning, ventilation system, kitchen extraction equipment), together with any associated ducting, shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises, (less than LAeq35bB.) The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".
- c. Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: In order to safeguard the reasonable amenities of local residential properties

- (17) a. A noise impact assessment (with appropriate mitigation measures if required) must be submitted to the Local Planning Authority, detailing the potential noise impacts of the Multi Use Games Area on the nearby residential properties. The noise level from the MUGA shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".
- b. Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: To ensure that nearby residents do not suffer a loss of amenity by reason of noise pollution

- (18) No development shall take place until a remediation strategy has been submitted to and approved by the Local Planning Authority. The strategy must include all works to be undertaken to remove, treat or contain the contamination found on site; proposed remediation objectives and remediation criteria; and an appraisal of remedial options.

Reason: To ensure the safe development and secure occupancy of the site

- (19) The site shall be remediated in accordance with the approved remediation strategy. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation strategy and the site is permitted for end use. It shall detail what will happen to the soil on site that is not suitable for reuse in areas of sensitive end-use, such as soft landscaped areas. The quality of any soil imported to the site for the purposes of landscaping and the creation of the amphitheatre, must be tested for contamination and the results included in the Verification Report.

Reason: To ensure the safe development and secure occupancy of the site

- (20) Within 6 months of the date of this decision the applicants shall submit details of the existing pitches/ playing fields on site that are to be improved as a result of this application. These shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- a) an indicative summer and winter layout
 - b) details of the reprofiling proposed, including before and after levels
 - c) details of drainage improvements, where applicable

Thereafter the improvements shall be undertaken in accordance with the approved details prior to the occupation of the buildings on site, unless otherwise agreed in writing by the Local Planning Authority

Reason: For the avoidance of doubt and to safeguard neighbouring amenities and sports pitches

- (21) The development hereby approve shall not commence unless a drainage strategy, detailing on and/or off site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall not be occupied until the approved details have been implemented in full.

Reason: To ensure a satisfactory development that does not lead to sewage flooding and to ensure that there is adequate capacity in the sewerage network and that surface water is protected

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Planning Policy Statement 5 – Planning for the Historic Environment
Planning Policy Guidance 17 – Planning for open space, sport and recreation
Planning Policy Statement 25 – Development & Flood Risk
Planning Policy Statement – A sporting future for the playing fields of England

Brent's Unitary Development Plan 2004
Brent's Core Strategy 2010

SPG17 - Design Guide for New Development
SPG12 – Access for disabled people, designing for accessibility

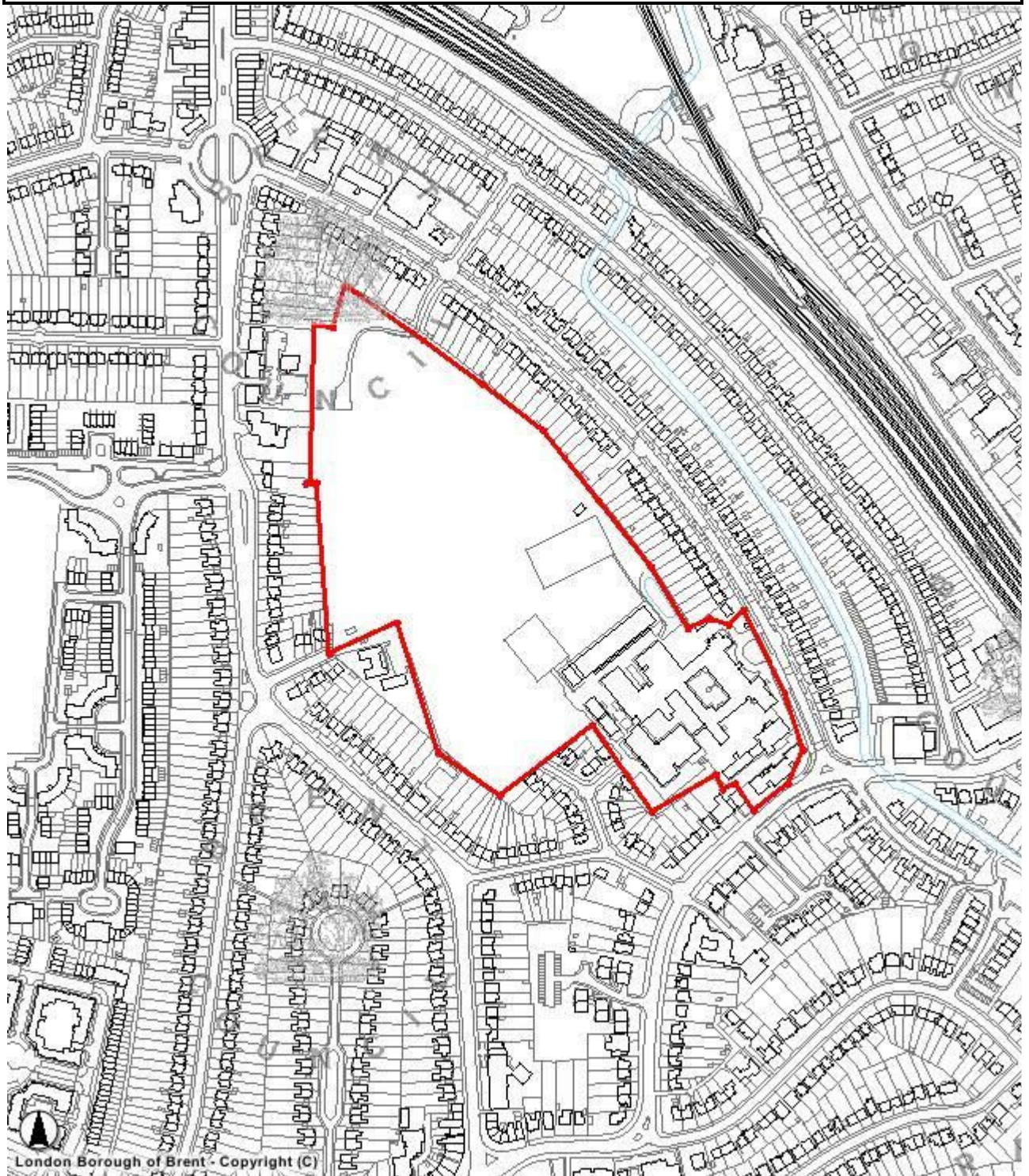
Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

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