

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 1 st March 2022
Application reference:	213919
Applicant:	London Borough of Waltham Forest
Location:	Willowfield College, 209 Blackhorse Road, Walthamstow, London, E17 6ND
Proposed development:	Single storey extension to north east wing to provide new activity studio to replace existing, two storey extension to south west wing to provide 7 new classrooms, office space and external student area at roof level, hard and soft landscaping, internal remodelling, bicycle parking, refuse/recycling storage and associated works to facilitate one form entry expansion of school.
Wards affected:	High Street
Appendices:	None

1 RECOMMENDATION

1.1 Recommendation to GRANT planning permission under reference 213919 subject to no adverse comments from London Underground/London Overground, the conditions set out in Section 12 of this report and completion of a Unilateral Undertaking with the following Heads of Terms:

Highways:

- A Condition survey of the carriageway and footways fronting the site prior to the commencement of any works (other than work to the under-croft area).
- A financial contribution of £1,500 is requested towards the monitoring of the CLP.

Sustainability:

- A financial contribution of £17,800 towards a Carbon Offset Fund.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

1.2 That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the unilateral undertaking and to agree any minor

amendments to the conditions or the unilateral undertaking on the terms set out above. In addition to review any comments received from London Underground/London Overground and add any conditions/informatives if requested.

- 1.3 In the event that the unilateral undertaking is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate, in consultation with the Chair. In the absence of this unilateral undertaking, the proposed development would not be able to deliver the residential development on the site.

2 REASONS REFERRED TO COMMITTEE

- 2.1 The Council is the applicant.

3 SITE AND SURROUNDINGS

- 3.1 The application site is an irregular shaped plot located on the western side of Blackhorse Road. The site contains Willowfield School, which was relocated from its original Clifton Road site and opened in 2015. It has an associated car park, MUGA and playing fields.
- 3.2 The school is constructed in a modern architectural form and character with a predominant glazing style to its southern elevation and is surrounded by permeable fencing separating the school boundaries and designating different areas within the school's footprint.
- 3.3 Blackhorse Road underground and overground train station is located on the north of the site, the Douglas Eyre Sports Centre and Playing Fields are located to the west of the site and residential uses are located to the east and south of the site.
- 3.4 The site is not located within a Conservation Area, is not listed and is not subject to a relevant Article 4 direction. The site lies within the Blackhorse Lane Area Action Plan boundary and is identified as site BHL2 South.

4 APPLICATION PROPOSAL

- 4.1 This application proposes the construction of a single storey extension to north east wing to provide new activity studio to replace existing, two storey extension to south west wing to provide 7 new classrooms, office space and external student area at roof level, hard and soft landscaping, internal remodelling, bicycle parking, refuse/recycling storage and associated works to facilitate one form entry expansion of school.
- 4.2 The proposed single storey extension to north east wing will be constructed in brickwork to match the adjoining activity studio/main hall building. The northern and eastern elevations will have coloured glazing to match the existing. The proposed extension would adjoin the main hall and would have a total Gross Internal Area (GIA) of 150m².
- 4.3 The proposed two storey extension to the south west wing will have a GIA of 706m² to provide additional classrooms and be finished with render. The north

and west elevations propose a rendered finish with a brick plinth. The existing area of brickwork applied for the staircase is retained which separates the existing building from the extension. A parapet and low fencing are proposed around the perimeter of the rooftop outdoor area with colour applied to the fencing posts. The western elevation of the main building will have a mural.

- 4.4 The existing bike store will be converted into an Alternative Provision accommodation, for pupils who cannot attend mainstream school, for example because of exclusion. A new screen will be erected in front of the existing open tread steel staircase. The screen will provide space for future signage and act as a visual barrier between the Alternative Provision students and Main School Students.
- 4.5 The existing student cycle store will be provided within a new secure store with a green roof at the front of the building. It will house 46 Sheffield style stands for 92 bicycles.
- 4.6 The PV system to be included within the proposed scheme will comprise of 32 panel arrays of roof mounted panels located above the Activity Studio. The proposed scheme would involve the installation of three condensers, three extract fans and ten MVHR units.
- 4.7 The application benefits from two pre-application advice where officers did not raise any concerns with the principle of the development.

5 RELEVANT SITE HISTORY

A. Planning

5.1 Reference: 201716

Description: Installation of single storey aluminium framed canopy with glazed roof and walls at the south elevation together with extension of existing fence line to follow the curvature of the macadam footpath adjacent the car park roadway

Permission: Granted on 8-10-2020

5.2 Reference: 170064

Description: Removal of Condition 5 in order to respect right of access contained in a conveyance dated 30th October 1899, pursuant to planning permission ref: 151512, dated 8-7-2015

Permission: Granted on 11-4-2017

5.3 Reference: 151512

Description: Formation of access road to playing field with associated fencing and gates.

Permission: Granted on 8-7-2015

5.4 Reference: 131875

Description: Construction of three storey school building (use class D1). Provision of hard and soft play areas, car parking, cycle parking, landscaping, electrical substation and associated works.

Permission: Granted on 12-8-2013

B. Pre-Application

5.5 Reference: Pre_21_0118

Description: Two storey extension to South East Wing of Existing School with a rooftop outdoor area. Two storey extension to North East Wing of Existing School. Alterations to landscape.

5.6 Reference: 201898

Description: Pre-application enquiry for a two-storey extension to South West Wing of Existing School and two storey extension to the front of the school (eastern wing) with a rooftop outdoor area adjacent to Blackhorse Road. (Amended description).

C. Enforcement

5.7 Reference: 472085

Description: Large Modular Classroom

Investigation in progress

5.8 Reference: 427834

Description: Gate not removed according to plans

Gate removed and investigation closed on 23-5-2016

D. Adjacent Site

5.9 None relevant

6 PUBLIC CONSULTATIONS

A. Public Consultation

The Council circulated 858 consultation letters to occupiers of adjoining and nearby properties on the 13th January 2022 which included the following addresses:

- Nos 152-160 Blackhorse Road, Walthamstow, London, E17 6NQ
- Nos 120-160 Blackhorse Road, Walthamstow, London, E17 6NH
- Nos 8 - 16 Blackhorse Lane, Walthamstow, London, E17 6HJ
- Nos 4-10 Forest Road, Walthamstow, London, E17 6JJ
- Nos 2-52 Hawarden Road, Walthamstow, London, E17 6NS
- Nos 161-215, 233 Blackhorse Road, Walthamstow, London, E17 6ND
- Nos 65-75 Forest Road, Walthamstow, London, E17 6HF
- Masey Court, 20 Blackhorse Road, E17 7BE
- Tansy House, 23 Forest Road, Walthamstow, London, E17 6HW

- Latchingdon Court, 26 Forest Road, Walthamstow, London, E17 6JT
- 30c Forest Road, Walthamstow, London, E17 6JR
- Merlin Works, 1 Frank Searle Passage, Walthamstow, London, E17 6DB
- Wren House, 4 Frank Searle Passage, Walthamstow, London, E17 6BL
- 6 Frank Searle Passage, Walthamstow, London, E17 6ET
- Rosebay House, 8 Frank Searle Passage, Walthamstow, London, E17 6DU
- Tansy House, 23 Forest Road, Walthamstow, London, E17 6HW
- Park Buildings, Stoneydown Park Blackhorse Road, Walthamstow, London, E17 6NH
- Nos 124-130 Edward Road, Walthamstow, London, E17 6NX
- Nos 213-271 Edward Road, Walthamstow, London, E17 6NU
- Nos 1-81 Lloyd Road, Walthamstow, London, E17 6NP
- Nos 1-9 Freedom Close, Walthamstow, London, E17 6TA
- Masey Court, 20 Blackhorse Road, E17 7BE
- Management Office, Merlin Works, 1 Frank Searle Passage, Walthamstow, London, E17 6DB
- Standard Music Venue The Tryst, 1 Blackhorse Lane, Walthamstow, London, E17 6DS

The application was advertised via four site notices on the 20 January 2022.

The Council received no responses as a result of the public consultation.

B. Other consultations

INTERNAL CONSULTEES	Response
Schools Strategic Development	No comment received.
Place & Design	No comment received.
Nature Conservation	<p>The Tree Preservation and Nature Conservation Officer raised concerns on the juxtaposition of the proposed single storey extension to north east wing to the Walnut and English Oak Trees.</p> <p>If the Local Authority seek to grant approval for this scheme, the following conditions are requested:</p> <ul style="list-style-type: none"> • Detailed Arboricultural Method Statement, ecological appraisals, and a Landscaping Management Plan

	Officer comment: conditions will be attached to any permission.
Highways & Transport Planning	<p>Legal matter:</p> <ul style="list-style-type: none"> • A contribution of £1500.00 would be requested towards monitoring of the Construction Logistics Plan. <p>Planning conditions:</p> <ul style="list-style-type: none"> • A Detailed Construction Logistics Plan • The developer is required to carry out a condition survey • Ensure the school reaches a Gold TfL STARS Travel Plan accreditation by 2025. • Cycle Storage <p>Officer comment: conditions will be attached to any permission.</p>
Environmental Health Team	No comment received.
Sustainability & Energy Team	<p>The sustainability officers support the application subject to the following conditions:</p> <ul style="list-style-type: none"> • A report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations. The report shall reference the measures set out in the Energy Statement • The educational floorspace hereby permitted shall be constructed to achieve not less than BREEAM 'very good' in accordance with the submitted Energy Report <p>Officer comment: conditions will be attached to any permission.</p>
Waste Management Team	No comment received.

EXTERNAL CONSULTEES	Response
Thames Water	No objections raised.
Metropolitan Police	If the Local Authority seek to grant approval for this scheme, the following conditions are

	<p>requested to ensure compliance with a MOPAC endorsed, quantifiable crime reduction initiative:</p> <ul style="list-style-type: none"> • Details of the measures to be incorporated into the development demonstrating how the development can achieve Secure by Design Certification • New aspects of the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) <p>Officer comment: conditions will be attached to any permission.</p>
Network Rail	No objections raised.
London Underground/London Overground (asset protection)	Consultation letters were sent on 16 February 2022. Assistant Director Development Management & Building Control to review comments received and add additional conditions/informatives if necessary. The decision notice will be issued after the expiry of the 21-day consultation period (9 March 2022).

7 DEVELOPMENT PLAN

National Planning Policy Framework 2021

- 7.1 The National Planning Policy Framework was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework.
- 7.2 This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.
- 7.3 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".
- 7.4 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments

does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes'

7.5 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:

- Achieving sustainable development
- Promoting sustainable transport
- Achieving sustainable development
- Achieve well-designed places

The London Plan (2021)

7.6 On Tuesday 2nd March 2021 The Mayor of London published the replacement London Plan. From this date it forms part of the Development Plan for the purpose of determining planning applications. The 2021 London Plan supersedes the 2016 London Plan, which no longer has any effect. The relevant policies within the London Plan 2021 are:

- Policy D1 London's form, character and capacity for growth
- Policy D4 Delivering good design
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy S3 Education and childcare facilities
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.5 Non-residential disabled persons parking

Waltham Forest Local Plan Core Strategy (2012)

7.7 The Waltham Forest Core Strategy (2012) was adopted on 1st March 2012.

7.8 The Core Strategy contains 16 policies designed to deliver the Council's vision for the physical, economic, environmental and social development of the Borough. These policies will be used to direct and manage development and regeneration activity up to 2026.

7.9 The policies considered relevant to this application are as follows:

- Policy CS3: Providing Infrastructure
- Policy CS4: Climate Change
- Policy CS6: Sustainable Waste Management
- Policy CS7: Developing Sustainable Transport
- Policy CS9: Promoting better education

- Policy CS13: Promoting Health and Well Being
- Policy CS15: Well Designed Buildings, Places and Spaces
- Policy CS16: Making Waltham Forest Safer

Blackhorse Lane Area Action Plan 2015

- 7.10 The Blackhorse Lane Area Action Plan was adopted in 2015. It sets out a framework for how growth should be co-ordinated, to transform the area and secure a sustainable pattern of development and maximum community gains. It sets out a comprehensive approach to the redevelopment of the area to secure new high quality homes and modern business space, along with supporting infrastructure including new and improved pedestrian/ cycle routes, open spaces, and community facilities such as schools and health centres.
- 7.11 The policies considered relevant to this application are as follows:
- BHL14: Social Infrastructure
 - Site Allocation BHL2 South

Waltham Forest Local Plan Development Management Policies (2013)

- 7.12 The Local Plan Development Management Policies Document was adopted in November 2013. This sets out the borough-wide policies that implement the Core Strategy and delivering the long-term spatial vision and strategic place shaping objectives. There is an emphasis on collaboration and a positive proactive approach to reaching a balance agreement that solves problems rather than a compromise that fails to meet objectives. The following policies are relevant in this case:
- Policy DM10 - Resource Efficiency and High Environmental Standards
 - Policy DM11 - Decentralised and Renewable Energy
 - Policy DM16: Parking
 - Policy DM17: Social and Physical Infrastructure
 - Policy DM24: Environmental Protection
 - Policy DM29: Design Principles, Standards and Local Distinctiveness
 - Policy DM32: Managing Impact of Development on Occupiers and Neighbours
 - Policy DM33: Improving Community safety
 - Policy DM34 - Water

8 MATERIAL PLANNING CONSIDERATIONS

Shaping the Borough – London Borough Waltham Forest Draft Local Plan Part One (Submission Draft April 2021)

- 8.1 The Draft Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed Submission Version between 26th October 2020 and 14th December 2020. It has now been submitted to the Secretary of State for examination. This is an early stage of the plan making process and less weight will be given to its policies.
- 8.2 The Draft new Local Plan proposes to be a “combined” document comprising 12 thematic policies and a revised spatial strategy, splitting the borough into North, South and Central Waltham Forest.

8.3 The Draft Local Plan clearly sets out the Council's growth agenda which seeks to facilitate the sustainable delivery of 27,000 new homes and 46,000sqm of employment floorspace over the next plan period. The draft policies relating to housing type and mix are reflective of the London Plan (2021).

- Policy 48 - Social and Community Infrastructure
- Policy 49 - Education and Childcare Facilities
- Policy 52 - Making Safer Places
- Policy 53 - Noise, Vibration and Light Pollution
- Policy 56 - Delivering High Quality Design
- Policy 59 - Amenity

8.4 Other policies

Supplementary Planning Document - Urban Design (2010)

Supplementary Planning Document - Planning Obligations (2017)

Local Finance Considerations

8.5 Local Finance Considerations are a material consideration in the determination of all planning applications. Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the Council has received or will or could receive in terms of Community Infrastructure Levy (CIL).

i) There are no grants which have been or will or could be received from central government in relation to this development.

ii) The Council has not received and does not expect to receive any income from LBWF CIL in relation to this development.

iii) The Council has not received and does not expect to receive any income from Mayoral CIL in relation to this development.

9 ASSESSMENT

9.1 The main issues for consideration, in relation to the proposed development are as follows:

- A. Principle of the Development
- B. Design of the Development
- C. Impact on Neighbouring Amenity
- D. Trees and Biodiversity
- E. Transport and Highways
- F. Waste Management
- G. Safety and Security
- H. Sustainable Design and Energy Efficiency
- I. Planning Obligations

A. Principle the Development

- 9.2 Policy CS9 of the Waltham Forest Local Plan - Core Strategy seeks the provision of different types of educational facilities and the expansion of existing facilities in order to maximise the potential of sites and promote high quality educational facilities within the Borough.
- 9.3 Policy DM17 of the Waltham Forest Local Plan - Development Management Policies (2013) aims to ensure the timely delivery of appropriate social infrastructure, to strengthen the community, and reduce existing deprivation in the Borough.
- 9.4 More specifically Part C of DM17 advises that new developments must be:
- i) fit for purpose, which could include being acceptable in terms of appropriate space standards;
 - ii) located in proximity to playing fields that can be used; and
 - iii) in buildings which are flexible and sited to maximise the shared community use of premises and associated facilities.
- 9.5 Policy BHL14 seeks to protect this site for education use, in order to meet increased demand and secure a sustainable pattern of development.
- 9.6 The application site carries a F1 Use Class, serving a 900 pupil, six-form entry secondary school. The expansion to create a seven-form entry Secondary School will increase the number on roll to approximately 1050 pupils. The expansion of school capacity complements the planned housing growth taking place in the local area. The proposed extensions would be located within the school grounds and directly relate to F1 Use supporting the education provision on site.
- 9.7 The proposed scheme will not result in the loss or reduction in quality of the existing educational facilities. The proposed single storey extension to the north east wing will serve the new activity hall and is required to be adjacent to the existing main hall. Design guidance produced by the Department for Education states that, for a secondary school offering seven forms of entry, an activity studio should be 150m². Therefore, the proposed single storey extension would enable the school to comply with appropriate space standards and would maximise the shared community use of the premises.
- 9.8 The proposed two storey extension to the south west wing will be positioned on an existing outdoor hard surfaced area, close to the school's playing fields and MUGA. A classroom and two Science Laboratories will be located on the ground floor, and three classrooms, a Science Laboratory, and a counselling room will be located on the first floor.
- 9.9 Officers are satisfied that the proposal would accord with Policies CS3 and CS9 of the adopted Waltham Forest Local Plan - Core Strategy (2012) Policy DM17 of the adopted Waltham Forest Local Plan - Development Management Policies (2013) and Policy BHL14 of the Blackhorse Road AAP (2015) in relation to the principle of the proposal.

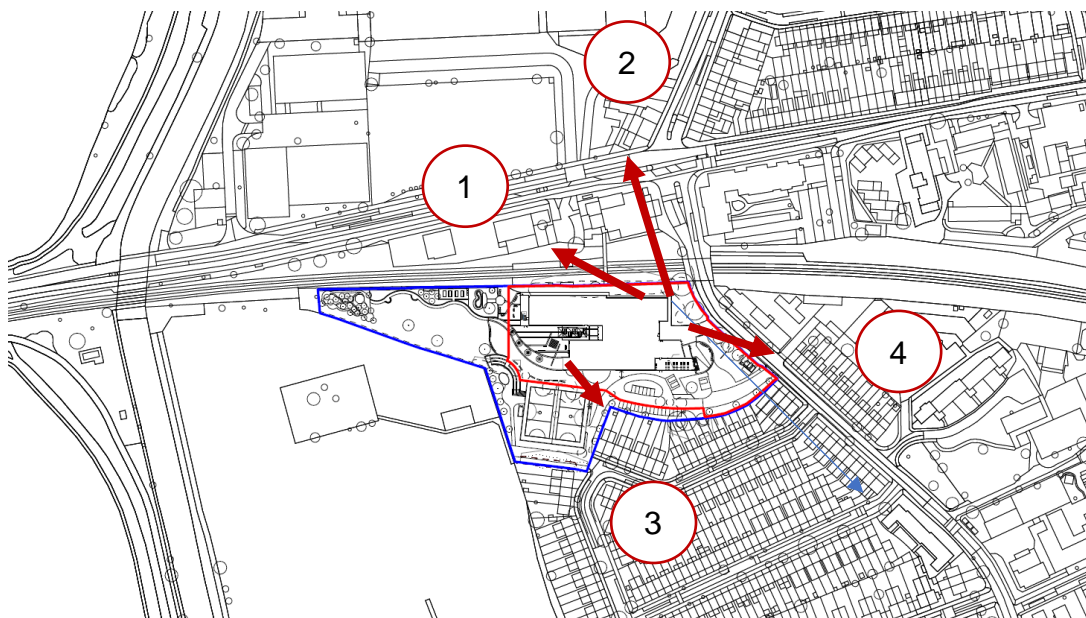
B. The Design of the Development

- 9.10 Policy DM29 of the adopted Waltham Forest Local Plan - Development Management Policies (2013) seeks developments to create positive and inclusive environments (buildings and spaces) of high quality that contribute to the distinctiveness of Waltham Forest's neighbourhoods.
- 9.11 The proposed elevation plans and renders demonstrate that the proposed bulk, height and mass of both schemes would be comparable with the rest of the school and no concerns are raised. The chamfered design of the proposed two storey extension to the south west wing will be comparable with the wider school which has varying setbacks that assist in breaking up the bulk.
- 9.12 Similarly, the proposed single storey extension to the north east wing will be one storey lower than the adjoining hall, which too assists in reducing the bulk.
- 9.13 As state above the school is a modern building of contemporary design, features and colours. The northern extension will be constructed in the continuation of the textured brickwork based on the building it adjoins. The proposed windows will be glazed and will be the same proportions as the existing school. This provides a cohesive design and appearance.
- 9.14 The proposed two storey extension to south west wing will be constructed in the same brickwork material as the adjoining western wing. Officers do not object to the proposed mural along the primary western elevation. A parapet and low fence will surround the perimeter of the second-floor roof terrace. The use of the materials is consistent with the overall modern and contemporary design and style of the school.
- 9.15 The proposed rooftop outdoor area totals 332.6m² and will be located on the second floor. It will be constructed with polymeric rubber with shades of orange, green and blue. The rooftop outdoor area is not enclosed, however an opaque parapet screen is provided at the perimeter of the roof. The maximum number of students using the rooftop outdoor area will be 30. The distance measured perpendicular from the south façade of rooftop outdoor area to the nearest habitable room on Hawarden Road is 37m.
- 9.16 The proposed development has been designed taking into account the character of the existing school site and the needs of the school in enhancing its overall education provision and increasing its capacity.
- 9.17 As such, the proposed would sufficiently satisfy the objectives of the Adopted Policy CS2 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), Policies DM4 and DM32 of the Waltham Forest Local Plan Development Management Policies (2013) and Supplementary Planning Documents for Urban Design (2010).

C. Impact on Neighbouring Amenity

- 9.18 Policy DM24 seeks to protect residents from any harmful noise impacts created by development. Policy DM32 seeks to manage the impact of new development on neighbouring amenity to ensure that daylight/sunlight, outlook and privacy are maintained for existing occupiers.

- 9.19 The existing residential properties are located to the south of the school site on Hawarden Road and Edward Road, and to the east on Blackhorse Road. To the north of the site beyond the railway line are various recently built, under construction or permitted residential schemes, including Alliot House, 8 Forest Road, the former TfL car park site, the former Standard Public House, Blackhorse Mills and the Canvas Walthamstow Student Accommodation, 4 Forest Road. The design provides screening to prevent any overlooking from nearby dwellings.



Distance to Boundary 1	98m
Distance to Boundary 2	96m
Distance to Boundary 3	40m
Distance to Boundary 4	60m

- 9.20 Given the distance between the proposal site and neighbouring properties, it is unlikely that existing occupiers of opposing residential units would experience any unacceptable loss of privacy through overlooking, loss of daylight/sunlight or outlook.
- 9.21 A Rooftop Playground Noise Assessment, Environmental Sound Level Survey and Plant Sound Analysis and Internal Building Fabric Acoustic Design Report have been submitted.
- 9.22 The Rooftop Playground Noise Assessment presents noise levels generated from the playground located on top of the new two-storey extension, which will be used by a maximum of 30 children during school hours. The cumulative noise levels likely to arise at residential properties due to rooftop playground noise and prevailing ambient noise results in 1 dB increase over prevailing ambient noise levels, which is considered acceptable.
- 9.23 The proposed scheme would involve the installation of three condensers, three extract fans and ten MVHR units. The Environmental Sound Level Survey demonstrates calculations performed for the proposed mechanical services plants. The predicted plant sound level at nearby noise sensitive properties is

15dB below existing daytime background sound levels, which indicates a low-level impact.

- 9.24 The Internal Building Fabric Acoustic Design Report sets out how the acoustic performance requirements of Building Bulletin 93 can be achieved within new and refurbished teaching accommodation as set out under Requirement E4, Part E, Schedule 1 of the Building Regulations 2010.
- 9.25 As such, the proposed building, given their position in relation to neighbouring residential properties together with their overall form and design, would not be considered to have any significant harm with regards to the outlook, privacy, and noise for neighbouring occupiers.
- 9.26 The proposal therefore accords with Policy CS15 of the Waltham Forest Local Plan - Core Strategy (2012) and Policy DM29 and DM32 of the Waltham Forest Local Plan - Development Management Policies (2013).

D. Trees and Biodiversity

- 9.27 Policy CS5 of the Waltham Forest Local Plan - Core Strategy (2012) states that the Council will endeavour to protect and enhance green infrastructure and biodiversity and to maximise access to open spaces across the Borough by protecting existing healthy trees and encouraging the planting of new trees as informed by the Waltham Forest Tree Strategy.
- 9.28 Policy DM35 of the Waltham Forest Local Plan - Development Management Policies (2013) states that the loss or damage of trees should be avoided where possible; and where this cannot be achieved, mitigation and compensation measures should be outlined and implemented.
- 9.29 In order to facilitate the proposed development, a Category C Lime tree is specified for removal. These categories relate to a British Standard methodology for tree classification, which as an established part of the development process Category C trees are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. The proposed development is accompanied by a landscape masterplan that specifies the planting of three new trees, which will be in locations closer to the eastern boundary of the site. Overall, the scheme provides a net gain of two trees.
- 9.30 The proposed development also specifies lateral pruning of two Category B trees, which are the Walnut and English Oak Tree. Category B trees are trees of moderate quality with an estimated remaining life expectancy of at least 20 years. The Council's Tree Preservation and Nature Conservation Officer raised concerns in relation to the footprint of the proposed single storey extension to north east wing and the juxtaposition to these two remaining mature trees, which appear to be the only two remaining mature trees left on site. It is noted that the two Category B trees are on a list to complete a TEMPO evaluation to consider serving Tree Preservation Orders in the interest and expediency of amenity.
- 9.31 However, as mentioned in Section 9A of the report, the proposed single storey extension to north east wing will serve the new activity hall and is required to

be adjacent to the existing main hall with a floor area of 150m². The justification is to comply with Design guidance produced by the Department for Education for a secondary school offering seven forms of entry.

- 9.32 To mitigate the above concerns, a detailed Arboricultural Method Statement will be required to outline tree protection strategies, root pruning operations, sympathetic facilitation pruning, ground protection, arboricultural supervision, utility runs outside the Root Protection Area, foundation design and improvements to the restricted rooting environment post-development in respect of decompaction and root feed.
- 9.33 The soft landscaping will be required to include roof design to channel water runoff toward the trees, green roof to increase Biodiversity Net Gain, and introduction of habitat boxes and appropriate aftercare to ensure successful establishment and appropriate management in perpetuity.
- 9.34 Notwithstanding the details shown in the Arboricultural Report, Preliminary Ecological Appraisal, Preliminary Root Assessment and Proposed Landscape Masterplan, conditions requiring a detailed Arboricultural Method Statement, ecological appraisals and a Landscaping Management Plan are recommended, to ensure that the proposed biodiversity for the site is protected in accordance with policy CS15 of the WFLP Core Strategy (2012) and policy DM35 of the WFLP Development Management Policies (2013).
- 9.35 As such, on balance, the proposed scheme is considered acceptable additions that would, subject to conditions, have an acceptable impact with regards to the protection of the retained trees and the level of biodiversity on the site. This is in accordance with Policy DM35 of the Local Plan.

E. Transport and Highways

- 9.36 Policy CS7 of the WFLP Core Strategy (2012) sets out that the Council will promote sustainable travel by guiding development to accessible locations to reduce the need to travel by car and to encourage walking, cycling and the use of public transport.
- 9.37 Policy DM14 of the WFLP Development Management Policies (2013) states that the Council will encourage sustainable travel. Major developments should be developed and contribute to a well-connected network of streets that optimises permeability and legibility and should have no detrimental impact on the walking and cycling environment.
- 9.38 The applicant has submitted a Transport Assessment and Transport Plan in support of the application. The documents have been reviewed the Council's Highways Team who raised no objections.

J. Trip Generation

- 9.39 The Willowfield School is located in a mixed residential / commercial area of the Borough being in close proximity to Blackhorse Road Station (London Overground & London Underground services), 3 bus routes and additional rail services from St James Street station.

- 9.40 The proposed development site is in an area of 'excellent' public and sustainable transport accessibility (PTAL 6b) with 96% of journeys to / from school by pupils being made by sustainable modes, and 67% for staff.
- 9.41 In total, the proposed development could lead to an additional 163 trips arriving at the school and 6 trips departing in the AM peak hour, and 6 trips arriving at the school and 163 trips departing in the PM peak hour. This assessment does not take in to account the increased Travel Plan measures that will be implemented at the school as part of the development proposals and that are outlined in this document.
- 9.42 The vast majority of additional trips would relate to pedestrians and would be spread over the pedestrian entrances on Blackhorse Road and Hawarden Road over a period of an hour. On average this would equate to 1 additional pedestrian per minute per entrance.
- 9.43 The second largest mode to experience an increase would be bus with 18 additional passengers. As set out previously in this report there are 3 bus routes within the PTAL prescribed walk distance with a total of 40 services per hour. The impact per route would therefore be negligible.
- 9.44 With regards car trips, an additional 30 car trips per day would equate to an increase of 0.2% based in current two-way daily flows on Blackhorse Road of 13,343 vehicles per day.
- 9.45 The Highways Behavioural Change Team have confirmed the school's Travel Plan is currently Bronze accredited. A planning condition should be secured to ensure the school reaches a Gold TfL STARS Travel Plan accreditation by 2025.

II. Car Parking

- 9.46 Policy T6 of the London Plan (2021) states that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').
- 9.47 Within the site a staff / visitor car park is provided with a total of 36 spaces including 3 disabled parking spaces and a mini-bus parking space, accessed from Blackhorse Road.
- 9.48 It is not proposed to provide any additional car parking as part of the development. The site is appropriate for a car-free development with an excellent PTAL of 6b. As the site is in a Controlled Parking Zone and already in educational use; parking is already restricted, and legal agreement is not required. The Council's Highways officers consider that this is in line with London Policy.
- 9.49 With regards electric vehicle charging facilities Policy DM16 of the Waltham Forest Local Plan - Development Management Policies (2013) requires 20% of off-road parking spaces associated with new development are required to provide 'active' charging facilities for electric vehicles from the outset, with an additional 20% having 'passive' provision for electric vehicles (e.g. infrastructure ducts for wiring) so that charging facilities can easily be added in the future.

- 9.50 As such it is proposed that 20% (8 spaces) of the current 36 spaces will be provided with 'active' electric vehicle charging facilities, with a further 20% (8 spaces) being provided with 'passive' electric vehicle charging facilities.
- 9.51 In light of this, the proposed development is considered acceptable in accordance with Policy T6 of the London Plan (2021), Policy CS7 of the WFLP Core Strategy (2012) and Policy DM14 of the WFLP DM Policies (2013).

III. Cycle Parking

- 9.52 In relation to cycle parking, Policy T5 Cycling sets out that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle by securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Table 10.2 of the London Plan sets out that in relation to the proposed development, a minimum of 1 long term space per 8 FTE staff, 1 long term space per 8 students and 1 short term space per 100 students should be provided.
- 9.53 Appendix 4 of the WFLP Development Management Policies (2013) sets out that secondary schools are required to provide a minimum of 1 cycle parking space per 4 staff, plus 1 space per 7 students.
- 9.54 The Transport Policy Team outline the following requirements for cycle parking:
- Emerging Local Plan Standards
- Higher/further education establishments D1 (vocational and academic) / (Secondary schools / sixth form colleges in draft London Plan)
- Long Stay: 1 space per 4 staff plus 1 space per 3 peak time students = 30 staff cycle spaces (15 Sheffield stands); 350 student cycle spaces (175 Sheffield stands)
- Short Stay: 1 space per 100 students = 11 cycle spaces (5 Sheffield stands)
- London Plan Standards
- Primary schools/secondary schools/sixth form colleges
- Long stay: 1 space per 8FTE staff + 1 space per 8 students = 131.25 staff cycle spaces (66 Sheffield stands) and 131.25 student cycle spaces (66 Sheffield stands)
- Short Stay: 1 space per 100 students = 11 cycle spaces (5 Sheffield stands)
- 9.55 Given that the site of the school's current cycle parking area will be used for part of the proposed development, the current school cycle parking will be relocated. The existing student cycle store will be provided within a new secure store with a green roof. It will house 46 Sheffield style stands for 92 bicycles. The Transport Policy Team welcomes the proposed cycle store at the front of the building, with access overlooked by the school.
- 9.56 The total cycle parking provision of 92 cycle parking spaces in the area does not meet the minimum provision of cycle parking as outlined in London Plan (2021) Policy T5 which requires a total 157 cycle parking spaces. It is noted that the existing cycle parking in the school is not fully utilised. The Transport Policy Team commented that space for a larger or second cycle store could be identified and safeguarded should there be an increase in cycle commuting by

students in the future. The agent confirmed that additional future spaces can be accommodated if the demand increases.

- 9.57 The design of the cycle storage was agreed by the Secured by Design officer based on the importance of the cycle store being observable from the school for security. The retaining wall and sub-station will obscure the elevation of the bike store visible from the road. In terms of its dimensions, the proposed cycle store will be 15m in depth, 7m with a height of 3m. The cycle storage is proposed to have a sedum roof and will be constructed with galvanised frame with powder coated roof and will feature a key-turn lock.
- 9.58 Give that the site is located within a highly accessible area, the proposal is on balance considered accepted.

IV. Construction

- 9.59 Policy DM13 of the WFLP DM Policies (2013) states that the Council will ensure that development is properly integrated with the transport network by requiring development proposals to submit Construction Logistics Plans, Delivery and Servicing Plans and the uptake of the Freight Operators Recognition Scheme where appropriate in accordance with the London Freight Plan and coordinated with travel plans.
- 9.60 Policy DM15 of the WFLP DM Policies (2013) states that the Council will ensure the most efficient use of the borough's available highway network by requiring development to connect to the highway network in a way that encourages road users to use the most appropriate road in accordance with Waltham Forest's road hierarchy and discouraging through-traffic from using local roads and avoiding individual access direct to the Transport for London Road Network, Strategic Road Network and district distributor roads.
- 9.61 An Outline Construction Logistics plan was submitted and approved by Council's Highways Team. A detailed Construction Logistics Plan and condition survey will be required for consideration and approval prior to commencement of any site preparation. This will need to ensure that disruption will be kept to a minimum within the area.
- 9.62 On the basis of the assessment set out above, the proposal, subject to conditions relating to highways works associated with the development, would have acceptable impact on pedestrian. The proposal is therefore considered to be in accordance with policy DM14 of the Development Management Policies (2013), policy CS7 of the Waltham Forest Core Strategy (2012).

F. Waste Management

- 9.63 Local Plan Policy DM32 states that in managing the impact of new developments on neighbouring amenity, new developments should ensure the provision of facilities for the storage, collection and disposal of refuse.
- 9.64 Waltham Forest Waste and Recycling Guidance (2019) states that school developments must consider the following minimum requirements for waste and recycling: 1 x 1100 litre bin per 100 pupils for refuse, 1 x 1100 litre bin per

100 pupils for dry recycling, 2 x 500 litre food waste bins (minimum) for a school up to 450 pupils, with an extra bin for each additional 100 pupils.

- 9.65 The expansion to create a seven-form entry Secondary School will increase the number on roll by 150 pupils. No changes are proposed to the existing arrangements for waste storage and collection. Any increase in the load as a result of pupil numbers will be resolved by arrangements on the collection frequency and a drive by the school to reduce waste.
- 9.66 The school recycling policy is restricted by the arrangements set by the local authority in relation to collected waste and will continue as current.

G. Safety and Security

- 9.67 Policy CS16 of the Waltham Forest Local Plan - Core Strategy (2012) sets out that the Council will aim to improve community safety and cohesion by working with partners. Policy DM33 of the Waltham Forest Local Plan - Development Management Policies (2013) seeks a safe environment with appropriate levels of natural surveillance.
- 9.68 The applicants have been working with them to improve the site security within the development. A range of recommendations with regards security are set out with regards to access, door/window specifications, and CCTV and alarm systems.
- 9.69 Conditions requiring details of the measures to achieve Secure by Design Certification would be attached to the decision should permission be granted.
- 9.70 As such the development would accord with Policy 16 of the Waltham Forest Local Plan - Core Strategy (2012) and Policy DM33 of the Waltham Forest Local Plan - Development Management Policies (2013).

H. Sustainable Design and Energy Efficiency

- 9.71 The application was assessed by the Council's Energy and Sustainability Consultant, who provided detailed observations in relation to carbon emissions, sustainable design, energy reduction and low carbon energy supply measures, water efficiency, overheating. A number of conditions and informative have been requested.

I. Carbon Emissions

- 9.72 The London Plan sets out a CO₂ reduction target, for regulated emissions only, of 40% against Building Regulations 2010 and 35% against Building Regulations 2013 using SAP10 carbon factors as calculated using the GLA Energy Reporting Tool. It is also required that domestic units achieve 10% and non-domestic 15% of this from Be Lean measures.
- 9.73 Under SAP10 carbon factors, the development is predicted to achieve the below development CO₂ reductions in regulated emissions against a Part L 2013 baseline;

- 18% for the 'Be Lean' option
- 0% for the 'Be Clean' option
- 20% for the 'Be Green' option
- 38% total CO2 savings

The above substantially exceeds the London Plan target of 35% and the London Plan target of 15% for non-domestic Be Lean option.

- 9.74 A condition requiring details of how the scheme will achieve the reductions in carbon dioxide emissions will be placed on the decision should permission be granted.
- 9.75 The energy statement estimates the offset contribution of £17,800 based on offset rate of £95 per tonne over 30 years (187 tonnes). This is to be included in a Unilateral Undertaking with 100% upfront payment.

II. Sustainable Design

- 9.76 Policy DM10C states "Requiring non-residential development greater than 100 sqm to achieve BREEAM 'very good' or equivalent standards and encouraging major non-residential developments to achieve BREEAM 'very good' or equivalent".
- 9.77 The Sustainability Statement refers to the full BREEAM Pre-assessment which confirms that the development achieves a 'Very Good' score of 60.21% with a potential of getting 67.63%.
- 9.78 A condition requiring the development is constructed to achieve to achieve not less than BREEAM 'Very Good' in accordance with the submitted Energy Report will be placed on the decision should permission be granted.

III. Energy Demand Reduction (Be Lean) and Minimising Overheating

- 9.79 London Plan Policy SI4 states that development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
- 9.80 The energy statement shows that demand reduction measures deliver a 18% saving against the baseline target for non-residential developments. Therefore, the development achieves the GLA target of 15% energy efficiency savings.
- 9.81 The U-values proposed are of a good standard. The Energy report states that the building incorporates high level of insulation and high-performance glazing. An air permeability of 4.0m³/m²/hr has been proposed. The proposed approach to lighting and lighting controls is supported.
- 9.82 Mechanical cooling will be provided via ASHPs and fan coil units to provide active cooling. The general approach to the cooling hierarchy is supported.
- 9.83 The Ventilation is provided by a Supply and Extract heat recovery units with integral cooling coil. TM59 thermal modelling results show that all 16 classrooms fail to comply when assessed under TM59 overheating criteria under DSY1 conditions due to acoustic concerns limiting ventilation options. The overheating will be mitigated by using ASHPs used as an active cooling system for the development which achieves 15.3% improvement over notional figures for cooling.

- 9.84 In light of this the development satisfy the requirements of Policy SI4 of the London Plan (2021) and no further information is required from the applicant.

IV. Low Carbon Energy Supply (Be Clean)

- 9.85 London Plan Policy SI3 D1 states that major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system:
- 9.86 Although an existing heat network is located to the north of the site while a proposed heat network will run to the west of the site, the Energy report confirms that it is not feasible to connect to an existing District Heating Network (DHN). This is due to the building requiring energy offering efficient and flexible heating and cooling rather than supply for heating only.
- 9.87 It has also been confirmed that a CHP system is not proposed due to the low expected hot water demand. The communal heating and cooling system is more relevant to residential schemes even though, a centralised system is proposed with heating supplied by the existing gas boilers.
- 9.88 In view of the above, the proposed development would therefore be consistent with Policy SI3 of the London Plan (2021).

V. Renewable Energy Supply (Be Green)

- 9.89 Policy DM11 of the Waltham Forest Local Plan - Development Management Policies (2013) states that major development should seek to reduce the site's carbon emissions through on-site renewable energy, to ensure that the proposed renewable system is appropriate to the location and does not significantly adversely affect the development, or local amenity of neighbourhoods, and the environment, including air quality.
- 9.90 The Energy Statement confirms that 32 solar PV panels have been specified for the development with conversion efficiency between 15-18%. Plans have been provided showing the proposed location for the PV panels.
- 9.91 In light of this the application is considered to be in line with The London Plan and Local Plan Policy DM11.

VI. Water Efficiency

- 9.92 Development Management Policies (2013) Policy DM34 states development proposals should implement water efficiency measures to achieve usage of less than or equal to 105 litres/person/day for residential developments for residential developments and equivalent for any new commercial development greater than 100sqm.
- 9.93 The sustainability statement confirms a leak detection system is proposed as well as the flow control devices for each WC area.
- 9.94 In light of this, the proposal would achieve a high level of water efficiency in line with The London Plan and Local Plan Policy DM34.

I. Planning Obligations

- 9.95 Legal Agreements are a material consideration in the determination of a planning application. The purpose of such an Agreement is to make otherwise

unacceptable development acceptable and they should only be sought where they meet all of the following tests:

- i. Necessary to make the development acceptable in planning terms;
- ii. Directly related to the development; and
- iii. Fairly and reasonably related in scale and kind to the development.

9.96 In terms of the Unilateral Undertaking, the required Heads of Terms, having regard to planning policy and the Waltham Forest Local Plan Revised Planning Obligations SPD (2017) for this development relate to:

Highways:

- A Condition survey of the carriageway and footways fronting the site prior to the commencement of any works (other than work to the under-croft area).
- A financial contribution of £1,500 is requested towards the monitoring of the CLP.

Sustainability:

- A financial contribution of £17,800 towards a Carbon Offset Fund.

Legal Fees:

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.

10 CONCLUSION

- 10.1 The principle of the proposed extensions would be acceptable as the proposal would enhance the infrastructure for an existing education facility.
- 10.2 The proposed extensions would have an acceptable design that has regard to the context, scale and form of the existing school buildings and surrounding context.
- 10.3 The impact on neighbour amenity would be acceptable owing to the existing separation distances between the application site and nearest residential occupiers.
- 10.4 The proposal would have an acceptable impact with regards to highway matters.
- 10.5 The proposed development would incorporate high environmental standards and would be sustainable being an ecologically and environmentally sensitive designed proposal.
- 10.6 All material planning considerations have been taken into account, including responses to consultation, and it is considered that there are not any grounds that would warrant a refusal of the planning application.
- 10.7 The proposal is considered satisfactory in relation to the principle of the development, the design and the impact on the amenities of neighbouring residential properties, in terms of privacy, noise and general disturbance, and

visual impact and complies with Policies CS15, CS9 of the Waltham Forest Local Plan - Core Strategy (2012) and Policies DM10, DM17, DM29, DM30, DM32 and DM34 of the Waltham Forest Local Plan - Development Management Policies (2013).

11 ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 11.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
- 11.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 11.3 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.
- 11.4 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 11.5 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.
- 11.6 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest

and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

12 RECOMMENDATION

- 12.1 The Planning Committee is requested to grant planning permission under reference 213919 subject to adverse comments from London Underground/London Overground, the conditions set out in Section 12 of this report and completion of a Unilateral Undertaking with the Heads of Terms and paragraphs as outlined in Section 1 of this report.
- 12.2 That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the unilateral undertaking and to agree any minor amendments to the conditions or the unilateral undertaking on the terms set out above. In addition to review any comments received from London Underground/London Overground and add any conditions/informatives if requested.
- 12.3 In the event that the unilateral undertaking is not completed within 12 weeks following the date of Planning Committee, the Assistant Director of Development Management and Building Control is hereby authorised to refuse the application, if appropriate, in consultation with the Chair. In the absence of this unilateral undertaking, the proposed development would not be able to deliver the residential development on the site.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following drawings and maintained as such throughout the lifetime of the development.

Drawing Plans

(Existing Location Plan) WIL-HLM-ZZ-00-DR-A-00001 P02 (dated 26-4-2021)

(Existing Ground Floor Plan GA) WIL-HLM-ZZ-00-DR-A-00111 (dated 13-4-2021)

(Existing First Floor Plan GA) WIL-HLM-ZZ-01-DR-A-00112 P03 (dated 13-4-2021)

(Existing Second Floor Plan GA) WIL-HLM-ZZ-02-DR-A-00113 P03 (dated 13-4-2021)

(Existing Roof Plan GA) WIL-HLM-ZZ-R1-DR-A-00114 P03 (dated 13-4-2021)

(Proposed Ground Floor Plan GA) WIL-HLM-ZZ-00-DR-A-00121 P06 (dated 13-4-2021)

(Item 4.7)

(Proposed First Floor Plan GA) WIL-HLM-ZZ-01-DR-A-00122 P06 (dated 13-4-2021)

(Proposed Second Floor Plan GA) WIL-HLM-ZZ-02-DR-A-00123 P06 (dated 13-4-2021)

(Proposed Roof Plan GA) WIL-HLM-ZZ-R1-DR-A-00124 P05 (dated 13-4-2021)

(Demolition Ground Floor Plan GA) WIL-HLM-ZZ-00-DR-A-00171 P01 (dated 29-4-2021)

(Demolition First Floor Plan GA) WIL-HLM-ZZ-01-DR-A-00172 P01 (dated 29-4-2021)

(Demolition Second Floor Plan GA) WIL-HLM-ZZ-02-DR-A-00173 P01 (dated 29-4-2021)

(Existing Sections 1) WIL-HLM-ZZ-ZZ-DR-A-00211 P02 (dated 16-4-2021)

(Proposed Sections 1 Renders) WIL-HLM-ZZ-ZZ-DR-A-00223 P01 (dated 16-4-2021)

(Proposed Sections 2 Renders) WIL-HLM-ZZ-ZZ-DR-A-00224 P01 (dated 16-4-2021)

(Existing Elevations South & West) WIL-HLM-ZZ-ZZ-DR-A-00311 P03 (dated 16-4-2021)

(Existing Elevations North & East) WIL-HLM-ZZ-ZZ-DR-A-00312 P03 (dated 16-4-2021)

(Graphical Elevations South & East) WIL-HLM-ZZ-ZZ-DR-A-00323 P02 (dated 16-4-2021)

(Graphical Elevations North & West) WIL-HLM-ZZ-ZZ-DR-A-00324 P01 (dated 16-4-2021)

(Demolition Elevations South & West) WIL-HLM-ZZ-ZZ-DR-A-00371 P02 (dated 29-4-2021)

(Proposed Landscape Masterplan) WIL-HLM-00-ZZ-DR-L-90011 P06 (dated 13-5-2021)

Documents

Planning Statement v3 (dated September 2021)

Design & Access Statement Rev A (dated 20-8-2021)

Outline Construction Logistics Plan (dated 16-6-2021)

Travel Plan (dated June 2021)

Travel Assessment (dated June 2021)

Preliminary Ecological Appraisal and Preliminary Roost Assessment 2.0 (dated 1-9-2021)

BREEAM New Construction 2018 Ecology Report 1.0 (dated 1-9-2021)

Arboricultural Report (dated 9-9-2021)

Drainage Strategy Design Note P02 (dated 7-12-2021)

Sustainability Statement Issue 2 (dated 23-9-2021)
Energy Statement Issue 4 (dated 10-2-2022)
Stage 2 BREEAM Pre – Assessment Issue 1 (dated 6-5-2021)
GLA Carbon Emission Reporting Spreadsheet v1.2 (dated 2020)
Land Quality Statement pages 101-220, 281-455 (dated 2013)
Internal Building Fabric Acoustic Design Report v3 (dated 23-8-2021)
Rooftop Playground Noise Assessment (dated 8-7-2021)
Environmental Sound Level Survey and Plant Sound Analysis (dated 23-7-2021)
Product Specification – Turvec VEC140 Mesh Cubic Shelter (undated)

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

Materials:

3. The materials to be used for the external surfaces of the development hereby permitted shall be as those shown on Design & Access Statement Rev A (dated 20-8-2021), Drawing Plans WIL-HLM-ZZ-ZZ-DR-A-00223 P01, WIL-HLM-ZZ-ZZ-DR-A-00224 P01, WIL-HLM-ZZ-ZZ-DR-A-00323 P01, WIL-HLM-ZZ-ZZ-DR-A-00324 P01 (dated 16-4-2021) and Product Specification – Turvec VEC140 Mesh Cubic Shelter (undated) and shall thereafter be retained as such for the lifetime of the development.

Reason: To safeguard the visual amenities of the area in accordance with Policy CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM30 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Highways and Transport:

4. No development shall take place on site (except to the under-croft area), including site clearance and investigation works, until a detailed Construction Logistics Plan has been submitted to and approved in writing by the local planning authority. The Construction and Logistics Plan and Delivery and Servicing Plan must be submitted using the TfL template and guidance found here: www.constructionlogistics.org.uk. The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage in addition to site specific UXO Awareness Briefings to all personnel conducting intrusive works. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all demolition and construction work.

Reason: To ensure considerate construction and to protect the amenities of the nearby residents to ensure that disruption is kept to a minimum and does not affect highway traffic flows to comply with Policies CS7 and CS13 of the adopted Waltham Forest Core Strategy (2012) and Policies DM14 DM15, DM24 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

5. No development shall take place on site (except to the under-croft area), including site clearance and investigation works, until specification for a highway condition survey to assess the condition of highway before and after construction works and a timescale for carrying out the condition survey shall be submitted to, and approved in writing by, the Local Planning Authority. The highway condition survey shall then be carried out in accordance with the approved details and timescales. Should the post construction survey identify any damage to the highway caused by the construction works, details of measures to make good the highway, including timescales, should submitted to, and approved in writing by, the Local Planning Authority. The approved works should then be carried out in accordance with the approved details.

Reason: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the WFLP Core Strategy (2012) and Policy DM14, DM15 and DM32 of the WFLP Development Management Policies (2013).

6. The approved Travel Plan shall be implemented in accordance with the approved Programme, achieving a TFL STARS travel plan accreditation of Gold within the next three years.

Reason: In the interest of promoting sustainable method of transport to comply with Policy CS7 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM14, DM15 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Environmental Health:

7. No demolition or development shall commence (except to the under-croft area) until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQMDP the applicant should follow the guidance on mitigation measures for sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014. All works shall be carried out in accordance with the approved details and fully implemented prior to any works.

Reason: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment (London Plan Policy GG3, and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition).

8. No NRMM shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan Policy GG3 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

Sustainability:

9. Prior to the occupation of any part of the development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

Reason: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy SI2 of the London Plan (2015) and Waltham Forest Policy DM10.

10. The educational floorspace hereby permitted shall be constructed to achieve not less than BREEAM 'very good' in accordance with the submitted Energy Report (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). The four units shall not be occupied until formal certification has been issued confirming that not less than 'very good' has been achieved for each, and this certification has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interest of sustainability, energy efficiency and to provide a high-quality development in accordance with Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

Nature Conservation:

11. No development shall take place in relation to the development hereby approved (except to the under-croft area) including site clearance and investigations as well as preparatory work, until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been agreed in writing by the local planning authority. The approved measures shall be implemented prior to the commencement of site clearance, preparatory work and development and shall be retained for the entirety of the construction period.

Reason: To ensure the well-being of the trees in the interest of biodiversity and visual amenity, in accordance with Policies CS5 and CS15 of the adopted

Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

12. Prior to the commencement of the development on site (except to the under-croft area), notwithstanding site investigation and clearance works, demolition and construction to slab level, a Landscape Management Plan, which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Management Plan shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained for the lifetime of the development.

Reason: To ensure the well-being of the trees and in the interest of biodiversity, in accordance with Policies CS5 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Secure by Design:

13. Prior to above ground works (except to the under-croft area), details of the measures to be incorporated into the development demonstrating how the development can achieve Secure by Design Certification shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the agreed details and maintained thereafter.

Reason: In the interest of creating safer, sustainable communities, in compliance with Policy CS16 of the Waltham Forest Local Plan – WFLP Core Strategy (2012) and Policy DM33 of the Waltham Forest Local Plan – Development Management Policies (2013).

14. Prior to occupation, the new aspects of the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: In the interest of creating safer, sustainable communities, in compliance with Policy CS16 of the Waltham Forest Local Plan – WFLP Core Strategy (2012) and Policy DM33 of the Waltham Forest Local Plan – Development Management Policies (2013).

Informatives:

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and the decision was delivered in a timely manner.

2. This determination does not constitute permission to build under the building regulations 2010. Works should not commence until any appropriate building regulation applications have been submitted and where necessary approved.
3. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
4. This notice is without prejudice to your responsibilities under any other legislation.
5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
6. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
7. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
8. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
9. The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to

regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
11. Construction activities must not affect traffic flows on the highway. NO materials can be stored on the highway and no construction related activities can take place on the highway. It is an offence to place scaffolding, skip or hoarding on the highway without permission. Early contact with the Council's Network Operations is advisable, as it may affect the construction programme.
12. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via DOCOMailbox.NE@met.police.uk or 0208 217 3813.