



Appeal Decision

Inquiry held on 10-11, 15-18 August and 14-16 November 2023

Site visit made on 17 November 2023

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd January 2024

Appeal Ref: APP/F5540/W/23/3317365

209 - 213 Hanworth Road, Hounslow, TW3 3UA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by A2 Dominion Developments Limited against the decision of the Council of the London Borough of Hounslow.
 - The application Ref. 01254/209-213/P82, dated 15 October 2021, was refused by notice dated 7 October 2022.
 - The development proposed is a part two and three storey building for a Social, Emotional & Mental Health school for 90 pupils and three blocks ranging from three to five storeys in height comprising of 124 residential units with associated works, access, landscaping, refuse stores, car and cycle parking.
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Decision

1. The appeal is allowed and planning permission is granted for a part two and three storey building for a Social, Emotional & Mental Health school for 90 pupils and three blocks ranging from three to five storeys in height comprising of 124 residential units with associated works, access, landscaping, refuse stores, car and cycle parking at 209 - 213 Hanworth Road, Hounslow, TW3 3UA in accordance with the terms of the application, Ref. 01254/209-213/P82, dated 15 October 2021, subject to the conditions contained in the attached Schedule.

Preliminary Matters

2. Two parties were granted Rule 6 status and participated as main parties to the appeal. The Gurdwara Sri Guru Singh Sabha (the Gurdwara) is a Sikh Temple adjacent to the appeal site. Magnolia Park Hounslow Management Company Limited manages residential flats at Perkin Close, to the north of the appeal site.
3. A legal agreement securing planning obligations pursuant to S106 of the Town and Country Planning Act 1990 was received after the inquiry and has been taken into account. A draft version of the document was discussed during the inquiry and the obligations are considered below.
4. After the inquiry had closed the Government published a revised National Planning Policy Framework (December 2023) (the Framework). I have had regard to this document in reaching my conclusions.

Main Issues

5. The main issues are:

- a) The effect on neighbouring uses (agent of change principle), with particular regard to noise arising from the adjacent Gurdwara;
- b) The effect on neighbours, with particular regard to potential overlooking, loss of privacy and loss of light affecting properties on Perkin Close;
- c) Whether suitable living conditions would be created for future residential occupants, with particular regard to amenity and play space.

Reasons

Agent of change

6. The appeal site has been cleared in anticipation of redevelopment for education and residential uses pursuant to an allocation in the Hounslow Local Plan (2015) (HLP), which Policy IMP2 seeks to deliver.
7. The Framework seeks to ensure that new development can be integrated effectively with existing businesses and community facilities, including places of worship. Existing facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing community facility could have a significant adverse effect on new development in its vicinity, the applicant (or agent of change) should be required to provide suitable mitigation before the development has been completed. This is an important consideration in this case, given the very close proximity of the Gurdwara. The agent of change principle places the responsibility for mitigating the impact of noise and other nuisances firmly on the new development.
8. The same principle is contained in Policy D13 of the London Plan (2021) (LP), which is broadly consistent with the Framework. Whilst this policy does not **include the word 'significant' in defining the** adverse effects that should be mitigated against there is nothing in the LP to suggest a more stringent test is intended and the supporting text makes specific reference to the agent of change principle contained in the Framework and Planning Practice Guidance.
9. However potential adverse effects are defined, the important thing is that they are mitigated sufficiently, so as to ensure suitable living conditions (in the case of residential development) and minimise the potential for complaints against the existing facility. Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.
10. The Gurdwara is sizeable, serving people from a wide geographic area. It provides religious and community activities throughout the year, operating every day from the early hours of the morning. It is attended by a significant number of people for the purposes of worship, to receive a meal or to engage in educational or community functions. Ceremonies such as weddings and funerals are regular. There is no dispute between the parties that the Gurdwara is well used or that activity occurs within the site routinely.
11. However, it is also agreed that the activities with potential to disturb neighbouring uses and that require detailed consideration are those involving

the playing of the Nagara (a ceremonial drum) in the outside areas of the site. This occurs on a relatively infrequent basis, for up to an hour per month in the courtyard (during a monthly Gatka demonstration); and during three other events per year (once as part of a procession around Hounslow and for two flag-raising ceremonies) that take place in the ceremonial area in front of the Gurdwara, again for relatively short periods of time. The ceremonial area is laid out as a car park, and this is its predominant use for much of the year. The main concern in respect of these activities is the impact of noise.

12. Policy D14 of the LP and Policy EQ5 of the HLP set out criteria for reducing, managing and mitigating noise. In order design development that meets the requirements, it is first necessary to understand the site context and assess the existing noise environment.
13. The Gurdwara has the potential to generate significant amounts of noise. The appellant took account of its presence at the application stage and further details of the activities undertaken there were subsequently provided by the Gurdwara. The appellant liaised with the Gurdwara and the Council during the course of the planning application and undertook a noise assessment.
14. It was clear from written submissions and evidence at the inquiry that the Gurdwara and local people have not always felt listened to and have not seen changes to the scheme that they would have liked. The timing of the planning application and its preparation during the pandemic is likely to be a relevant factor, in that significant restrictions were being imposed on the normal operation of the Gurdwara, and indeed the rest of the country. Gaining a full understanding of normal operations during this period would have been more challenging. It is also notable that the noise generating events in question are so infrequent and may not have coincided with the timing for any required monitoring, which would in any case generally be seeking to understand the typical noise environment. As the scheme has progressed, further assessment has been undertaken and by the time of the inquiry, a great deal of evidence informed by all relevant parties was available.
15. *ProPG: Planning and Noise* (2017) suggests that good acoustic design involves careful planning of a development right from concept design, having regard to existing noise sources. Design should seek to avoid noise impacts through distance and layout, but there will be circumstances where other acoustic design measures will also be needed, such as screening, sound-proofing and insulation. In my view, this is one such case. The Gurdwara is one of many noise sources in this busy urban environment, others including the heavily trafficked Hanworth Road and aviation noise from Heathrow Airport's flight path. The building has been designed to a high acoustic specification to mitigate the impact of these noise sources and was designed to create relatively quiet communal courtyard amenity spaces for future residents, sheltered and enclosed by the buildings. This arrangement also provides similar benefits to the proposed school, located in the central part of the site.
16. As a greater understanding of the Gurdwara operations was gained by the appellant, it has assessed the noise implications in some detail and is clear that these operations do not necessitate a redesign of the scheme. Block A is set away from the boundary with the Gurdwara by around five metres, offering some separation, but similar measures are also proposed for the building fabric to mitigate noise, such as the glazing specification and ventilation equipment.

There are good reasons why the development has been designed in the way that it has. Whilst there may have been potential for alternative layouts, it would not be reasonable to require a wholesale redesign of the site where the living conditions created are demonstrably suitable. The agent of change principle is there to secure the outcomes set out above, not to impose unnecessarily onerous procedural requirements at the planning application stage.

17. There are also many other considerations for a scheme like the appeal proposal, requiring a balanced and proportionate approach. Importantly in this case, the site is allocated for development. It is in a highly sustainable urban area, close to a London Metropolitan Centre with a high PTAL rating. There is a need to boost the supply of housing nationally and Policy D3 of the LP requires best use of land that optimises the capacity of sites. If mitigation measures allow this objective to be achieved, there is nothing in policy to suggest this option should be discounted.
18. There was much discussion during the inquiry about whether the scheme should have been redesigned **as the appellant's understanding of the noise** environment evolved but there is nothing to suggest that the building would have been designed any differently had the appellant been aware of the ceremonies involving the Nagara before embarking on the initial design process. To the contrary, the detailed noise assessments suggest that the future living conditions for residents would be suitable.
19. In considering the general noise impacts, the appellant advocates the use of *British Standard BS8233:2014 – Guidance on sound insulation and noise reduction*. **The Council's noise expert accepted during the inquiry that if this is** the correct standard and using a 106dB sound power level (which he agreed results from the best evidence available to the inquiry), then suitable living conditions would be achieved for future residents and that there would be no reasonable grounds for complaint. Although other standards were referenced, BS8233 is specifically designed to assess the effects of noise and mitigate against it in building design. It is also the standard specifically referenced in Policy EQ5 of the HLP, the supporting text to LP Policy D14 and the standard originally used by the Gurdwara in raising its initial noise concerns.
20. Notwithstanding that the Nagara is a characterful noise, it is not part of the typical noise environment, being played infrequently for short periods of time. In the same way that buildings are not designed for infrequent events such as Fireworks night, there can be no justification for such a response to the Nagara. So far as the Nagara does make noise on certain days, it is to be considered as part of the daily noise environment over a 16-hour period and would represent a worst-case scenario because on most days of the year, the Nagara is not played outside.
21. On this basis, the assessment undertaken in accordance with BS8233 demonstrates that suitable noise levels, below the Lowest Observed Adverse Effect Level (LOAEL) can be achieved both internally and on external balconies during the monthly Gatka demonstration. Internal noise levels would also be acceptable internally during the other three ceremonies per year, falling below the Significant Observed Adverse Effect Level (SOAEL). The external noise level on balconies would exceed the relevant standard but BS8233 is clear that it is not necessary or appropriate to meet noise levels for occasional events.

- The very short duration and frequency of these events are such that they would not be prejudicial to health, particularly where the option to go inside for a quieter environment is available.
22. It is entirely reasonable to expect that any future residents that did not wish to be disturbed by the Nagara would simply go indoors for the short period over which it was played three times a year, particularly as the events do not tend to occur in summertime. The residents of the closest flats, in Block A, would be well aware of the presence of the Gurdwara before occupying the properties, as well as the busy, and sometimes noisy, urban context of the scheme.
 23. It had originally been suggested that the Nagara could be played at a higher sound power level of 115dB but the evidence submitted to the inquiry to support this was not reliable in that the readings were unattended and no record was available to indicate the position of the microphone relative to the Nagara. In addition, this sound power level was not recorded at an actual event but in a situation where the drummer had been asked to play loudly. Conversely, readings taken by the Council in accordance with a known **methodology were broadly consistent with the appellant's** properly recorded sound power level of 106dB. For the purposes of considering the appeal, this measurement is clearly to be preferred.
 24. Whilst it may theoretically be possible to play the Nagara louder, the recorded sound power level arising from an actual ceremony can be considered representative of a typical event. This is notwithstanding the age of the person playing the Nagara at any one time, which could vary, as could the relative strength and stamina of any individual. Similarly, the position of the Nagara, whether on the balcony of the Gurdwara or in the ceremonial area, is unlikely to significantly alter the outcome of the assessment and there is no restriction on where the drum is played in any case.
 25. Even if the Nagara was played at the higher sound power level, the internal living conditions achieved would be acceptable in any case, albeit that louder noise would be experienced on the balconies by anyone using them at the time the Nagara was being played. Again, given the duration and frequency of the events, as well as the busy urban context, this would not materially compromise living conditions or unacceptably disturb residents.
 26. I have considered suggestions that noise from the Nagara ought to be considered separately, using alternative standards. For all of the reasons set out above, I disagree, having found BS8233 to be appropriate for the noise context in question. *The Code of Practice on Environmental Noise Control at Concerts (COP95)* is principally intended for considering large music events involving high powered amplification. Such events are not comparable to the ceremonies undertaken at the Gurdwara.
 27. *BS4142:2014 – Methods for rating and assessing industrial and commercial sound*, is again inappropriate, the document specifically excluding noise from **'music and other entertainment' from its scope**. As the title suggests, it is aimed at industrial and commercial noise. Suggestions in *Noise from Pubs and Clubs Final Report (2005) (NANR92)* that BS4142 has been widely used beyond its scope are not helpful, as the document has no formal status and was based on an old version of BS4142, which has since been amended to clarify its scope. For these reasons, I am not persuaded that it is suitable or relevant.

28. I have had regard to the Old Trafford appeal decision¹ but since it involved concerts in a stadium, events of an entirely different nature and duration to those proposed in this case, it does not lend support to the suggestion that COP95 should be applied here, or that the events involving the Nagara are anything other than infrequent.
29. One area where the application of BS4142 is appropriate is in relation to the **Gurdwara's kitchen extraction equipment**. This has been appropriately assessed and found to result in noise capable of causing an ongoing nuisance to future residents of flats in close proximity. Whilst no complaints have been received from existing neighbours to the site, none are located as close to the equipment as would be the case after the development. In order to mitigate the impact of the noise, modifications to the equipment are required and provisions are made for the appellant to fund this within the S106 agreement. In order to ensure suitable living conditions for future occupants and to avoid the potential for future complaints, this obligation is necessary and otherwise accords with the Community Infrastructure Levy Regulations 2010. As such, I have taken it into account.
30. Whilst the agent of change principle is principally concerned with noise impacts, it is not confined solely to noise. The Gurdwara highlight that security lighting exists in the car park and across the site. Lighting is also placed on the building during festivals and for religious events. Again, this is not at all unusual in a busy urban area where there are many and numerous sources of light. Whilst the appellant has not undertaken a bespoke night-time assessment of the lighting contained within the Gurdwara site, I see no reason why its effects should prove problematic. During my own evening visit to the site, the level of lighting was entirely unremarkable, albeit that this was a single occasion and not necessarily wholly representative. The agent of change principle is concerned with the potential for unreasonable restrictions being imposed and so any reasonable level of lighting for security or religious reasons would not be prohibited.
31. I have also had regard to concerns that the relationship between Block A and the Gurdwara is inherently unsuitable. The building would be close to the boundary of the site, the balconies serving apartments above ground floor level being a little over 3m away. Views of the car park/ceremonial area would be available to new residents and users of the Gurdwara would be able to see people on their balconies above the level of the proposed solid screens.
32. There are benefits of this arrangement in that future residents would provide a degree of passive surveillance to this area. When used for its primary purpose as a car park there can be no expectation or requirement for privacy. I acknowledge that when ceremonies are taking place views would remain possible, but the Gatka demonstration is typically some distance away in the more private courtyard and the flag raising ceremony and precession are generally public events in any case. The car park/ceremonial area is already visible from the public realm and from business properties on Alice Way.
33. Furthermore, it was explained that the most private aspects of these ceremonies occur directly in front of the Gurdwara, in the 'stage' area. This is also likely to be the case in relation to aspects of weddings and funerals that take place outside when the car park would predominantly be in use for

¹ APP/Q4245/W/20/3258552

- parking. As such, there would remain a degree of separation between Block A and the focus of any ceremonies.
34. The appellant provided a drawing demonstrating that full height screens could be included in the corner of each balcony facing towards the Gurdwara, providing additional screening. In my view, this form of screening would significantly reduce any perception of being overlooked **in the 'stage' area** and is necessary to address the concerns raised. It would also provide a greater degree of privacy to future residents. On this basis, it could be secured by condition.
35. So far as there would be intervisibility between users of the Gurdwara and future residents, I am not persuaded that this would result in conflict between communities. Residents would be entitled to partake in activities that might not be consistent with Sikh practices, such as drinking alcohol, smoking or eating meat but would be doing so within their own homes and private amenity spaces. The presence of solid balcony screens would minimise any potential for these activities to be on display, particularly for any residents that are seated. In a multi-cultural city, there must always be mutual respect for differences in culture. Any anti-social behaviour or discrimination would be illegal and so there would be legal recourse available. There certainly should not be an expectation that such behaviour would result, albeit that I acknowledge the concerns expressed by users of the Gurdwara.
36. In considering this matter, I have had due regard to the Equality Act 2010 and the Public Sector Equality Duty (PSED). Race and religion or belief are protected characteristics and, amongst other things, it is necessary to foster good relations between those with a protected characteristic and those without. Multi-culturalism in London is to be celebrated and communities are typically made up of people of all races and religions, living side by side, often in a dense urban environment. In this case, I do not consider that the ceremonial area/car park inherently requires a high degree of privacy or that a degree of mutual overlooking would be undesirable or unusual in Hounslow. I see no reason why future residents could not successfully co-exist in proximity to the Gurdwara. Nor do I accept that such a relationship would fail to foster good relations. To the contrary, avoiding a segregation of uses and encouraging communities to integrate would support this objective in my view. There are no grounds to believe that crime and disorder, or the fear of crime, would undermine quality of life or community cohesion and resilience.
37. Overall, whilst the noise emanating from the Nagara is likely to be detectable by future residents and may result in small changes of behaviour, such as not using their balconies when the Nagara is played, the frequency and duration of these events is highly unlikely to result in any material harm to living conditions or be cause for complaint. The building has been designed to minimise, manage and mitigate noise as far as reasonably practical in accordance with the agent of change principle.
38. I see no reason why the development should result in any unreasonable restrictions being placed on the Gurdwara. Notwithstanding the concerns raised by some, and bearing in mind the potential for some mitigation through screening, there is also no reason to expect that users would be dissuaded from using the Gurdwara as a result of the development. The evidence suggests that it would remain viable, including for ceremonies involving the

Nagara, and could continue to operate or grow. As such, I find no conflict with LP Policies D13 and D14, or Policy EQ5 of the HLP.

Effect on neighbours

39. Two four-storey blocks of flats within Perkin Close stand beyond the northern boundary of the appeal site. Block D of the proposed development would be located around 16m from 29-44 Perkin Close, whilst Block C would be a little under 10m from the closest part of 13-28 Perkin Close. The proposed buildings would be four-storeys, with elements at five-storeys. Blocks C and D adjoin one another and so the result would be a very long and tall building set back behind a modest area of amenity and circulation spaces.
40. The development would become highly visible from the closest properties in Perkin Close, resulting in a marked change from the currently open aspect enjoyed beyond the boundary fence. However, it is not common to have such an outlook in an urban area and it must be expected, having regard to the HLP allocation, that the site will be developed. As set out above, there is also a policy expectation that best use will be made of land in London and that the site's development should be optimised. Clearly there is a distinction to be drawn between maximising and optimising, but there is a need to ensure that land is used efficiently.
41. The design of development should be influenced by its context, including the surrounding urban grain. In this case, the environment is dense, although the spaces between buildings vary significantly. I was not persuaded that the site context should be considered suburban having regard to the development nearby, including the four-storey residential blocks at Perkin Close, substantial Gurdwara, dense residential streets and mix of uses, including sizeable commercial units. The site is also very close to, and on an arterial route into, a highly accessible metropolitan centre with a number of tall buildings visible nearby. The area is unquestionably urban in nature, and I reach this view consistent with the **Mayor's** Housing SPG and **the Council's own** draft Character, Sustainability and Design Codes SPD (2023). The context justifies a relatively intense form of development.
42. With this in mind, whilst the proposed buildings would become prominent additions to the outlook from properties on Perkin Close, they would not be uncharacteristic in their context. The buildings would be seen beyond the communal gardens surrounding flats on Perkin Close, as part of the comprehensive redevelopment of this vacant brownfield site. The outlook from properties, particularly the small kitchen windows facing the site and the small secondary window to the living rooms within 13-28 Perkin Close, would be significantly changed. However, the primary outlook is afforded by the much larger window in the west and east-facing elevations (noting that the kitchen adjoins the living space through double doors), facing away from the appeal site. As such, the development would not result in unacceptable living conditions for existing occupants in terms of outlook or visual intrusion.
43. A number of windows would face towards Perkin Close from the upper stories of the proposed development. However, the proposed flats have been arranged so that they primarily overlook the internal courtyard associated with the development, or to the east and west. Circulation spaces have been located on the Perkin Close side of the building such that the vast majority of the windows would serve a corridor and could readily incorporate obscure

glazing without detriment to the living conditions of future occupants. They could also have opening restrictors fitted to ensure that any actual overlooking would be fully mitigated. Indeed, the parties have agreed conditions that could be used to secure such mitigation.

44. Very few windows serving habitable rooms would have windows opposing Perkin Close. Two bedroom windows within Block C would face towards the parking area to the front of 13-28 Perkin Close, providing some passive surveillance. They would not directly oppose any windows within 13-28 Perkin Close, allowing only oblique views towards the small south facing openings and significantly limiting the potential for harmful intervisibility, such that no material loss of privacy would result. Again, this kind of relationship is not unusual in a dense urban environment.
45. A secondary window serving a living/dining/kitchen area would also face north, resulting in a similarly oblique relationship with windows on Perkin Close, rather than directly facing one another. Living conditions, in terms of privacy, would remain acceptable in my view and it would not be necessary to require obscure glazing beyond the corridors. This is notwithstanding that the separation distances between windows (which do not directly oppose) would be less than the useful yardstick of 18-21m for opposing windows referenced in **the Mayor's Housing SPG**.
46. The clear glazed windows facing towards Perkin Close, whilst few in number, would allow a degree of overlooking of the communal amenity spaces associated with the Perkin Close properties but both blocks would retain areas more distant from the direct view of these windows, allowing for areas of greater privacy. In any case, the amenity spaces in question are already overlooked by other properties within Perkin Close itself and residents are unlikely to have an expectation of privacy. Actual overlooking would be significantly reduced by the obscure glazing of windows within the proposed corridors and those remaining clear glazed windows would not materially harm living conditions at Perkin Close. Whilst there may be a perception of overlooking, given the number of windows opposing, that would not be so harmful as to warrant refusal of the proposed development bearing in mind the need to make efficient use of the site.
47. Similarly, people using the proposed rooftop terraces would be contained behind screens and would not gain meaningful or direct views of the communal garden or opposing windows. Any incidental overlooking would not materially harm living conditions.
48. Finally, daylight and sunlight impacts must be considered, having regard to the advice within the BRE Guidelines. This was a matter carefully considered by the Council during the course of the planning application and found to be acceptable. A statement of common ground was signed between the Council and the appellant, agreeing the effects of the development in terms of losses of light. The results of the technical assessment are not in dispute, even by **Magnolia Park's** witness, who accepted the findings during the inquiry. There is no dispute between the parties that the development would reduce the amount of daylight and sunlight reaching some rooms within Perkin Close. This is not at all surprising when a large building is being introduced to a site that is currently cleared and open. Importantly, however, the closest windows serve a small kitchen and a secondary living room window as I have described above,

and the living/kitchen/dining spaces in flats at Perkin Close would still have a large source of light from their primary window.

49. Having regard to the site's urban context, the BRE Guidelines need to be interpreted flexibly. Expectations in relation to the amount of light received will differ between urban and rural contexts. Lesser levels of light are likely to be achievable in a dense urban environment. Whilst the changes in levels of light are likely to be noticeable as a result of the development, that does not make the change unacceptable. Overall, the levels of light that would be maintained would remain suitable and living conditions would not be unduly compromised. That said, the resulting harm to living conditions is a material consideration and should be weighed in the overall planning balance.
50. I have dealt with the potential for overlooking and loss of privacy at the Gurdwara above. However, concerns were also raised about the potential for overlooking 231 Hanworth Road, which is part of a short residential terrace owned by the Gurdwara and occupied by its Priests. The property has a small rear garden that would be close to Block A, meaning that some overlooking would be likely to occur from balconies. A degree of overlooking is to be expected in a dense urban environment, and bearing in mind the proposed solid balcony screens, actual overlooking is likely to be reduced to when people are standing on their balcony looking downwards. This degree of mutual overlooking would not prevent the garden being useable. Whilst there would be some harm to living conditions that should be weighed in the planning balance, the relationship would not be unacceptable in this case.
51. Overall, the development would not unacceptably harm the living conditions of residents of Perkin Close or 231 Hanworth Road. As such, there would be no conflict with Policy D3 of the LP; Policies CC2, SC4 or SC5 of the HLP; the **Mayor's** Housing SPG; or the London Plan Guidance - Housing Design Standards, all of which are concerned with good design that responds to its context, along with good living conditions.

Amenity areas and play space

52. The development would provide areas of communal amenity space for use by future residents, along with areas of play space for children. There are differences between the parties as to how the amount required should be calculated but a financial contribution towards qualitative improvements at a local park was agreed to be a suitable way of mitigating any deficiency in principle.
53. At worst, there would be a deficit of 806sqm of communal amenity space and 113sqm of play space and the appellant agreed during the inquiry that a financial contribution calculated with reference to these figures would be CIL compliant. Whilst it is preferable for all outdoor space to be provided on site, **the Mayor's Play Space SPG²** recognises that there will be occasions where this is not possible, and a financial contribution might be appropriate. In this case, the site is subject to constraints and is seeking to deliver an important school facility in a busy urban area. The school would be provided with its own outdoor space, including a multi-use games area. This requires a significant amount of space within the site but, importantly, would also be made available to future residents outside of school hours. Whilst there would likely be a fee

² Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)

- attached to such use, it is an additional outdoor space that would supplement the other provision available and should not be ignored.
54. It is also notable that all dwellings would be provided with private amenity space, resulting in provision significantly in excess of policy requirements. This is a matter accounted for in calculating the requirement for communal space but the availability of good-sized private spaces for all residents is a significant benefit, alongside an element of communal space.
55. During the inquiry it was established that there are a great number of existing parks and open spaces in the local area, many of which would be within walking distance for future residents. Whilst there are some deficiencies in this part of Hounslow, the site is close to the local authority boundary and there is a great deal of provision beyond, which in practice, would also be used by future residents.
56. Inwood Park is a large local park with a variety of facilities for a range of age groups. It is around 800m walking distance from the appeal site and, bearing in mind that provision is made for under 12-year-olds within the site, would be readily walkable by older age groups, as well as anyone else that wished to access a greater range of facilities or larger space. Whilst Hanworth Road is busy, suitable crossing facilities are available and much of the likely walking route would be via pavement lined residential streets such that convenient, safe and suitable access would be available.
57. The communal spaces that would be provided on site would receive good amounts of sunlight considering their enclosed location within the proposed building blocks. After landscaping, I see no reason why they would not be pleasant and well-used spaces for a variety of occupants of all age groups. Any residents that did not wish to **sit in proximity to children's play spaces** would have the option to use their private amenity space at busy times or walk to the range of other facilities available in the local area.
58. Overall, I am satisfied that future residents would be provided with a sufficient range of open space both within the site and in the local vicinity. Whilst there are some deficiencies in local provision, the financial contribution agreed between the Council and the appellant would allow for qualitative improvements that would benefit both future and existing residents.
59. There would be a conflict with Policy SC5 of the HLP in that there would be a deficiency against the benchmark external space standards, but this would be mitigated by the other external space available and qualitative improvements **to Inwood Park in accordance with the Mayor's Play Space SPG**. I find no material conflict with Policy CC2 of the HLP or Policies D3 and SC4 of the LP.

Other Matters

Design

60. The proposed buildings have been designed to reflect their urban context and optimise the capacity of the site. Their scale and height would be significant, but there are also sizeable buildings adjacent, notably the Gurdwara, flats at Perkin Close and nearby commercial units. With this in mind, the scale and height of the development would be appropriate, particularly having regard to the wider site context on a busy arterial route into Hounslow, close to the metropolitan centre with its array of tall buildings. Although Block A would be

tall and located close to the boundary with the Gurdwara, the buildings would not be dissimilar in height and a good level of separation would be maintained. I do not accept that the development would appear visually intrusive or oppressive. The detailed appearance of the buildings would be modern and in keeping with other recent developments in Hounslow.

Heritage

61. The Gurdwara is a locally listed building and a local landmark. It is an important place of worship and derives significance from being visible to local people. That said, it is set back significantly from Hanworth Road behind existing terraced houses. Obscure views are available from other public vantage points, including across the appeal site, beyond the level of the existing hoardings. To this extent, there would be a loss of prominence by placing a large building in close proximity but the site would retain its significance as a place of worship. A good degree of separation would be maintained between the Gurdwara and the proposed buildings and public views would remain possible, particularly on approach to the Gurdwara via Alice Way. Overall, the harm arising to the heritage significance of the Gurdwara would be limited. This harm should be weighed in the overall planning balance.
62. **The St Stephen's Conservation Area (CA)** is a designated heritage asset located approximately 100m to the south of the site. However, it is separated from the proposed development by other buildings and does not derive significance from the appeal site, it being a small component of a dense and varied urban area. The development would not harm the character or appearance of the CA or any other designated heritage asset.

School

63. The school has been designed in accordance with Government guidance and would provide appropriate facilities for pupils with social, emotional & mental health challenges. It has been located centrally within the site so as to benefit from the enclosure of surrounding buildings and create a quieter, more intimate environment. The site has been allocated for a mixed-use involving education and residential and I see no reason why it should not be an appropriate location for the proposed school. To the contrary, it is likely to make an important contribution towards local educational need.

Traffic and parking

64. The site is located in a highly accessible location with a high PTAL rating, meaning that significant opportunities exist for using sustainable means of transport without reliance on private vehicles. In accordance with the development plan, the residential elements of the scheme are consequently to be predominantly car-free. The submitted Transport Assessment demonstrates that local highways, with some improvement, could provide safe and suitable access to the development. The Council accepts that a suitable amount of parking would be provided for the school and I have no reason to disagree. Cycle parking would be provided on site to further encourage sustainable travel.

Other considerations

65. The site has been cleared and prepared for development and so there are few implications for existing trees and ecology within the site. Whilst there would

be some noise and disturbance to local people during the course of construction this would be time limited and would not affect living conditions in the long-term. There is no convincing evidence to suggest that there would be any unacceptable issues in relation to any other matters, including flooding and drainage, air quality, health, infrastructure, contamination or waste management.

66. In reaching my conclusions I have had regard to the wide range of views expressed in writing and during the inquiry, including the petition signed by local residents and visitors to the Gurdwara. The principal controversial issues have been dealt with in detail above.

Human Rights and PSED

67. Representations were made to the effect that the rights of the adjoining occupiers under the Human Rights Act 1998, Article 1 of the First Protocol and Article 8, would be violated if the appeal were allowed. I do not consider this argument to be well-founded in light of my conclusions that the development would not cause unacceptable harm to the living conditions of any neighbour. Any impacts that do occur can be sufficiently mitigated by condition or would endure for a short period during construction. Such impacts must be weighed against the wider public interest of appropriately controlling the use of land in accordance with legitimate planning objectives. The degree of interference that would be caused would be insufficient to give rise to a violation of rights under Article 1 of the First Protocol, or Article 8. In reaching this decision, I have had particular regard to the personal circumstances of neighbouring residents, including medical conditions that were brought to my attention.
68. As referenced above, I have also had due regard to the PSED contained in section 149 of the Equality Act 2010, which sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. In addition to the matters discussed above, disability is a protected characteristic. In seeking to deliver a school that would meet the identified needs of those pupils with special educational needs and disabilities (SEND), the proposal would support the objectives of the PSED.

Planning Obligations

69. A legal agreement capable of securing planning obligations pursuant to S106 of the Town and Country Planning Act 1990 has been submitted in order to secure infrastructure or financial contributions necessary to make the development acceptable in planning terms. Other obligations would be secured under Section 111 of the Local Government Act 1972, Section 16 of the Greater London Council (General Powers) Act 1974 and Section 1 of the Localism Act 2011. So far as the obligations would be planning obligations, the Council provided a CIL compliance statement which sought to justify their requirement.
70. The obligations are wide ranging and would include financial contributions towards community amenity space, play space, controlled parking zone monitoring, health facilities, carbon offsetting, highway improvements and Gurdwara extraction equipment.

71. The developer would also be required to deliver a construction training scheme, affordable housing and accessible wheelchair units. A community use plan would facilitate use of parts of the school, including parking, by the community outside of school hours. A strategy for informing new residents about the activities contained within the Gurdwara must be approved by the Council, with the aim of educating new residents about the activities undertaken and minimising the potential for conflict or complaint. Travel Plans will be required to promote sustainable modes of travel. The development will be constructed to facilitate a future district heat network. Finally, provision is made for subsequent viability reviews.
72. Having had regard to all of the evidence, I am satisfied that these obligations are necessary and otherwise accord within the tests contained in the Community Infrastructure Levy Regulations 2010. As such, I have taken them into account in reaching my decision.

Planning Balance

73. The appeal proposal would deliver a significant amount of market and affordable housing. This would make an important contribution to the national need and the particularly significant need in London, notwithstanding that Hounslow can currently demonstrate a strong supply. In addition, a SEND school would be provided, again meeting an important identified need in the area. Taken together, these benefits attract significant weight.
74. I have identified that the development would result in some adverse impacts on neighbours living conditions, harm to a non-designated heritage asset and that the amount of on-site communal and play space would fall below the benchmark external space standard, resulting in a conflict with Policy SC5 of the HLP. For the reasons I have set out above, the overall harm would be limited.
75. I have found no other conflict with any policies of the development plan. Rather, the development would accord with the aspirations of the HLP to deliver a mixed use on the site comprising residential and education uses. The proposal would clearly accord with the development plan taken as a whole and the benefits far outweigh the limited harms that would result. As such, the development plan indicates that planning permission should be granted and there are no material considerations that indicate otherwise.

Conditions

76. The Council and the appellant agreed a range of conditions considered appropriate in the event that planning permission is granted. These were discussed during the inquiry and amended as necessary. I have attached the conditions largely as agreed between the parties but have altered them where necessary to improve their precision or otherwise ensure compliance with the relevant tests. The conditions imposed are attached at Schedule 1.
77. I have imposed the standard time period for commencement of development and specified the approved drawings to ensure suitable development. The school is to be restricted to use as a school in accordance with the submitted information to prevent unintended and unassessed impacts.
78. Details of phasing and hours of construction are specified to maintain acceptable living conditions for neighbours. For the same reason, a

Construction Environmental Management Plan and Construction Logistics Plan are required. The latter will also ensure that highway safety is maintained, as will the Delivery and Service Management Plan. A Road Safety Audit will ensure that the proposed zebra crossing is appropriately designed and safe. Suitable visibility splays are secured at the school entrance to ensure pedestrian safety. Essential car parking will be secured on site, along with appropriate management plans.

79. To protect water and sewerage infrastructure, a piling method statement and further detail about water assets is required. Confirmation that capacity is available for future water requirements will also be needed. Suitable drainage is secured to prevent pollution or flooding. Any contamination on site must be remediated in the interests of public health. Oil interceptors are to be installed in parking areas.
80. An Ecological Management Plan will ensure the protection and enhancement of biodiversity. Details for the storage of waste and recycling are also secured.
81. To ensure a suitable appearance for the development, details of the proposed external materials are to be provided, along with detailed drawings of various features. Details of boundary treatments and landscaping are also secured.
82. Conditions are imposed to secure suitable privacy measures for neighbours to the site and, in accordance with my conclusions above, specify a requirement for obscure glazing to corridors in Blocks C and D and full height privacy screens on Block A balconies.
83. In accordance with the development plan, the provision of wheelchair accessible homes is secured.
84. Details of the necessary noise mitigation measures are required to ensure suitable living conditions for future residents and pupils. Measures to prevent noise from fixed plant harming the living conditions of neighbouring occupants are also required.
85. In the interests of energy efficiency and to ensure a sustainable development, the school will be required **to achieve 'excellent' BREEAM ratings and the sustainable sourcing of materials will be required.** Cycle parking is to be provided on site and electric vehicle charging points are secured. An energy statement must demonstrate that carbon dioxide emissions will be minimised. Photovoltaic panels are required on the school and residential buildings.
86. To minimise the potential for crime and anti-social behaviour, the development **is to achieve 'secured by design' accreditation.**
87. Measures to maintain air quality are secured in accordance with the development plan.
88. I have not attached the suggested condition requiring a community liaison group. I have determined above that the noise environment for future residents would be acceptable and planning obligations would ensure that new residents are made aware of the Gurdwara. Whilst the Gurdwara may wish to liaise with its neighbours about its noise generating activities and events, a formal process would be unduly onerous and cannot be considered necessary to make the development acceptable. Similar liaison with other neighbours

would also be unnecessary, particularly having regard to other conditions imposed to ensure the protection of living conditions.

Conclusion

89. In light of the above, the appeal is allowed.

Michael Boniface

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Isabella Tafur, Counsel

She called:

Rhys Scrivener MSc MIOA	Noise Consultant, KR Associates (UK) Ltd
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David Ubaka BSc (Arch) B.Arch (Hons) MSc RIBA RIAS FRSA FCIHT	Architect and Urban Designer, D.U.P Ltd
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Nathan Ringer BSc (Hons) MA	Senior Planning Officer
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FOR THE APPELLANT:

James Strachan KC

He called:

Thomas Leach BSc (Hons) MSc MIOA	Associate Director, Sol Acoustics Ltd
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Lee Mainwaring ARB RIBA	Design Director, Architecture Initiative Ltd
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Mark Kidd BSc (Hons)	Principal, Avison Young
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Sean Tickle MRTPI	Director, Rolfe Judd Planning Ltd
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FOR THE GURDWARA SRI GURU SINGH SABHA (RULE 6):

Rebecca Clutten, Counsel

She called:

Satwinder P S Ahdan	Contingency Planning Officer
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James Duncan BSc (Hons) MIOA	Director, Venta Acoustics
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Paul Robinson BA (Hons) BPL MRTPI	Director, Orbis Town Planning
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FOR MAGNOLIA PARK HOUNSLOW MANAGEMENT COMPANY LIMITED (RULE 6):

Samina Malik

She called:

Alice Cook BA (Hons) Right of Light Surveyor, Right of Light Consulting

INTERESTED PERSONS:

Jatindil Kalsi	Local resident
Rajan Mendis	Chairman of St Stephens Residents Association
Ashan Khehra	Youth Council
Harjinder Singh Chaudry	Local resident
Rajay Chohon	Local resident
Shyam Odedra	Local resident
Shfiq Mihren	Secretary of Hounslow Mosque
Charanjit Kaur Ajitsingh	Retired educationist and local resident
Asmia Chauhdry	Local Councillor
Seema Malhotra	Member of Parliament
Raminder Singh Ranger	Member of the House of Lords
Indarjit Singh	Member of the House of Lords
Ruth Cadbury	Member of Parliament

DOCUMENTS SUBMITTED DURING THE INQUIRY

- 1 Opening statement for the appellant
- 2 Opening statement for the Council
- 3 Opening statement for the Gurdwara
- 4 Opening statement for Magnolia Park
- 5 Noise evidence Errata – Thomas Leach
- 6 Speaking note – Seema Malhotra MP
- 7 Gurdwara note on financial situation
- 8 Updated drawing for clarity (CD 1.2.51)
- 9 Updated Equalities Impact Assessment
- 10 **Council's** note of heritage impacts
- 11 Plan showing agreed separation distances between buildings
- 12 Plans showing amenity space calculations
- 13 Statement of common ground on daylight and sunlight matters
- 14 **Appellant's technical note on transport**
- 15 Suggested route for site visit
- 16 FS0830-AIN-V2-ZZ-DR-A-SK 002-P3_Block A Balcony Screens Study Sheet
- 17 Revised exhibit ST5 by Sean Tickle
- 18 Draft conditions
- 19 Map showing distances to Inwood Park
- 20 Draft S106 agreement
- 21 CIL Compliance Schedule
- 22 Planning evidence Errata – Paul Robinson
- 23 Speak note – Ruth Cadbury MP
- 24 Closing submissions for the Council
- 25 Closing submissions for the Gurdwara
- 26 Closing submissions for Magnolia Park
- 27 Closing submissions for the appellant

DOCUMENTS SUBMITTED AFTER THE INQUIRY (**AT INSPECTOR'S REQUEST**)

- 1 Explanation about respective communal and play space calculations
- 2 Updated conditions
- 3 **Appellant's agreement to proposed planning conditions**
- 4 Completed S106 agreement

SCHEDULE 1 – CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 2 of this decision.
- 3) The proposed development shall be carried out in accordance with drawing FS0830-AIN-V2-00-DR-A-00 06 Rev P2 and the phasing details below:

Phase 1: The School Academy building and all associated car parking, hard and soft landscaped areas;

Phase 2: The residential component comprising Blocks A-D and all associated hard and soft landscaped areas.
- 4) No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in respect of each phase of the development. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 5) Prior to commencement of the development, details of how the developer intends to align the development, so as to prevent the potential for damage to subsurface potable water infrastructure (including details to confirm no development will take place within 5 metres of the water main), must be submitted to and approved in writing by the Local Planning Authority. Any construction must be undertaken in accordance with the approved details. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.
- 6) Prior to the commencement of each phase of the development, including any demolition works and site preparation, a detailed Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:
 - i) The identification of stages of works;
 - ii) measures to mitigate noise, dust and air quality;
 - iii) details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays;
 - iv) Procedures for liaising with local residents and the management of complaints;
 - v) Mitigation measured as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

The approved CEMP shall be adhered to throughout the construction period of each phase of the development.

- 7) Prior to the commencement of each phase of the development, including any demolition works and site preparation, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan shall accord with TfL guidance and shall include:
- i) a site plan (showing the areas set out below);
 - ii) confirmation that a pre-start record of site conditions on the adjoining public highway will be undertaken with Hounslow Highways and a commitment to repair any damage caused;
 - iii) a Staff Travel Plan to encourage that staff and contractors travel to the site by sustainable means;
 - iv) provision for the parking of vehicles of site operatives and visitors;
 - v) provisions for loading, unloading and storage of plant and materials within the site;
 - vi) details of access to the site, including means to control and manage access and egress of vehicles to and from the site for the duration of construction, including phasing arrangements;
 - vii) details of vehicle routing from the site to the wider strategic road network;
 - viii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - ix) provision of wheel washing facilities at the site exit and a commitment to sweep adjacent roads when required and at the reasonable request of the council;
 - x) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - xi) measures to ensure the safety of all users of the public highway especially cyclists and pedestrians in the vicinity of the site and especially at the access;
 - xii) commitment to liaise with other contractors in the vicinity of the site to maximise the potential for consolidation and to minimise traffic impacts;
 - xiii) avoidance of peak hours for deliveries and details of a booking system to avoid vehicles waiting on the public highway;
 - xiv) all necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction;
 - xv) details of the construction programme and a schedule of traffic movements;
 - xvi) **the use of operators that are members of TfL's Freight Operator Recognition Scheme (FORS);**
 - xvii) confirmation that all vehicles associated with the works will only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions; and
 - xviii) measures to mitigate noise, dust and air quality.

The approved Plan shall be adhered to throughout the construction period.

- 8) Prior to the commencement of each phase of the development, including any demolition works, remediation and site preparation:
- a) A scheme for removal of the risk from contamination identified on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall account for any comments made by the Local Planning Authority before the development hereby permitted is first occupied.

During the course of each phase of the development:

- b) The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination, and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of development continues.

Before each phase of the development is first brought into use:

- c) The agreed scheme for decontamination referred to in clauses (a) and (b) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval.
- 9) Prior to the commencement of each phase of the development, including any demolition works, an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Ecological Management Plan shall incorporate:

- i) details of measures to protect breeding birds, nests and eggs from mortality/damage, injury and disturbance, including avoidance by timing and/or appropriate supervision;
- ii) details of the ecological clerk of works supervision to be put in place to monitor the clearance of vegetation to ensure no impact on undiscovered or other unexpected faunal encounters;
- iii) details of the removal, long-term management or eradication of the invasive species found on the site,
- iv) an ecological lighting plan, including the number, location and specifications of the proposed external lighting;
- v) details of ecological enhancement, biodiversity net gains and an urban greening factor, including how a minimum urban greening factor of 0.3 for the school component and 0.4 for the residential component and a 75% biodiversity net gain are to be delivered and achieved on site;
- vi) details of how the enhancement measures will be monitored, managed and maintained, including the long-term design objectives, management responsibilities and maintenance schedules;
- vii) additional detail on location and type (including specifications) of bird boxes and other ecological enhancements, maintenance and a commitment that any data collected is to be shared with the Council; including 10 x starling nest boxes; 10 x sparrow terrace nest boxes; 10 x insect blocks; to be installed within the approved development;

- viii) species surveys within and around the site to demonstrate ecological enhancements.

The development shall then be carried out in strict accordance with the approved details.

- 10) Prior to commencement of groundworks (excluding site investigations and demolition) of the development, and notwithstanding the approved details, Road Safety Audit 2 for the proposed Hanworth Road zebra crossing as shown on drawing FS0830-AIN-V1-ZZ-DR-A-00 01 Rev P5 shall be submitted to and approved in writing by the Local Planning Authority.
- 11) Suitable drainage will be installed in accordance with the following:
- a) Prior to commencement of groundworks (excluding site investigations and demolition) associated with each phase of the development, and notwithstanding the approved details, the applicant must submit a final detailed drainage design including drawings and supporting calculations and an updated Drainage Assessment Form to the Local Planning Authority for review and approval, aligned with the Flood Risk Assessment and Sustainable Drainage Systems report dated 17 May 2022, and associated drawings. It must be demonstrated that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration must be suitably managed. Runoff rates and attenuation volumes should align across all documents provided. It should be shown that rainwater harvesting techniques and green infrastructure have been considered within the design. Consent from Thames Water must be provided demonstrating there is sufficient capacity in their network for the proposed discharge rate. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.
- b) No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for each phase of the development has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed by the company responsible for ownership of these maintenance tasks (details of which shall be submitted and approved by the Local Planning Authority) and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.
- 12) Prior to above ground works commencing on each phase of the development, samples of all materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority, which shall include:
- brick (including brick, feature brick panel (on site), brick framing feature);

- Tiles/roof covering;
- window treatment (including sections/reveals);
- balcony details (including soffits, panels and frame);
- balustrading treatment (including details/ sections/ materials);
- rainwater goods;
- Hard landscaping;
- any other materials/details to be used.

The development shall then be carried out in accordance with the approved details and maintained as such thereafter.

- 13) Prior to above ground works commencing on each phase of the development, detailed drawings at a scale of 1:20 (or other scale to be agreed in advance by the local planning authority) shall be submitted to and approved by the local planning authority. Such details shall include:

- Elevational bay studies;
- window reveals and screening;
- privacy screens to balconies and obscured glazed windows;
- window frames;
- entrance doors and external door frames;
- junctions between changes in materials;
- brick articulation;
- fenestration detailing;
- roof/eaves detailing;
- soffit detailing;
- balcony detailing;
- any other details required

The development shall then be carried out in accordance with the approved details and maintained as such thereafter.

- 14) Prior to above ground works commencing on Block A of the development, details of all privacy measures, including privacy screens to balconies and obscure glazed windows, shall be submitted to and approved in writing by the local planning authority. The measures shall include full height privacy screens on the corner of the balconies facing the Gurdwara in accordance with drawing FS0830-AIN-V2-ZZ-DR-A-SK 002-P3_Block A Balcony Screens Study Sheet.

Before Block A is first occupied or brought into use, the privacy measures for Block A shall have been installed in accordance with the approved details. The privacy measures shall be retained as approved permanently thereafter.

- 15) Prior to above ground works commencing on Block C and D of the development, details of all privacy measures, including privacy screens to balconies and obscured glazed windows, shall be submitted to and approved in writing by the local planning authority. The measures shall

include the installation of obscure glazing to north facing openings serving all communal corridor spaces above ground floor level.

Before Blocks C and D are first occupied or brought into use, the privacy measures on Block C and D shall have been installed in accordance with the approved details. The privacy measures shall be retained as approved permanently thereafter.

- 16) Prior to above ground works commencing on each phase of the development, details of all boundary treatments both within and around the perimeter of the site, which shall include the positions, design, materials and type of boundary, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be implemented before the buildings are occupied. The development shall be carried out in accordance with the approved details and so maintained at all times thereafter.
- 17) Prior to above ground works commencing on the residential element of the development and notwithstanding the approved drawings, detailed layouts of all the proposed wheelchair accessible homes (meeting Building Regulation requirement M4(2)) shall be submitted to and approved in writing by the Local Planning Authority. The approved wheelchair accessible homes shall be implemented before the occupation of any building in which they are located. The development shall be carried out in accordance with the approved details and so maintained at all times thereafter.
- 18) Suitable noise mitigation will be incorporated into residential units, as follows:
 - a) The development shall be built in accordance with the approved Noise Impact Assessment and Noise Technical Note.
 - b) Prior to above ground works of the residential element of the development, notwithstanding the approved drawings and documents, details of noise mitigation measures (including triple glazing to Block A) to the residential buildings that demonstrate that the maximum noise levels permitted within the dwellings will not exceed those that are specified in Table 4 of British Standard 8233:2014 [Living Rooms = 35 dB LAeq, 16 hours; Dining room/area = 40 dB LAeq, 16 hours; Bedroom = 35 dB LAeq, 16 hours during day-time (07:00 - 23:00) and Bedroom = 30 dB LAeq, 8 hours during night-time (23:00 - 07:00), night-time (23:00 - 07:00) L_{Amax} noise levels within bedrooms do not exceed 45 dB L_{Amax} more than 10 to 15 times per night, shall be submitted to and approved in writing by the Local Planning Authority.
 - c) Prior to the development being occupied, Internal Ambient Noise Level (IANL) tests shall be submitted to and approved in writing by the Local Planning Authority. Noise tests shall be carried out considering typical daily noise associated with the adjacent Gurdwara. Worst-case environmental conditions will be considered, such as easterly operations at Heathrow, peak time traffic flows wind speed. IANL tests will demonstrate compliance with the criteria stated within the paragraph above.

- 19) Suitable noise mitigation will be incorporated into the school as follows:
 - a) Prior to above ground works to the school, details of noise mitigation measures that demonstrate that the school shall adhere to the requirements of BB93 (2015) for all teaching spaces, including any spaces for pupils with special needs, shall be submitted to and approved in writing by the Local Planning Authority.
 - b) Prior to the occupation of the school, suitable noise tests shall be carried out that demonstrate compliance with the above standard (or any such revised standard), including reverberation time measurement (Note: noise tests shall be conducted with windows partially open, unless alternative ventilation e.g. mechanical ventilation is required in locations with high noise levels, where windows should be closed & ventilation switched on).
- 20) Prior to occupation of each phase of the development, details of the arrangements for storing of waste and recycled materials shall be submitted to and approved by the Local Planning Authority. These details should include the size, location, access, odour controls and a Waste Management Plan including recycling and waste reporting such as waste streams and destination landfills. The arrangements for storing and the management of waste and recycled materials shall not be carried out otherwise than in accordance with any approval given and shall be completed before each phase of the development hereby permitted is occupied.
- 21) The school, unless otherwise agreed in writing, shall achieve an 'Excellent' rating and all mandatory BREEAM 'Excellent' credits under BREEAM UK New Construction 2018 (or such equivalent standard that replaces this) for the Shell stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.
 - a) Prior to the occupation of the school, a BREEAM UK New Construction 2018 (or such equivalent standard that replaces this) for the Shell pre-assessment report shall be submitted to, and approved in writing by, the local planning authority to demonstrate how all mandatory BREEAM 'Excellent' credits will be achieved.
 - b) Within 3 months of first occupation of the school, unless otherwise agreed in writing, a BREEAM UK New Construction 2018 (or such equivalent standard that replaces this) for the Shell Final (Post - Construction) Certificate, issued by the BRE (or equivalent accredited body), must be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that an 'Excellent' rating and all mandatory BREEAM 'Excellent' credits has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
 - c) Within 3 months of first occupation of the school, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Final (Post Construction) Certificate, issued by the BRE (or equivalent accredited body), must be submitted to, and approved in writing by, the local planning authority to demonstrate that an 'Excellent' (unless otherwise agreed with the Local Planning Authority) rating has been achieved. The scope of the assessment shall include as a minimum: Core Services, Local Services, and Interior Design. All the measures

integrated shall be retained for as long as the development is in existence.

22) Materials shall be sustainably sourced as follows:

a) Prior to the commencement of above ground works on each phase of the development, details shall be submitted to and approved by the Local Planning Authority that demonstrate:

- At least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes/coverings) are to achieve a rating of A+ to D in the Building Research Establishment (BRE) The Green Guide of specification.
- At least 50% of timber and timber products are to be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of Forestry Certification (PEFC) scheme.

b) Prior to occupation on each phase of the development, evidence (e.g. photographs and copies of installation contracts) shall be submitted to and approved by the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved details under Part A of this condition.

The development shall be maintained in accordance with the approved details at all times thereafter.

23) Prior to the commencement of above ground works on each phase of the development, and notwithstanding the submitted plans, full details of both hard and soft landscape works, shall be submitted to, and approved in writing by, the Local Planning Authority.

Details of the hard landscape works shall include surface treatments; proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; MUGA details; minor artefacts and structures (e.g. Furniture); signs; lighting (including number, location, design and light levels etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and boundary treatments). These works should be carried out as approved prior to the occupation of each phase of the development.

Details of the soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants (all to be native or an enhancement to nature); noting species; plant sizes (including root volumes) and proposed numbers/densities where appropriate. These works should be carried out as approved during the first planting and seeding seasons following completion of construction works and prior to occupation of each phase of the development. Any trees or shrubs planted (including any such replacements) which die within five years from the date of planting shall be replaced in the next planting season with the same species, and of comparable maturity.

A Landscape Management Plan is required to be submitted to and approved in writing by the Local Planning Authority demonstrating how the development would be sufficiently managed over time in accordance with the approved management programme.

The development shall be carried out strictly in accordance with the details so approved.

- 24) Cycle parking and associated infrastructure will be provided as follows:
- a) Prior to the commencement of above ground works on each phase of the development, and notwithstanding the submitted plans, full details (including the number, location and design - with plans, elevations and sections - **of secure structures and manufacturer's specifications**) of all cycle stands for the employees/residents of, and visitors to, the development including any additional infrastructure such as repair/maintenance stands and equipment shall be submitted to and approved in writing by the Local Planning Authority.

The approved facilities shall be fully implemented and made available for use before each phase of the development is first occupied and thereafter retained for use at all times without obstruction.

- b) Prior to occupation of the School, details of shower/changing facilities shall be submitted to and approved in writing by the Local Planning Authority.

The approved shower/changing facilities shall be fully implemented and made available for use before the School is occupied and thereafter retained for use at all times without obstruction.

- 25) Prior to the commencement of above ground works on each phase of the development, full details of the Electric Vehicle Charging Points, each capable of a minimum output of 7.2kW, shall be submitted to and approved in writing by the Local Planning Authority. The details shall **include the location and manufacturer's specifications for 4 active EV** Charging Points for the School parking bays and 1 active EV Charging Point for the residential parking bays.

The charging points shall be installed in accordance with the approved details and so maintained at all times thereafter.

- 26) The development hereby permitted shall be implemented in accordance with the approved Energy Strategy and as follows:
- a) Prior to first occupation of each phase of the development hereby approved, evidence (e.g. photographs, installation contracts and As Built certificates under the Standard Assessment Procedure/National Calculation Method) shall be submitted to the local planning authority and approved in writing to show that the development has been constructed in accordance with the approved Energy Strategy, and any subsequent approved revisions, and achieved 80% reduction in emissions.
 - b) Upon final commencement of operation of any low and zero carbon technologies, suitable devices for the monitoring of the low and zero carbon technologies shall have been installed, and the monitored data shall be submitted automatically to a monitoring web-platform at daily intervals for a period of three years from the point of full operation

and be made available to the local planning authority on request for a period of five years.

- 27) Prior to the occupation of each phase of the development, confirmation shall be submitted to and approved by the Local Planning Authority that either demonstrates all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a Development and Infrastructure Phasing Plan has been agreed with Thames Water to allow development to be occupied. Where a Development and Infrastructure Phasing Plan is agreed no occupation shall take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.
- 28) Prior to first occupation of each phase of the development hereby approved, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall accord with current guidance such as that issued by TfL and include measures required to ensure sufficient arrangements (physical as well as managerial) for the servicing, including refuse collection, of all aspects of the development. The development shall not be carried out otherwise than in accordance with the approved details and shall be maintained for the lifetime of the development, unless the prior written approval of the local planning authority is obtained to any variation.
- 29) Prior to occupation of each phase of the development, the vehicular accesses, turning areas, and parking spaces (including spaces for people with disabilities and electric vehicles) and the access to them hereby approved shall be provided in accordance with the scheme shown on drawing reference FS0830-AIN-V2-00-DR-A-00 05 P04 or any drawings subsequently approved in writing by the Local Planning Authority. This provision shall be permanently available for the occupiers and users of the premises and used for no other purpose.
- 30) Prior to occupation of the residential phase of the development, a Residential Parking Management Plan (RPMP) shall be submitted to and approved in writing by the Local Planning Authority. The RPMP shall include the following:
 - i) details of measures proposed to restrict parking to designated bays only;
 - ii) a commitment to convert passive EV bays to active bays when demand requires;
 - iii) a strategy for unlocking additional Blue Badge parking provision should future demand arise.

The car parking areas shall thereafter be managed in compliance with the approved RPMP.
- 31) Prior to occupation of the school phase of the development, a School Parking Management Plan (SPMP) shall be submitted to and approved in writing by the Local Planning Authority. The SPMP shall include the following:
 - i) details of measures proposed to restrict parking to designated bays only;
 - ii) a commitment to convert passive EV bays to active bays when demand requires;

- iii) a strategy for unlocking additional Blue Badge parking provision should future demand arise;
- iv) a strategy to restrict car parking within the site to essential car users only;

The car parking areas shall thereafter be managed in compliance with the approved SPMP.

- 32) Prior to occupation of each phase of the development, details of petrol/oil interceptors to be fitted in all car parking areas shall be submitted to and approved in writing by the Local Planning Authority.

The petrol/oil interceptors shall be installed in accordance with the approved details prior to the occupation of each phase of the development and retained and maintained as such unless otherwise agreed by the local planning authority.

- 33) Prior to occupation of each phase of the development, the development **shall achieve 'Silver' 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).**

Each phase of the development shall not be occupied until accreditation has been achieved and evidence of such accreditation has been submitted to and approved in writing by the Local Planning Authority.

- 34) The scheme shall incorporate photovoltaic panels as follows:
 - a) Prior to first occupation of the School (Phase 1), details of the specifications (regarding power), appearance, location, orientation, total area and predicted carbon savings from the photovoltaic panels shall be submitted to and approved by the Local Planning Authority to show how the renewable energy carbon savings are to be achieved and maximised.
 - b) Prior to first occupation of the residential component (Phase 2), details of the specifications (regarding power), appearance, location, orientation, total area and predicted carbon savings from the photovoltaic panels shall be submitted to and approved by the Local Planning Authority to show how the renewable energy carbon savings are to be achieved and maximised.

The photovoltaic panels shall be installed in accordance with the approved details prior to the occupation of the relevant part of the development and retained and maintained as such unless otherwise agreed by the local planning authority.

- 35) The approved school shall be used for a school and no other purpose (including any other purposes in Class F1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 36) Prior to occupation of each phase of the development and upon installation of the proposed fixed plant and any associated mitigation, an acoustic commissioning survey shall be submitted to and approved in writing by the Local Planning Authority.

This acoustic commissioning survey shall include details of how the design and installation of any fixed plant serving the development shall **not exceed cumulative rating levels (LArTr) of** at least 10dB below the background noise level LA90,T when measured or predicted at 1m from the facade of the nearest noise sensitive premises. The measurement and/or prediction of the noise will be carried out in accordance with the methodology contained **within BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound.'**

- 37) No demolition or construction work shall take place on the site except between the hours of 8:00am to 6:00pm on Mondays to Friday and 8:00am to 1:00pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.
- 38) All Non-road Mobile Machinery (NRMM) used during the course of the **development that is within the scope of the GLA 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014**, or any successor document, shall comply with the emissions requirements therein.
- 39) Either side of the school vehicle access hereby approved, visibility splay areas (the depth measured from the back of the footway and the widths outwards from the edges of the access, with a splay of at least 2.4 metres x 2.4 metres) shall be provided before the access and parking area is brought into use. These areas shall be kept clear of any obstructions to visibility greater than 600 mm in height, including shrubs, planting, boundary walls, fences, gates, other means of enclosure or other structures or objects at all times.

END OF SCHEDULE

SCHEDULE 2 – APPROVED PLANS AND DOCUMENTS

Documents

Received by the Council on 19 October 2021:

Drainage Strategy and Drainage Assessment Form (13 August 2021); Planning Fire Safety Strategy - Residential Blocks (23 August 2021); Planning Fire Safety Strategy – Academy Building (23 August 2021); Design and Access Statement Rev P03 (October 2021); Planning Statement (October 2021); Transport Statement (October 2021); Framework Travel Plan (October 2021); Delivery and Servicing Plan (October 2021); Health Impact Assessment (October 2021); Desk Study and Ground Investigation (14 October 2021); Heritage Statement (October 2021); Statement of Community Involvement (October 2021); Arboricultural Impact Assessment (08 October 2021); Domestic Overheating Assessment (14 October 2021); Car Park Management Plan (October 2021); Design and Construction Method Statement and Construction Environment Management Plan (October 2021); Energy Statement (14 October 2021); Sustainability Statement (14 October 2021)

Received by the Council on 15 November 2021:

Financial Viability Assessment (November 2021)

Received by the Council on 26 January 2022:

Noise Planning Response (25 January 2022)

Received by the Council on 27 January 2022:

Updated Preliminary Ecological Appraisal (26 January 2022); Energy Technical Note (January 2022)

Received by the Council on 10 February 2022:

Revised Daylight, Sunlight & Overshadowing Report (February 2022); Design and Access Statement Addendum (January 2022)

Received by the Council on 21 February 2022:

Daylight and Sunlight - Technical Briefing Note (17 February 2022)

Received by the Council on 25 April 2022:

Transport Technical Note (April 2022)

Received by the Council on 18 May 2022:

Updated Flood Risk Assessment and Sustainable Drainage Systems (17 May 2022)

Received by the Council on 25 May 2022:

Revised Air Quality Assessment (25 May 2022)

Received by the Council on 14 June 2022:

Acoustic Technical Note (09 June 2022)

Received by the Council on 06 July 2022:

Updated Stage 2 Environmental & Intrusive Noise Assessment Report (30 June 2022); Performance of grid-connected PV and PV Roof Plan (01 July 2022).

Drawings

Received by the Council on 19 October 2021:

FS0830-AIN-V2-00-DR-A-00 01 Rev P1 – Location Plan; FS0830-AIN-V2- XX-DR-A-00 02 Rev P1 - Existing Site Plan; HRD-WWA-00-XX-DR-L-01002 Rev P03 - Courtyard Layout Residential Block North; FS0830-AIN-V2-ZZ-VS-A-04 01 Rev P1 - Proposed Visualisation Sheet 1; FS0830-AIN-V2-ZZ-VS-A-04 02 Rev P1 - Proposed Visualisation Sheet 2; FS0830-AIN-V2-ZZ-VS-A-04 03 Rev P1 - Proposed Visualisation Sheet 3; FS0830-AIN-V2-ZZ-VS-A-04 04 Rev P1 - Proposed Visualisation Sheet 4; FS0830-AIN-V2-XX-DR-A-02 60 Rev P1 - Residential Strip Section/Elevation Block A 1/2; FS0830-AIN-V2-XX-DR-A-02 61 Rev P1 - Residential Strip Section/Elevation Block A 2/2; FS0830-AIN-V2-XX-DR-A-02 62 Rev P1 - Residential Strip Section/Elevation Block B 1/2; FS0830-AIN-V2-XX-DR-A-02 63 Rev P1 - Residential Strip Section/Elevation Block B 2/2; FS0830- AIN-V1-ZZ-DR-L-90 13 Rev P1 - Boundaries & Thresholds - Sheet 1; FS0830-AIN-V1-ZZ-DR-L-90 14 Rev P1 - Boundaries & Thresholds - Sheet 2; FS0830-AIN-V1-00-DR-A-00 07 Rev P1 - Site Area Calculation; FS0830-AIN-V1-ZZ-DR-A-02 10 Rev P1 - Academy Typical Classroom Study; FS0830-AIN-V1-ZZ-DR-A-02 11 Rev P1 - Academy Science Studio Study; FS0830-AIN-V1-ZZ-DR-A-02 12 Rev P1 - Academy Entrance and Reception Study; FS0830-AIN-V1-ZZ-DR-A-02 13 Rev P1 - Academy Typical Group Room Study; FS0830-AIN-V1-ZZ-DR-A-02 14 Rev P1 - Academy Dining Hall Study; FS0830-AIN-V1-ZZ-DR-A-02 15 Rev P1 - Academy Sports Hall Study; FS0830-AIN-V1-ZZ-DR-A-02 16 Rev P1 - Academy Strip Section/Elevation; FS0830-AIN-V1-ZZ-DR-L-90 11 Rev P1 - Academy External Teaching Terrace Study; FS0830-AIN-V1-ZZ-DR-L-90 12 Rev P1 - Academy External PE Store; FS0830-AIN-V1-ZZ-SH-A-03 10 Rev P1 - Academy Accommodation Schedule; HRD-WWA-00-XX-DR-L-03001 Rev P03 - Tree Layout Plan; HRD-WWA-00-XX-DR-L-01001 Rev P04 - Urban Greening Factor Calculation

Received by the Council on 03 December 2021:

03.2 Rev A - Pedestrian Visibility Assessment

Received by the Council on 11 February 2022:

FS0830-AIN-V1-00-DR-A-00 10 Rev P2 - Proposed Academy Site Plan; FS0830-AIN-V1-ZZ-DR-L-90 10 Rev P2 - Academy MUGA Court Study; FS0830-AIN-V2-01-DR-A-00 34 Rev P5 - Proposed Residential Level 04 Plan; FS0830-AIN-V2-01-DR-A-00 35 Rev P2 - Proposed Residential Roof Plan; FS0830-AIN-V2-XX-DR-A-02 64 Rev P2 - Residential Strip Section/Elevation Block C; FS0830-AIN-V2-XX-DR-A-02 65 Rev P2 - Residential Strip Section/Elevation Block D; FS0830-AIN-V2-ZZ-DR-A-00 50 Rev P4 - Proposed Elevations North + South; FS0830-AIN-V2-ZZ-DR-A-02 50 Rev P3 - Residential Flat Types Key Plan; FS0830-AIN-V2-ZZ-DR-A-02 53 Rev P2 - Residential Flat Types Sheet 2; FS0830-AIN-V2-ZZ-DR-A-02 54 Rev P2 - Residential Flat Types Sheet 3; FS0830-AIN-V2-ZZ-DR-A-02 55 Rev P2 - Residential Flat Types Sheet 4; FS0830-AIN-V2-ZZ-DR-A-02 56 Rev P2 - Residential Flat Types Sheet 5; FS0830-AIN-V2-ZZ-DR-A-02 57 Rev P2 - Residential M4(3) Flat Types; FS0830-AIN-V2-ZZ-DR-A-90 52 Rev P2 - Boundary Thresholds Sheet 1; FS0830-AIN-V2-ZZ-DR-A-90 53 Rev P2 - Boundary Thresholds Sheet 2; FS0830-AIN-V2-ZZ-DR-A-90 54 Rev P2 - Boundary Thresholds Sheet 3; FS0830-AIN-V2-ZZ-SH-A-03 50 Rev P2 - Residential Accommodation Schedule; FS0830-AIN-V2-ZZ-SH-A-03 51 Rev P3 - Residential Accommodation Schedule Block A; FS0830-AIN-V2-ZZ-SH-A-03 52 Rev P3 - Residential Accommodation Schedule Block B; FS0830-AIN-V2-ZZ-SH-A-03 53 Rev P3 - Residential Accommodation Schedule Block C; FS0830-AIN-V2-ZZ-VS-A-04 05 Rev P2 - Proposed Visualisation Sheet 5; HRD-WWA-00-XX-DR-L-01003 Rev P04 - Courtyard Layout Residential Block South

Received by the Council on 28 February 2022:

FS0830-AIN-V2-ZZ-VS-A-04 06 Rev P1 - Proposed Visualisation Sheet 6

Received by the Council on 28 April 2023:

FS0830-AIN-V1-01-DR-A-00 21 Rev P3 - Proposed Academy Level 01 Plan; FS0830-AIN-V1-02-DR-A-00 22 Rev P3 - Proposed Academy Level 02 Plan; FS0830-AIN-V1-02-DR-A-00 23 Rev P3 - Proposed Academy Roof Plan; FS0830-AIN-V1-ZZ-DR-A-00 60 Rev P6 - Proposed Academy Elevations North & East; FS0830-AIN-V1-ZZ-DR-A-00 61 Rev P4 - Proposed Academy Elevations South & West; FS0830-AIN-V1-ZZ-DR-A-00 70 Rev P4 - Proposed Academy Sections - Sheet 1; FS0830-AIN-V1-ZZ-DR-A-00 71 Rev P2 - Proposed Academy Sections - Sheet 2; FS0830-AIN-V1-ZZ-DR-A-06 20 Rev P2 - Fire Strategy Plans; FS0830-AIN-V1-ZZ-DR-A-31 10 Rev P1 - External wall fenestration – Door types; FS0830-AIN-V1-ZZ-DR-A-31 20 Rev P1 - External wall fenestration – Window types; FS0830-AIN-V1-ZZ-DR-A-32 10 Rev P1 - Internal wall fenestration – Door types; FS0830-AIN-V1-01-DR-A-35 21 Rev P2 - Reflected ceiling plan – Level 01; FS0830-AIN-V1-01-DR-A-35 22 Rev P2 - Reflected ceiling plan – Level 02; FS0830-AIN-V1-01-DR-A-43 21 Rev P2 - Floor Finishes – Level 01; FS0830-AIN-V1-01-DR-A-43 22 Rev P2 - Floor Finishes – Level 02; FS0830-AIN-V2-00-DR-A-00

05 Rev P4 - Proposed Masterplan Site Plan; FS0830-AIN-V2-00-DR-A-00 06 Rev P2 - Proposed Masterplan Phasing; FS0830-AIN-V2-ZZ-DR-A-00 51 Rev P4 - Proposed Elevations East + West; FS0830-AIN-V2-ZZ-DR-A-00 65 Rev P4 - Proposed Elevations Block A; FS0830-AIN-V2-ZZ-DR-A-00 66 Rev P2 - Proposed Elevations Block B; FS0830-AIN-V2-ZZ-DR-A-00 67 Rev P5 - Proposed Elevations Block C + D; FS0830-AIN-V2-ZZ-DR-A-00 75 Rev P4 - Proposed Residential Sections - Sheet 1; FS0830-AIN-V2-ZZ-DR-A-00 76 Rev P5 - Proposed Residential Sections - Sheet 2; FS0830-AIN-V2-00-DR-A-06 30 Rev P3 - Residential Fire Strategy - Level 00; FS0830-AIN-V1-00-DR-L-90 01 Rev P4 - Boundaries and Threshold Treatments; FS0830-AIN-V1-00-DR-A-90 02 Rev P4 - Proposed Tree Plan; FS0830-AIN-V1-ZZ-DR-L-90 03 Rev P4 - Proposed Landscaping Plan; FS0830-AIN-V1-00-DR-L-90 04 Rev P4 - Proposed Soft Landscaping Plan; FS0830-AIN-V1-00-DR-L-90 05 Rev P4 - Proposed Hard Landscaping Plan

Received by the Council on 18 May 2022:

FS0830-BDC-XX-XX-SK-C-0001 Rev P07 - Outline Drainage Strategy;

Received by the Council on 15 June 2022:

FS0830-AIN-V1-ZZ-DR-A-00 01 Rev P5 - Proposed Site Plan; FS0830-AIN-V2-XX-DR-A-00 03 Rev P4 - Demolition Site Plan; FS0830-AIN-V2-00-DR-A-00 30 Rev P7 - Proposed Residential Level 00 Plan; FS0830-AIN-V2-01-DR-A-00 31 Rev P5 - Proposed Residential Level 01 Plan; FS0830-AIN-V2-01-DR-A-00 32 Rev P4 - Proposed Residential Level 02 Plan; FS0830-AIN-V2-01-DR-A-00 33 Rev P4 - Proposed Residential Level 03 Plan; FS0830-AIN-V2-00-DR-A-02 80 Rev P2 - Residential Cycle Storage Strategy; FS0830-AIN-V2-ZZ-DR-A-02 52 Rev P3 - Residential Flat Types Sheet 1; FS0830-AIN-V2-ZZ-DR-A-02 58 Rev P3 - Affordable Housing Key Plan; FS0830-AIN-V2-ZZ-DR-A-03 00 Rev P4 - Proposed Areas; FS0830-AIN-V1-00-DR-A-00 20 Rev P4 - Proposed Academy Level 00 Plan; FS0830-AIN-V1-00-DR-A-35 20 Rev P3 - Reflected ceiling plan - Level 00; FS0830-AIN-V1-00-DR-A-43 20 Rev P3 - Floor Finishes - Level 00; FS0830-AIN-V1-ZZ-DR-L-90 15 Rev P2 - Boundaries & Thresholds - Sheet 3;

Received by the Council on 05 July 2022:

FS0830-AIN-V2-ZZ-SH-A-03 54 Rev P5 - Residential Accommodation Schedule Block D

END OF SCHEDULE