

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 16 th July 2024
Application reference:	240808
Applicant:	London Borough of Waltham Forest Council
Location:	Yardley Primary School, Hawkwood Crescent, Chingford, London, E4 7PH
Proposed development:	Construction of a single storey classroom extension.
Wards affected:	Chingford Green
Appendices:	None

1. RECOMMENDATION

1.1 That full planning permission is GRANTED, subject to conditions and informatives.

2. REASONS REFERRED TO COMMITTEE

2.1 London Borough of Waltham Forest own the site and are the applicant.

3. SITE AND SURROUNDING AREA

3.1 The application site relates to Yardley Primary School located on an extensive parcel of land between Hawkwood Crescent and Yardley Lane in the north of the London Borough of Waltham Forest in the Chingford Green ward area.

3.2 The school site is bounded by Hawkwood Crescent to the south and Yardley Lane to the north and west. The school site is approximately 250 metres to the east of Sewardstone Road (A112).

3.3 The main point of vehicular access to the school site is from the south via Hawkwood Crescent with three pedestrian access points to the site also – 2no. from Hawkwood Crescent and 1no. from Yardley Lane.

3.4 To the north and east of the application site is Epping Forest North Site of Importance to Nature Conservation (SINC) with Fairmead Park, a Park and Garden of Local Historic Interest located to the immediate east of the site. The area immediately to the north and east of the application site is also designated metropolitan green belt land.

3.5 The Yardley Primary School site contains the following buildings:

- Main school building;

- Kitchen/dining block;
- Reception/nursery unit associated with Yardley Primary School;
- Private nursery unit; and
- Caretakers dwellinghouse.

3.6 The Yardley Primary School site has extensive soft landscaping, including many trees primarily located in the western portion of the site, north of the main building and the south-eastern edge of the school site. Between the main school building and kitchen/dining block at the western part of the site is a hard landscaped play area including 3no. Multi-Use Games Areas (MUGAs).

3.7 The application site relates to the eastern part of the main school building which dates to about 1939. The main school building is single storey and has a U-shaped form. It is of limited architectural or historic value.

3.8 Yardley Primary School is a 2-form entry primary school with 450 pupils attending the school ranging from 3-11 in age. The school employs 64 staff.

3.9 21 vehicular parking spaces are provided within the school site. The school grounds are open 6.45am – 6pm each weekday.

3.10 The site sits within a mainly residential area comprising mostly two-storey semi-detached properties to the north, west and south of the school site. The school is adjacent to Epping Forest SAC and Hawkswood PRU School.

3.11 No buildings on site are locally or statutorily listed and the site is not within a conservation area.

4. APPLICATION PROPOSAL

4.1 The application proposes a single storey extension to the main school building to create 2 additional classrooms to support the expansion of the school by an additional 1 form-entry (increasing from 2 form-entry to 3-form entry) in accordance with projected pupil number increases required by summer 2025.

4.2 The extension will be 63sqm in gross internal floor area to the north-east of the application site comprising an additional 63sqm classroom.

4.3 To facilitate the extension and provision of an additional classroom, an existing classroom will be reconfigured.

4.4 2no. trees (1no. plum and 1no. cherry plum) which are considered to be of low quality (category C) will need to be removed to the north of the main school building to facilitate the development. To compensate for this loss, 2no. additional trees will be planted – 1no. field maple and 1no. crab apple tree.

4.5 The development will facilitate an additional 30 students (increasing the total student population from 450 to 480). There will be no increase in staff numbers as a result of the development.

4.6 A shelter will be provided for the parking of scooters with a maximum capacity of 22 scooters to the north of the main school building.

5. RELEVANT SITE HISTORY

5.1 There is no relevant planning history.

6. CONSULTATION

6.1 The Council circulated 101 consultation letters to local residents as follows:

- Hawkwood Crescent, Chingford – No's 39-45 (odd), 46-103, and 105-111 (odd).
- Yardley Lane, Chingford – No's 39-55 (odd), 47a, 49a, 56-63, and 65-71 (odd).
- School House, Yardley School, Hawkwood Crescent, Chingford.
- Yardley Childrens Centre, Hawkwood Crescent, Chingford.
- Monkey Puzzle Day Nursery, Hawkwood Lodge Field Study Centre, 66 Yardley Lane, Chingford.
- Yardley Close, Chingford – No's 1 and 14.
- Epping Glade, Chingford – No. 18.
- Antlers Hill, Chingford – No's 1 and 2.
- Hawkswood Lodge Field Study Centre, 66 Yardley Lane, Chingford.
- St Francis Church and Hall, 113 Hawkwood Crescent, Chingford.
- Drysdale Avenue, Chingford – No. 144.
- Hawkswood Hostel, Antlers Hill, Chingford.

6.2 The application was advertised via site notice on the 6 June 2024.

6.3 The Council did not receive any responses to the public consultation.

6.4 OTHER CONSULTATIONS

Consultees	Response
Highways	No objection
Sustainability & Energy	No objection
Thames Water	No comments received
Waste & Recycling	No comments received
London Fire Brigade	No objection
Metropolitan Police Service	No objection
Epping Forest SAC	No comments received
Environmental Health	No comments received
Schools	Supports application
Transport Policy	No comments received

Design & Conservation Officer	Development is subservient to host building and is considered acceptable in scale, height and massing.
Trees & Urban Greening Officer	Supportive of the proposal, with existing trees being replaced with two new trees in an alternative location.

7. DEVELOPMENT PLAN

The London Plan (2021)

7.1 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 D4: Delivering Good Design
- Policy D5: Inclusive Design
- Policy D12: Fire Safety
- Policy D13: Agent of Change
- Policy D14: Noise
- Policy S1: Developing London's Social Infrastructure
- Policy S3: Education and Childcare Facilities
- Policy HC1: Heritage Conservation and Growth
- Policy G2: London's Green Belt
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodlands
- Policy SI1: Improving Air Quality
- Policy SI2: Minimising Greenhouse Gas Emissions
- Policy SI5: Water Infrastructure
- Policy SI12: Flood Risk Management
- Policy SI13: Sustainable Drainage
- Policy T1: Strategic Approach to Transport
- Policy T3: Transport Capacity, Connectivity and Safeguarding
- Policy T4: Assessing and Mitigating Transport Impacts
- Policy T5: Cycling

Shaping the Borough – Waltham Forest Local Plan LP1 (2024)

7.2 The draft version of the Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed submission version between 26 October 2020 and 14 December 2020. It underwent examination and consultation on proposed modifications concluded on 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The previous Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1. The relevant policies are:

- Policy 1: Presumption in Favour of Sustainable Development

- Policy 3: Infrastructure for Growth
- Policy 4: Location of Growth
- Policy 5: Management of Growth
- Policy 6: Ensuring Good Growth
- Policy 11: North Waltham Forest
- Policy 46: Social and Community Infrastructure
- Policy 47: Education and Childcare Facilities
- Policy 48: Promoting Healthy Communities
- Policy 50: Noise, Vibration and Light Pollution
- Policy 53: Delivering High Quality Design
- Policy 57: Amenity
- Policy 58: Making Places Safer and Designing Out Crime
- Policy 60: Promoting Sustainable Transport
- Policy 61: Active Travel
- Policy 63: Development and Transport Impacts
- Policy 74: Non-Designated Heritage Assets
- Policy 77: Green Infrastructure and the Natural Environment
- Policy 79: Biodiversity and Geodiversity
- Policy 80: Trees
- Policy 81: Epping Forest and the Epping Forest Special Area of Conservation
- Policy 85: A Zero Carbon Borough
- Policy 87: Sustainable Design and Construction
- Policy 89: Water Quality and Water Resources
- Policy 91: Managing Flood Risk

8. OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework (2023)

- 8.1 The National Planning Policy Framework (NPPF) 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.
- 8.2 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".
- 8.3 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.'
- 8.4 The specific policy areas of the NPPF considered to be most relevant to the assessment of this application are as follows:
- Achieving Sustainable Development
 - Decision-Making
 - Making Effective Use of Land

- Achieving Well-Designed and Beautiful Places
- Conserving and Enhancing the Natural Environment
- Conserving and Enhancing the Historic Environment

Other Policies

- London Plan – Supplementary Planning Guidance – Social Infrastructure (2016)
- London Borough of Waltham Forest Design Charter for Schools – 10 Principles for Well-Designed Schools (2018)
- Department for Education – Area Guidelines for Mainstream Schools – Building Bulletin 103 (June 2014)

9. ASSESSMENT

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

- A. Principle of development
- B. Urban Design
- C. Internal Learning Environment
- D. Residential amenity
- E. Biodiversity and Trees
- F. Highways
- G. Environment & Sustainability

A. Principle of Development

- 9.2 Paragraph 99 of the National Planning Policy Framework (2023) states that Local Planning Authorities (LPA) should take a proactive, positive and collaborative approach to development that will ensure that a sufficient choice of school places is available to meet the needs of existing and new communities through expansions.
- 9.3 Policy S1 of the London Plan (2021) states that social infrastructure development proposals should be high quality and inclusive that addresses a local or strategic need. This is reflected in Policy S3 of the London Plan (2021) and Policy 47 of the adopted Waltham Forest Local Plan LP1 (2024).
- 9.4 Waltham Forest's Pupil Place Plan 2021-2036 outlines the forecast needs for the next 15 years and the aim to hold the surplus of places between 3-5% to enable inward migration and offer parental preference whilst also aiming to protect schools from financial vulnerability. A survey of parental reference of Yardley Primary School identifies that it is oversubscribed by 143% (approximately 1 form entry).
- 9.5 Yardley Primary School is located within the area of highest demand for school places within the Borough and so there is an identified need for the development. The development will help deliver sustainable development in accordance with the NPPF (2023) and ensure good growth in accordance with Policy 6 of the adopted Waltham Forest Local Plan LP1 (2024). It will also contribute towards the corporate aim of the Council to achieve a 15-minute neighbourhood.

- 9.6 The principle of development is supported in accordance with the NPPF (2023), Policies S1 and S3 of the London Plan (2021) and Policy 47 of the adopted Waltham Forest Local Plan LP1 (2024).

B Urban Design

- 9.7 Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to ensure developments are a high quality and enhance local character in relation to the architectural integrity of the existing building and the surrounding area.
- 9.8 The policy requirements of Policy 53 are reflected within the London Borough of Waltham Forest Design Charter for Schools – 10 Principles for Well-Designed Schools (2018) with proposals required to make effective and the best use of the site while responding to the site characteristics.
- 9.9 The existing main school building is single storey and has a total gross internal floorspace of 1,720sqm. The building measures 3.55m in height where the proposed extension will be located. The proposed development seeks to extend the building by an additional 128sqm resulting in a total gross internal floorspace of 1,848sqm. The extension will be single storey and have a maximum height of 3.55m representing an appropriately scaled development which would be imperceptible from any public viewpoint.
- 9.10 The existing main school building has a flat roof and is finished with red multi-stock bricks to the external facing walls, white polyester coated aluminium windows and concrete window cills. The proposed extension reinforces the character of the existing building through the use of red multi-stock brick, white polyester coated aluminium windows, and concrete window cills to match the existing school building. Other material finishes proposed include a felt roof and uPVC rainwater goods. Material finishes and the developments flat roof form are considered to be attractive responding to the character of the host building, durable and sustainable in accordance with Part H of Policy 53.
- 9.11 The new classroom will be integrated into the internal layout of the existing main school building being accessed from an existing internal corridor. The classroom maintains the ease of movement internally within the main school building and occupiers of the classroom will be able to access facilities within the existing main school building easily. The positioning of the new classroom is also appropriately located so as not to compromise existing external play spaces.
- 9.12 The new classroom will be integrated into the internal layout of the existing main school building being accessed from an existing internal corridor. The classroom maintains the ease of movement internally within the main school building and occupiers of the classroom will be able to access facilities within the existing main school building easily. The positioning of the new classroom is also appropriately located so as not to compromise existing external play spaces.
- 9.13 The application seeks to provide a 'Sofco Junior Cycle Shelter' with integral scooter rack with a capacity of up to 22no. scooters. It will have a width of 1.005 metres, overall height of 1.235 metres and length of 2.42 metres. It will be located to the rear of the school building adjacent the north-eastern access to the site away from any public viewpoint. Its positioning and scale is appropriate within its context. Material finishes of the scooter shelter will include welded steel,

polyethylene terephthalate (PET) and cladding that will be UV stabilised, wind resistant and fire tested. The material finishes are of a high quality, durable and attractive.

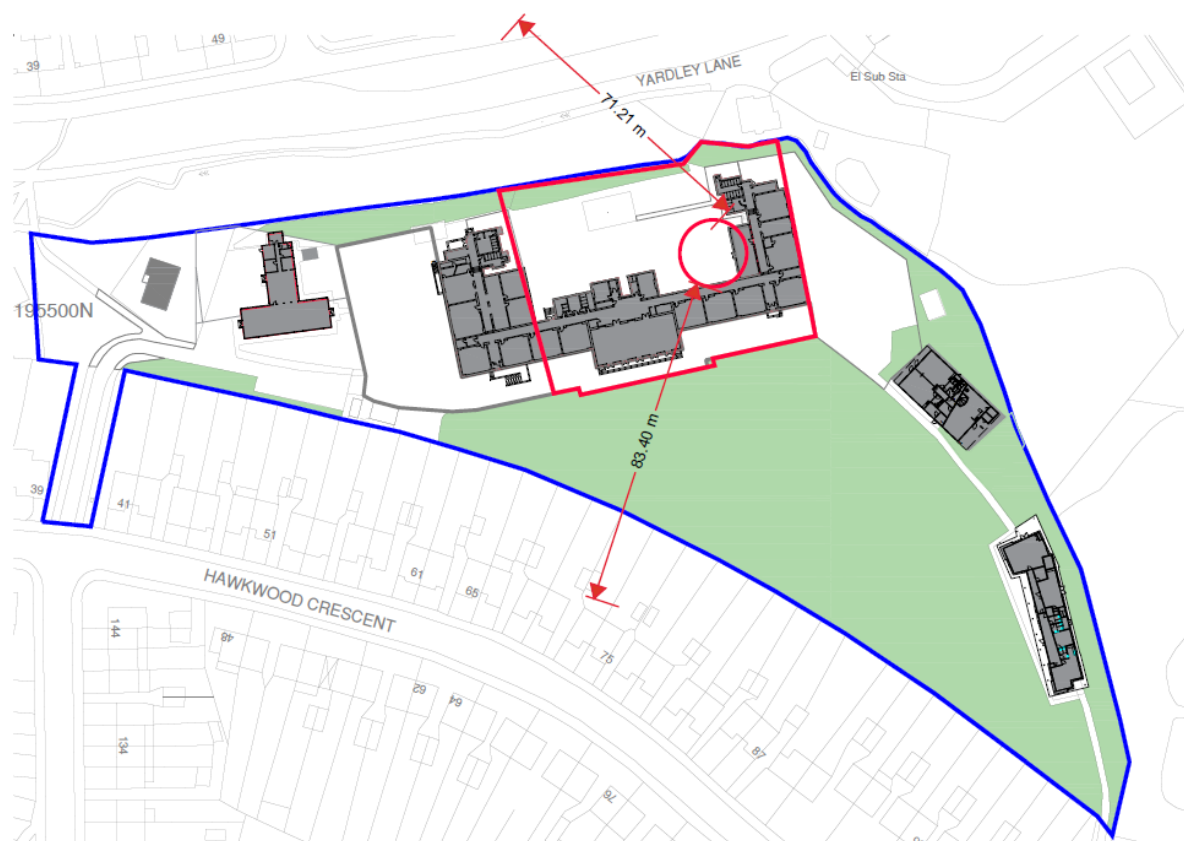
- 9.14 All requirements of Policy 53 of the adopted Waltham Forest Local Plan LP1 (2024) are complied with fully.

C. Internal Learning Environment

- 9.15 The Department for Education provide guidelines on space standards for schools under the Area Guidelines for Mainstream Schools – Building Bulletin 103 (June 2014). In applying these guidelines, a classroom with a gross internal area of 62sqm is required for up to 30 pupils for key stage 1 pupils. Each classroom will have a gross internal floorspace of 63sqm and will therefore comply with the Area Guidelines for Mainstream Schools – Building Bulletin 103 (June 2014).

D. Amenity – Neighbouring Occupiers

- 9.16 Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024) seeks to minimise noise pollution by ensuring that operational noise does not adversely affect neighbours, particularly noise sensitive land uses such as housing. Policy 50 also requires regard to be made to the 'Agent of Change' principle set out in Policy D13 of the London Plan (2021) and Policy D14 'Noise' of the London Plan (2021).
- 9.17 The application does not seek to introduce an alternative use to that existing and involves only a minor intensification of the existing use of the site as an educational facility falling under use class F1(a). The development will not result in any undue additional noise impacts to sensitive neighbouring occupiers.9.18 The proposed extension is sited well within the school grounds, positioned out of sight of the public realm and neighbouring properties, whereby the would be no impact on the amenity of neighbouring occupants. The closest residential properties to the development will be over 50 metres away to the north on Yardley Lane. As such, there will be no adverse impacts on neighbouring amenity in terms of overlooking, loss of privacy, loss of outlook, loss of daylight/sunlight and overshadowing in compliance with Policy 57 of the Waltham Forest Local Plan LP1 (2024)



E. Biodiversity and Trees

- 9.19 Trees make an important contribution to the character and quality of urban environments, and can help mitigate and adapt to climate change. Trees also play an important role within the urban environment by helping to trap pollutants, adding amenity value, providing shade, absorbing rainwater, filtering noise and providing areas of habitat for wildlife.
- 9.20 Paragraphs 136 and 180 of the NPPF (2023), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 require developments to contribute to and enhance the natural environment by recognising the abovementioned value of trees. Existing trees of value should therefore be retained where possible.
- 9.21 An arboricultural impact assessment has been submitted which assesses the quality of existing trees both within the application site and adjoining land in accordance with BS 5837:2012. The assessment identifies 30no. trees, 4no. tree groups, 1no. shrub group, and 1no. woodland situated both within the site and adjoining areas of land. Of those surveyed, the trees fall under the following categories under BS 5837:2012: 1no. Category A tree; 15no. Category B trees; and 20no. Category C trees.
- 9.22 To facilitate the development, 2no. trees (1no. plum and 1no. cherry plum) will need to be removed to the north of the main school building. An assessment of these trees was conducted in line with BS 5837:2012 in accordance with Policy G7 of the London Plan (2021) which identified these trees to be of low ecological and amenity quality falling under Category C. As such, in accordance with Policy G7 of the London Plan (2021) and Policy 80 of the adopted Waltham Forest Local Plan LP1 (2024), these trees are not considered to be a 'tree of value' and do not require retention to facilitate the proposed development.

- 9.23 To compensate for the loss of the 2no. trees, 2no. additional trees will be planted – 1no. field maple and 1no. crab apple tree. The field maple will be located along the southern part of the school site adjacent the shared boundary with No.69 Hawkwood Crescent and a group of trees categorised as Class B under BS 5837:2012 which includes a mix of tree species including another field maple. The crab apple tree will be located to the rear of the main school building adjacent other trees and Category A woodland known as Epping Forest North SINC. These are considered to be appropriate locations that maximise the trees' benefits and optimise their establishment to allow vigorous growth.
- 9.24 To secure their planting and ensure the development complies with the NPPF (2023), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 of the Waltham Forest Local Plan LP1 (2024), an appropriately worded condition will be attached requiring the planting of the 2no. replacement trees in the first available planting season should planning permission be forthcoming.
- 9.25 In accordance with Policy 80, development proposals will only be supported where they take particular account of existing trees on site and adjoining land, demonstrate that retained trees can be satisfactorily protected from construction impacts and site works and positively integrate retained trees as part of a well-considered, sustainable soft landscaping scheme.
- 9.26 To protect existing trees, the applicant has provided a tree protection plan within the arboricultural impact assessment.
- 9.27 Protective measures to prevent the loss of and damage to retained trees during construction include the installation of protective tree barriers to form Construction Exclusion Zones (CEZ) and ground protection measures. The protective measures proposed are considered appropriate to prevent adverse impacts to the health of retained trees in accordance with Policy 80. To secure the implementation of these protective measures, an appropriately worded condition requiring the adherence to the arboricultural impact assessment will be attached to any forthcoming planning permission.
- 9.28 The Council's tree officer was consulted on the application and was engaged at an early stage prior to the application in accordance with Paragraph 136 of the NPPF (2023). The Council's tree officer agrees with the conclusions of the arboricultural impact assessment.
- 9.29 Given the location of the proposed development adjacent the Epping Forest North SINC and mature vegetation, officers consider it necessary to attach a planning condition on any forthcoming planning consent to require the submission of a sensitive lighting scheme to the Local Planning Authority for approval in the interests of biodiversity, specifically in relation to bats.
- 9.30 Officers therefore consider that the proposed development will not have an unacceptable impact on existing trees and wider sites biodiversity and therefore would be in accordance with the NPPF (2023), Policy G7 of the London Plan (2021), and Policies 53, 79 and 80 of the adopted Waltham Forest Local Plan LP1 (2024) subject to conditions.

F. Highways

- 9.31 Policy T1 of the London Plan (2021) states that development proposals should facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. In order to improve air quality, improve personal health and well-being and respond to the Climate Emergency, Policy 60 of the adopted Local Plan (2024)

sets out that the Council will facilitate growth and regeneration in a sustainable manner and promote sustainable travel with Policy T5 of the London Plan (2021) and Policies 60, 61, 62 and 66 seeking to promote and support active and sustainable travel modes and so developments should not have a harmful impact on the walking and cycling environment.

- 9.32 The London Borough of Waltham Forest Design Charter for Schools – 10 Principles for Well-Designed Schools (2018) reflects Policies 60, 61 and 62 of the adopted Waltham Forest Local Plan LP1 (2024) seeking developments to maximise opportunities for active and sustainable transport modes whilst discouraging private car use.

(i) Cycling

- 9.33 Policy 61 of the adopted Waltham Forest Local Plan LP1 (2024) requires developments to ensure the provision of secure on-site cycle parking. Policies T5 of the London Plan (2021) and Policy 61 of the Waltham Forest Local Plan LP1 (2024) require the provision of appropriate levels of cycle parking that should be fit for purpose, secure and well-located. This requirement is reflected in the London Borough of Waltham Forest Design Charter for Schools – 10 Principles for Well-Designed Schools (2018).
- 9.34 Policy T5 of the London Plan (2021) requires a total provision of 4no. cycle parking spaces for the development. However, Policy T5 states that where local development plans have cycle parking standards which require more generous provision of cycle parking, then the local requirement should be followed. In this case, under Table 1 of Appendix 1 of the adopted Waltham Forest Local Plan LP1 (2024) requires 1no. long-stay cycle parking spaces for every additional 4 students. As such, the local development plan has higher cycle parking standards than the London Plan (2021) requiring 8no. cycle parking spaces for the development.
- 9.35 Yardley Primary School currently does not provide any cycle parking facilities on site. Paragraph 21.7 of Appendix 1 of the adopted Waltham Forest Local Plan LP1 (2024) states that existing developments which have too little or no cycle parking are encouraged to meet these standards, both to help meet the ambitions of the borough to support the continued modal shift to sustainable transport, and as a selling point.
- 9.36 The proposed development does not propose any cycle parking. However, a store for up to 22no. scooters will be provided.
- 9.37 A Transport Assessment supports the application which demonstrates that the anticipated modal split of the additional 30 pupils will be by car (14), on foot (13), bus (2), scooter (1) and cycling (0). However, it is identified that there is great potential to increase the proportion of pupils using active travel modes through the schools Travel Plan.
- 9.38 The use of scooters rather than bicycles as an alternative active travel mode has been observed amongst children. However, whilst an active travel mode, scooting is not taken into account in relevant national, London and local plan policies.
- 9.39 Given the use of the application site as a school and the nature of those attending the school (pupils aged 3-11), officers consider it appropriate to show flexibility when applying cycle parking standards with policy requirements for cycle parking easily transferrable to scooter parking – particularly given the minor nature of the extension being proposed.
- 9.40 In this context, the policy requirements of Policy T5 of the London Plan (2021) and Policy 61 of the adopted Waltham Forest Local Plan LP1 (2024) will apply to the scooter parking.

- 9.41 A total of 8no. scooter parking spaces are required as a result of the development when applying the minimum standards set out in the Waltham Forest Local Plan for cycle parking to scooter parking.
- 9.42 Therefore the LPA welcomes the proposed 22no. scooter parking spaces ambition to support the continued modal shift to sustainable transport. Its location is considered appropriate following a sequential assessment of possible locations for the scooter store and is of secure design and is fit for purpose.
- 9.43 It is noted that further expansion in the near future is required at Yardley Primary School to meet the demand for school places within the local area. Paragraph 21.9 of Appendix 1 of the adopted Waltham Forest Local Plan LP1 (2024) states that the use of cycle parking should be monitored and if demand appears to be exceeding supply provision should be increased as part of a Travel Plan (TP) where appropriate. Within this context and given that flexibility has been applied in this case to cycle parking standards, it is considered necessary to include a suitably worded condition in any forthcoming planning consent which would require the school to monitor the cycle/scooter parking availability at the school within 2 years of the planning decision.

(ii) Pedestrian Environment

- 9.44 No changes are proposed to the pedestrian environment both within and surrounding the application site. The existing pedestrian environment is appropriate to accommodate the additional 30 students under the proposal. The development will not therefore result in any adverse impacts on the pedestrian environment in accordance with Policy T4 of the London Plan (2021) and Policies 60, 61 and 66 of the adopted Waltham Forest Local Plan LP1 (2024).

(iii) Vehicular Parking

- 9.45 The existing school site has 21 designated vehicular parking spaces at the west of the site. No additional on-site vehicular parking provision is proposed. There will be no change to staffing levels, and therefore no increase demand for staff parking spaces will occur.
- 9.46 The development will result in 30 additional pupils which may add to increased parking stress within the streets surrounding, particularly Hawkwood Crescent, Yardley Lane and Drysdale Avenue.
- 9.47 The application is supported with a Transport Assessment which includes a parking survey of neighbouring streets in line with the widely accepted Lambeth Parking Survey method. This demonstrated ample on-street parking capacity to accommodate the additional parking demand for 14no. vehicles generated by the development which peaks between the hours of 0845-9000 and 1545-1600. As such, no unacceptable parking impacts would result from the development.
- 9.48 The traffic impact of the development is considered to be acceptable and will not present any safety concern or prejudice highway movement, including that of pedestrians and cyclists.
- 9.49 It will assist in the aims of the NPPF (2023), Policy T1 of the London Plan (2021) and Policy 60 of the adopted Waltham Forest Local Plan LP1 (2024) to promote sustainable travel modes, including walking and cycling and also improve air quality, improve personal health and well-being and respond to the Climate Emergency.

(iv) Construction Logistics

9.50 Construction can result in transport impacts on the road network and it is important that developments enable efficient and sustainable servicing and delivery of goods, waste and servicing to and from the site during the construction process.

9.51 Policy T4 of the London Plan (2021) seeks to mitigate transport impacts of proposed developments, including during construction, with Policy T7 of the London Plan (2021) stating that construction logistics plans will be required where it reflects the scale and complexity of the proposed development. Policy 65 of the adopted Waltham Forest Local Plan LP1 (2024) reflects Policy T7 requiring outline construction logistics plans to be submitted with applications where appropriate.

9.52 In this case, given the minor scale of the proposed development and location a significant distance from the public highway, a construction logistics plan is not considered necessary.

(v) Servicing

9.53 Policy 64 of the adopted Waltham Forest Local Plan LP1 (2024) seeks to ensure that all development within the borough minimise the adverse impacts of deliveries, freight and servicing at both the construction and operational phases. No additional servicing requirements will result from the development and so this is not commented on further.

G. Environment & Sustainability

(i) Energy Efficiency

9.54 Policies 85 and 87 requires developments to ensure high environmental standards of development and sustainable resource management and efficiency to support the long term sustainability of our environment and respond to climate change in a practical and effective way.

9.55 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. The Waltham Forest Local Plan 85 is in line with this.

9.56 However, this requirement only applies to developments of over 100sqm, and given the small nature of the extension, compliance with standard Building Regulations requirement would be sufficient.

(ii) Air Quality

9.57 Policy 88 of the adopted Waltham Forest Local Plan requires that new development should neither contribute to nor suffer from unacceptable levels of air pollution. This is to improve the health and well-being of the Borough residents.

9.58 Given the small scale nature of the development, the proposed development is not considered to result in any unacceptable level of air pollution.

10. ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

- 10.1 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.
- 10.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 10.3 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.
- 10.4 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

- 10.5 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.
- 10.6 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.

11. CONCLUSION OF ASSESSMENT

11.1 The proposed development will deliver an improved educational facility that will assist in meeting the forecasted need for additional school places within the north Chingford area. The development will contribute towards sustainable development and the delivery of the 15-minute neighbourhood,

will not result in any unacceptable visual or residential amenity impacts, arboricultural or biodiversity impacts, or any highway issues.

12. RECOMMENDATION

12.1 Based on the assessment above, the Planning Committee is recommended to grant planning permission, subject to conditions and informatives.

13. CONDITIONS AND REASONS

1. The development hereby permitted shall begin not later than 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 permitted shall be carried out in accordance with the following approved plans and supporting documents and thereafter maintained as such for the lifetime of the development:

EVO-XX-00-D-A-010 Rev P1 (02/02/2024)

EVO-XX-00-D-A-011 Rev P1 (02/02/2024)

EVO-XX-00-D-A-012 Rev P1 (02/02/2024)

EVO-XX-00-D-A-013 Rev P1 (02/02/2024)

EVO-ZZ-00-D-A-020 Rev P1 (02/02/2024)

EVO-ZZ-00-D-A-021 Rev P1 (02/02/2024)

EVO-ZZ-00-D-A-030 Rev P2 (06/06/2024)

EVO-ZZ-00-D-A-031 Rev P2 (01/05/2024)

EVO-ZZ-00-D-A-032 Rev P2 (01/05/2024)

EVO-XX-00-D-A-033 Rev P1 (02/02/2024)

EVO-ZZ-XX-D-A-101 Rev P01 (no date)

Highway Condition Report, 09-24-116352 (February 2024)

Yardley Primary School Travel Plan (01/09/2022-02/04/2024)

Arboricultural Impact Assessment, 240148-PD-11a (March 2024)

Planning Statement (no date)

Transport Assessment (June 2024)

Design & Access Statement (March 2024)

Sofco Junior Cycle Shelter, BXMW/SJ - Specification Sheet (no date)

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

3. The development hereby permitted shall be constructed entirely in accordance with the materials details shown on the hereby approved plans 'EVO-ZZ-00-D-A-031 Rev P2 (01/05/2024)' and 'Sofco Junior Cycle Shelter, BXMW/SJ - Specification Sheet (no date)' unless otherwise agreed in writing by the Local Planning Authority 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 Policies 53 of the adopted Waltham Forest Local Plan LP1 (2024).

4. The replacement trees (Crab Apple and Field Maple) shall be planted as shown on drawing 'EVO-ZZ-XX-D-A-101 Rev P0 (no date)' in the next planting season following completion of the works, or such other size, species, location or period of time as may be agreed in writing by the Local Planning Authority. Any replacement tree being uprooted, damaged, diseased or dying within 5 years of the date of it first being planted, shall itself be replaced in the manner prescribed above unless otherwise agreed with the Local Planning Authority in writing.

REASON: To ensure the well-being of the trees and in the interest of biodiversity and the amenity of the surrounding area, in accordance with the NPPF (2023), Policy G7 of the London Plan (2021) and Policies 53, 79 and 80 of the adopted Waltham Forest Local Plan Part 1 (2024).

5. Within 2 years of the date of the hereby approved development, the school's Travel Plan shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall include monitoring and review of the existing Travel Plan, travel surveys, modal splits and trends in travel to and from the site, particularly in relation to cycle and scooter parking.

REASON: In the interests of ensuring that adequate cycle parking is provided in accordance with Policy T5 of the London Plan (2021) and Policies 60 and 61 of the adopted Waltham Forest Local Plan LP1 (2024).

6. Prior to the commencement of development, notwithstanding site investigation and clearance works, demolition and groundworks to slab level, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall incorporate measures to ensure that light from the development would not exceed 10 EV(lux) when measured at any residential or light sensitive window overlooking the development. All luminaries within the approved scheme shall be oriented and designed in such a way to minimise light spillage beyond the site boundary and prevent glare to light sensitive receptors identified. The lighting scheme shall be implemented in accordance with the agreed details and thereafter maintained as such for the lifetime of the development.

REASON: In the interests of biodiversity and mitigating adverse impacts on bats in accordance with Policy G6 of the London Plan (2021) and Policies 50 and 79 of the Waltham Forest Local Plan LP1 (2024).

14. 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 have been followed in this instance, and offers a pre-planning application advice service. In this instance the applicant was provided informal pre-application advice.
2. 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.

3. This notice is without prejudice to your responsibilities under any other legislation, including Building Regulations