

PLANNING & ENVIRONMENT COMMITTEE MEETING

23rd July 2012

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Pages: 1-86

Reference: H/01731/12

Address: Former Mill Hill Sports Club, Grahame Park Way, London, NW7 2AL

Response to GLA Stage 1 Comments

The letter accompanying the GLA Stage 1 report states that the Mayor considers that the application does not comply with the London Plan. Notwithstanding the remedies outlined in the Stage 1 report, the Mayor expressed concern about the loss of playing pitch land. Whilst acknowledging the need for primary education places in the area, the Mayor was not convinced that alternative sites are not available and would like to see an alternative site assessment.

The following provides a response to this issue and sets out the justification for selecting the Mill Hill Sports Club site.

Shortfall in School Places in the Colindale Area

Section 1.3 of the committee report sets out the background to the current urgent demand for school places in the Colindale, West Hendon, Burnt Oak and Hendon planning area. The Council's projections show the following shortfalls in Reception places up to 2020.

- Shortfall for September 2012 – 4FE (120 Reception places)
- Shortfall for September 2015 – 7FE (210 Reception places)
- Shortfall for September 2018 – 10FE (300 Reception places).
- Shortfall for September 2020 – 11FE (330 Reception places).

An ongoing shortfall of 60 to 90 Reception places each year is also projected in the adjacent planning area (the Hale, Mill Hill, Edgware and Totteridge planning area) over the next five years.

In order to meet emerging demand from the Beaufort Park development, Colindale Primary School was rebuilt and permanently expanded from 2FE to 3FE for September 2009 to accommodate an additional 30 children in each year group. Parkfield School in Hendon Central was also permanently expanded by 15 places for September 2009.

Even with this additional provision, further temporary capacity has been required since 2010/11. 60 temporary Reception places were added in the Burnt Oak ward (Barnfield School and Woodcroft School) to meet demand in September 2010, and 90 more temporary Reception places were added in the Colindale and Burnt Oak wards for 2011/12 (Barnfield School, Blessed Dominic School and The Orion School). A further 90 temporary Reception places (three classes) have been added for September 2012 (The Orion, Blessed Dominic, and Deansbrook). This is an area of high mobility, and, as at July 2012, the Council's Children Service is working with schools to find

Reception places for 25 children in the Colindale (NW9 postcode area) for this coming September. In the neighbouring Burnt Oak and Edgware areas (HA8 postcode area) the Council's Children Service are working with schools to find Reception places for a further 25 children for September 2012.

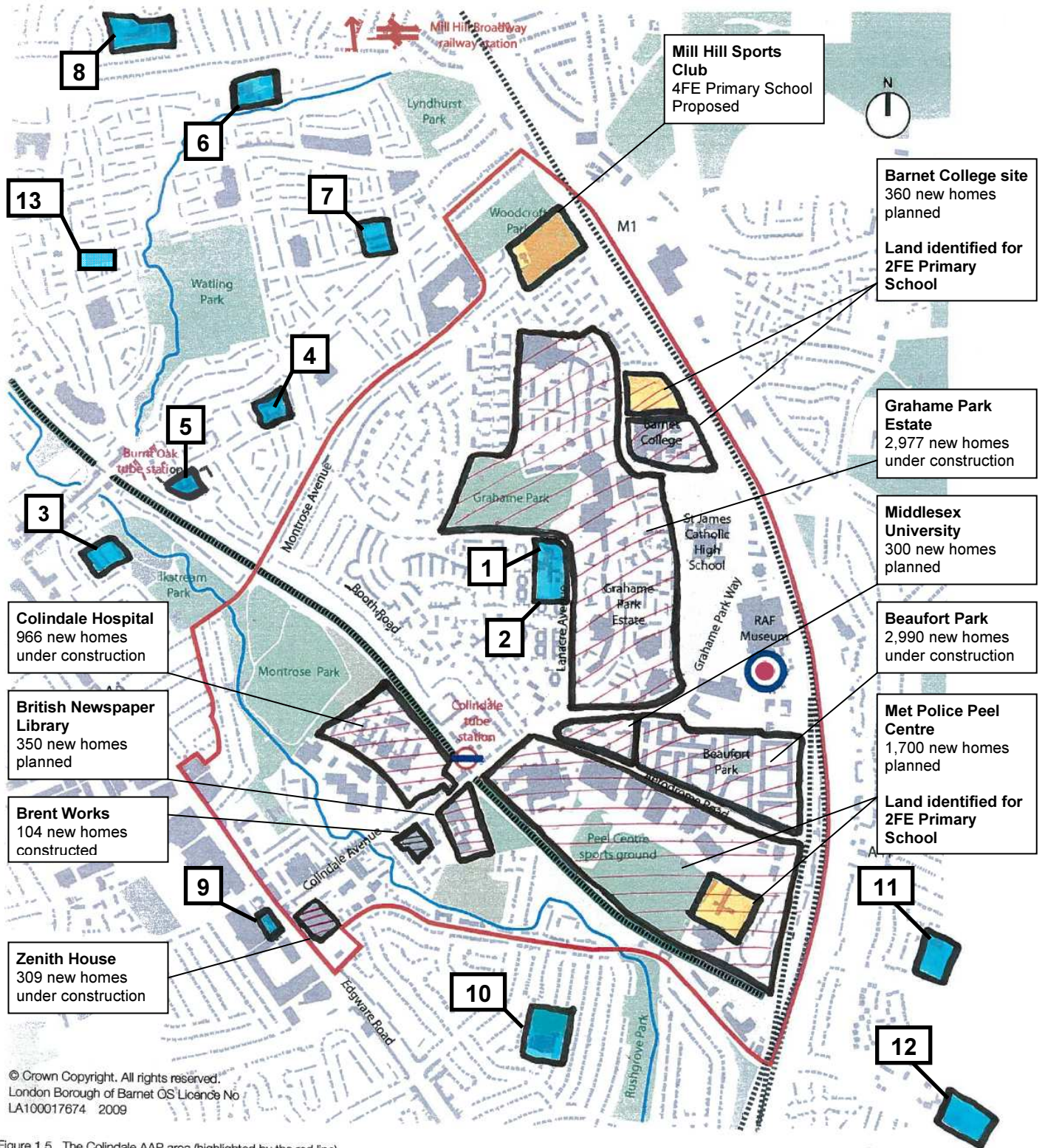
A solution is therefore urgently needed to permanently expand primary school places in this area. In light of the identified shortfall for 2012 of 120 reception places, a site is needed that can enable 4 forms of entry to be delivered as soon as possible. An option that only delivers one or two additional forms of entry is not sufficient. Further schools will be needed in the future to meet continued projected demand up to 2020. These will be delivered on the sites identified in the Colindale AAP.

Existing Schools

A list of the existing primary schools in the Colindale, Burnt Oak and Hendon area is provided below. These are plotted on the map on the next page in blue. The potential sites identified in the Colindale AAP for the provision of new primary schools as well as the proposed Mill Hill Sports Club site are identified in yellow. Development sites in the growth area that either have planning consent or are allocated for housing development are also highlighted. These sites will deliver 10,000 new homes in Colindale by 2026.

1. **The Orion** – Constrained site with insufficient space for permanent expansion
2. **Blessed Dominic** - Insufficient space for permanent expansion
3. **Barnfield** - Insufficient space for permanent expansion without the use/purchase of additional land
4. **Goldbeaters** - Constrained site with insufficient space for permanent expansion
5. **The Annunciation (Infant)** – Constrained site. Insufficient space for permanent expansion
6. **The Annunciation (Junior)** – Constrained site. Insufficient space for permanent expansion
7. **Woodcroft** – Constrained site with insufficient space for permanent expansion
8. **Deansbrook Infant and Juniors** – Slightly outside the two miles safe walking distance from the Grahame Park area. Permanent expansion of 1FE could be possible.
9. **Beis Yaakov** – Constrained site with insufficient space for permanent expansion
10. **Colindale** – Was re-built and expanded to 3FE in 2009. The site is now maximised and there is insufficient space for further expansion
11. **Sunnyfields** – Constrained site. Expansion of 1FE could be possible, but there are major roads (M1 and A41) between the school and the area of demand for primary school places
12. **St Joseph's RC (Infant and Junior)** – Permanent expansion of 1FE could be possible, but would require significant investment. There are major roads (M1 and A41) between the school and the area of demand
13. **Menorah Foundation** – Slightly outside of two miles walking distance from the area of highest demand. Permanent expansion of 1FE could be possible

Map 1. School Provision In Colindale



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Figure 1.5 The Colindale AAP area (highlighted by the red line)

- = Existing Primary Schools
- = Sites identified for new Primary Schools
- = Development sites identified in the Colindale AAP for new housing

Current Options for Expansion

As set out above, a number of temporary expansions have already been added in the Colindale area and the Council is running out of viable options for temporary additional classes in the area. Permanent expansions are urgently required in order to meet demand for primary school places.

Any schools permanently expanded must be in or close to an area of demand as children must be offered a primary school place within two miles safe walking distance of their home address.

The greatest concentration of additional demand is in the Grahame Park area. Only four schools within approximately two miles of Grahame Park have space on which they could potentially expand by 30 additional Reception places each year (one form of entry). These are Sunnyfields School, St Joseph's RC Infant and Junior School, Deansbrook Infant and Juniors, and Menorah Foundation School.

Two of these schools (Sunnyfields School and St Joseph's RC Infant and Junior School) are separated from the area of demand by the M1 and A41. Deansbrook Infant and Juniors, and Menorah Foundation School are slightly outside the two miles safe walking distance from the Grahame Park area and on the periphery of the area of most intense immediate demand for primary school places. These schools serve neighbouring communities where there is also significant and increasing demand for primary school places, which is currently only being met through temporary solutions.

The majority of primary schools in the Colindale/Burnt Oak area are on constrained sites. There are no existing primary schools that can be permanently expanded by 60 Reception places each year (two forms of entry) on their current site, and few (see above) that could be expanded by 30 Reception places (one form of entry). Therefore none of the existing schools (or a combination of existing schools) can be expanded to meet the 4FE additional requirement.

Colindale AAP - Identified Future School Sites

The Colindale Area Action Plan identifies two development sites where land for two 2FE primary schools will be set aside. These are the Barnet College site on Grahame Park Way and the Metropolitan Police Peel Centre on Aerodrome Road (See map above). The school land on both of these sites will only become available when these sites come forward for redevelopment.

Barnet College

The Barnet College site relies on the ability of Barnet College to relocate from the site to a new more accessible location closer to Colindale Tube Station. The College has been delayed in its plans for relocation due to the collapse of the Learning and Skills Council funding in 2010 and it is still in the process of considering alternative sites for relocation and securing funding for the project. This school site is therefore not available and it is unclear when this site may be available.

Peel Centre

The Peel Centre site is in the later phases of the AAP. The MPS are intending to rationalise their facilities on the Peel Centre and release land for development, however

they are only in the early stages of masterplanning and the school site will not come forward for at least 5 years.

Proposed 4FE School at Mill Hill Sports Club

Using Building Bulletin 99 a 4FE primary school would require a site area of 2.8Ha to accommodate the necessary school buildings as well as space for external play. The former Mill Hill Sports Club site is 2.83Ha and is therefore large enough to accommodate a 4FE primary school in accordance with BB99 guidance.

The new school proposed under the current planning application will allow the Council to relocate the existing Orion School and expand it from 2FE to 4FE. This will deliver two additional forms of entry.

The vacated Orion School buildings, which have capacity for 2FE, can then be used to provide additional school capacity by expanding the Blessed Dominic primary school from 1FE to either 2FE or 3 FE depending on their requirements, with scope for other educational services to be provided from the site. This strategy of relocation and expansion will therefore allow the Council to deliver 4 additional forms of entry in the Colindale Area. This is the most effective and efficient way of meeting the urgent school place demand.

Conclusion

There are no other available sites that are large enough to deliver a 4FE primary school in the relevant area where school place demand requires one. The former Mill Hill Sports Club site is currently the only potential option of sufficient size in the epicentre of demand that is available for development. The site is of sufficient size to provide a 4FE primary school and is in a location where impacts on existing residential properties would be minimal.

Thames Water Comments

Following further discussions between the applicant and Thames Water, Thames Water have now made the following comments:

- The peak flows from site of 4l/s for foul and 10.1l/s for storm (1in30yr) have been agreed with the developer.
- The proposed connection points for the development have been assessed based on these flows and the following confirmed with the developer.
- A foul connection to the public foul sewer in Eversfield Gardens is acceptable.
- A surface water connection to the public surface water sewer in Storksmead Road is acceptable and is the preferred option. A surface water connection to the public surface water sewer in Wardell Close is acceptable.

Updated Plan Numbers

In response to the GLA Stage 1 comments the landscape masterplan has been amended to indicate two areas where future additional cycle parking stands could be provided if they are required through the review of the Travel Plan. Plan 929-GAP-001 PL3 shall be included in the list of plans in condition 1 on page 4 of the report and shall supersede the previous PL2 version.