



The Holmewood Upper School,
8a Muswell Hill, London, N10 3TD

Planning Statement

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01	Draft	CH	EP	EP	EP	21.08.23
02	Final	CH	EP	EP	EP	14.09.23
DWD Job Number: 15707						

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Cavendish Learning (London) Limited ('the Applicant') in support of an application for the erection of two wooden cabins to be used as classrooms for outdoor learning at Holmewood Upper School, 8a Muswell Hill, London, N10 3TD ('the Site').
- 1.2 The application seeks full planning permission for the following description of development:
'The installation of 2no. wooden cabins to be used as classrooms for outdoor learning.'
- 1.3 This Planning Statement describes the proposed development and assesses the development against the Development Plan. This statement will also outline the material benefits of the proposal.
- 1.4 This application is supported by the following technical reports that should be read in conjunction with this Statement:
- Application form (DWD);
 - Covering letter (Application form (DWD));
 - Community Infrastructure Levy (CIL) form (DWD);
 - Design and Access Statement (LXA);
 - Ecological Impact Assessment (The Ecology Partnership);
 - Arboricultural Impact Assessment (Marcus Foster);
 - Cabin Specification (EliGrass Cabin Group);
 - Fire Strategy (The Holmewood School); and
 - Example Images of Similar Cabins (EliGrass Cabin Group).
- 1.5 In addition, the following drawings have been submitted with the application to illustrate the proposed scheme.

DRAWING TITLE	DRAWING REFERENCE
Site Location Plan	LXA-1940-013
Existing Site Plan	LXA-1940-MH-010
Proposed Site Plan	LXA-1940-MH-020
Proposed Ecological Enhancements	LXA-1940-MH-030
Holmewood School Cabin 1 – Floorplan	Holmewood School Cabin 1.1 FLOORPLAN page 1 of 7

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Holmewood School Cabin 2 – 3D 2	Holmewood School Cabin 2.6 3D2 page6of6

1.7 The remainder of this Statement is set out as follows:

- Section 2 describes the site and the surrounding area, details the planning history and pre-application engagement;
- Section 3 sets out the proposals for the site that are subject of this planning application;
- Section 4 assesses the proposed development against the relevant national and local planning policies and other material considerations; and
- Section 5 sets out our overall conclusions on the planning merits of the proposals.

2.0 SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

Site and Surrounding Area

- 2.1 The Site lies within the administrative boundary of the London Borough of Haringey (LB Haringey) and is located approximately 85m east of Muswell Hill (the 'A504'). The wider Site, denoted by the blue line on the submitted Site Location Plan, currently comprises The Holmewood School Upper School (Class F1) and associated outdoor amenity space.
- 2.2 The Site is bound by residential properties of Springfield Avenue and Grosvenor Gardens to the north and north-west respectively, and by the residential Grove Lodge to the south. 'Alexandra Park and Nursey and Grove Lodge Meadow Allotments' binds the Site to the east, while Alexandra Park lies further afield to the north and north-east. The Site is best accessed via an existing entrance off Muswell Hill (the 'A504') to the west.
- 2.3 The character of the immediate surrounding area is predominantly residential in nature, with surrounding building heights ranging between 2-4 storeys. Muswell Hill, Grosvenor Gardens and Springfield Avenue are predominantly characterised by residential properties, while Park Road and Priority Road (located approximately 267m south-east of the Site) provide a number of residential and commercial uses. Elsewhere, Alexandra Park is located to the north and north-east of the Site and provides suitable open, green space.
- 2.4 The Site is located within the Rookfield Conservation Area. Alexandra Park is a Grade II Listed Historic Park & Garden, while Alexandra Palace (and the former station to the north) is Grade II Listed and located approximately 478m to the north-east of the Site. Elsewhere, the Grade II Listed '5 and 7 Muswell Hill' and '9 Muswell Hill' are located approximately 239m and 227m south-east of the Site respectively.
- 2.5 The Site has a Public Transport Accessibility Level (PTAL) of 2 (where 1 is low and 6 is high). The Site is located approximately 1.4km south-west of Alexandra Palace train station, granting access to Central London via Great Northern and Thameslink trains. Elsewhere, Highgate Underground Station is located approximately 1.5km south-west of the Site and grants access to Central London via the Northern line. Muswell Hill is well served by a variety of bus routes (including the 1 and W7), with the closest bus stop located approximately 104m west of the Site.
- 2.6 In accordance with the Environment Agency, the Site is located in Flood Zone 1 (no/low risk of flooding).

Policy Designations

- 2.7 In accordance with the LB Haringey Local Plan Policy Map, the Site is located within the Alexandra Park Metropolitan Open Land (MOL) and Site of Importance for Nature Conservation Grade II. There are no Tree Protection Orders (TPOs) on or immediately adjacent to the Site, although it is acknowledged that trees within Conservation Area do have a level of protection that requires permission for works.

Planning History

- 2.8 A review of the LB Haringey online planning portal returns the following recent, relevant planning applications for the Site and the wider Site comprising of the Holmewood Upper School.

Table 1. Planning History

Application Ref.	Description of Development	Decision	Decision Date
Ref: CON/2022/0279	Tree works as specified on the application form.	<i>Undecided</i>	<i>Undecided</i>
Ref: HGY/2019/2126	Works to trees protected by an Area TPO. Ash (T1): Dying back significantly. Monolith to height of 12-14m Ash (T2): Excessive Lean. Fell.	Approve	28/08/2019
Ref: HGY/2019/1413	Variation of Condition 9 (Use as a Language School) attached to planning permission HGY/052715 in order to include educational uses (D1).	Approve	23/08/2019
Ref: HGY/052715	Demolition of single storey classroom building and garage and erection of replacement buildings in connection with use as a language school.	Approve	28/08/1997

- 2.9 Planning ref: HGY/052715 was approved in August 1997 for '*Demolition of single storey classroom building and garage and erection of replacement buildings in connection with use as a language school.*' It is understood that this consent was partially implemented.
- 2.10 Subsequently, planning ref: HGY/2019/1413 was approved in August 2019 for the '*Variation of Condition 9 (Use as a Language School) attached to planning permission HGY/052715 in order to include educational uses (D1).*' The proposed variation in relation to the planning use of the Site

was considered acceptable by Officers, subject to a limit of pupil numbers at 40 no. This permission enabled the school to be occupied by a non language school.

Pre-application Advice

- 2.11 In accordance with the National Planning Policy Framework (NPPF 2021), the applicant has engaged with the Local Planning Authority (LPA) to ensure an integrated design process prior to the submission of this application for full planning permission.
- 2.12 The application has discussed the evolving proposals with the LB Haringey Planning Officers via one pre-application submission.
- 2.13 Key comments provided by LB Haringey throughout the pre-application process are set out below.

Pre-application 01: April 2022

- 2.14 The proposed development submitted as part of this pre-application sought the installation of 2no. wooden cabins to be used as outdoor teaching spaces, to be positioned within the open space to the rear of the main school building. It's the intention that these cabins would be utilised by the school as part of the forest school and woodland learning programme.
- 2.15 Overall, Officers recognised pupils currently are not able to benefit from forest school learning as often as would be liked, nor are all pupils able to participate, and accepted the proposed development would provide improve year-round facilities in connection with the educational facility.
- 2.16 With regards to any impacts to the Alexandra Park MOL, Officers accepted the proposed development supports 'outdoor recreation' as defined in the National Planning Policy Framework (NPPF) 2021 and therefore considered it unnecessary to put forward a case for 'very special circumstances'. Additionally, Officers accepted that the siting of the proposed development would not materially affect views or compromise the openness and visual amenities of the MOL. Equally, Officers recognised that the proposed works are reversible if such structures are no longer required in the future.
- 2.17 In terms of design and heritage, Officers recognised the Site is located within the Rookfield Conservation Area. However, Officers considered the siting, form, scale and materiality of the proposed development would be acceptable and recognised the material finish and subordinate nature means the development would integrate well into the surroundings.
- 2.18 Officers recognised the Site is a designated SINC Grade II and local plan policy seeks to protect and enhance SINC. Officers considered the proposed development would be lightweight and of simple

construction, and is not expected to harm the surrounding natural habitats and ecology. Elsewhere, Officers considered there to be no issues from a transportation perspective and recognised the proposed development would remove the need for specific trips off-site (to Sweet Tree Farm, Marsh Lane).

- 2.19 It is considered that the application scheme has responded to the feedback from Officers at the pre-application meeting, and that the technical reports provided with the application justify the proposed development in the context of the planning policy.

3.0 HOLMEWOOD SCHOOL AND NEEDS CASE

- 3.1 The Holmewood School is a school for 7–19-year-olds with high functioning autism, Asperger's Syndrome and other language, communication and social difficulties.
- 3.2 The school's philosophy is founded on a desire to make a difference and to challenge the way all members of our community think about autism. The Holmewood School seeks to ensure that their young people get every opportunity to achieve their full potential in life, irrespective of any difficulties. This commitment is an intrinsic part of the school's philosophy.
- 3.3 Students are supported to develop and deploy strategies that overcome and cope with their difficulties. The focus at The Holmewood School is on developing the social, emotional and personal skills of each student. This is supported by ensuring that they strengthen their independent living skills and teach them to advocate for themselves, which in turn leads to greater confidence and self-esteem.
- 3.4 The application Site is the Upper School and the school has been based at this site since 2020 when they took a lease of the wider Site from the landowner for a term of 15 years. Holmewood Lower School is based at 88 Woodside Park Road, London, N12 8SH.
- 3.5 The Holmewood School is a level 3 forest school and forest school sessions take place currently at Sweet Tree Farm on Marsh Lane in Mill Hill. Whilst this is a great facility for the school, it is difficult making arrangements to take pupils off site in the school day, and a fairly long car journey to the farm. This means pupils aren't able to benefit from the forest school learning as often as they would like and not all pupils are able to participate. It would be far more practical to offer on-site outside learning for pupils and, for this reason, the Holmewood School would like to provide cabins to facilitate this.
- 3.6 Forest school focuses on social and emotional development which is key to the cohort of students on the autistic spectrum. This approach to outdoor learning encourages children to become independent, use their imagination, take appropriate positive risks within boundaries, initiate learning for themselves and achieve success in every session. Students can take part in a variety of activities, including learning about nature and plants, den building, outdoor cooking, fire lighting and tree climbing.

4.0 PROPOSED DEVELOPMENT

4.1 This section provides a description of the proposed development. Further details are provided in the accompanying Design and Access Statement, prepared by LXA, and within the technical reports submitted in support of this application.

4.2 Planning permission is sought for the following description of development:

‘The installation of 2no. wooden cabins to be used as classrooms for outdoor learning.’

4.3 The proposed development seeks the installation of two wooden cabins to be used as outdoor teaching spaces. The cabins are proposed to be positioned within the open space to the rear of the main school building and are to support forest school learning.

4.4 At present, the forest school sessions take place at Sweet Tree Farm, Marsh Lane. The school are unable to benefit from forest school learning as often as they would like and not all pupils are able to participate. For practicality purposes, and to remove the necessity of making specific journeys to Sweet Tree Farm, the school would like to provide space to accommodate this. Having this facility on Site, and walkable from the main school buildings, is a fantastic opportunity for the school.

4.5 Whilst the majority of the learning will take place outside, it is important to have a shelter where the pupils can sit during lessons and, in particular, on cold and wet days. The smaller of the two cabins will be used as a one-to-one quiet learning space for any child who benefits from being in a quieter and more natural environment than the main school buildings.

4.6 Class sizes at the school are small and, therefore, only small groups will use the cabins at any one time, with a high staff-to-pupil ratio. The cabins will only be used during the school day and in term time.

4.7 The cabins will be timber clad with uPVC windows, as shown on the submitted plans. Their finish will seek to provide a good quality building that meets the schools needs and is appropriate for the sitting in a woodland environment.

4.8 In terms of size and scale, the larger cabin will be 4m x 7.2m and 2.94m in height and the smaller cabin will be 2.4m x 2.4m and 2.92m in height. As shown on the Proposed Site Layout Plan (ref: LXA-1940-MH-020) the smaller cabin will be situated south of the larger cabin. Both cabins will be positioned where there is an existing opening between trees and on level ground, to ensure that no trees are required to be removed or harmed when the cabins are installed. Guidance has been received from an Arboricultural consultant on the positioning of the cabins.

- 4.9 The school is surrounded by trees and vegetation, screening it from neighbouring sites. The cabins will therefore not be visible outside of the school's grounds during the summer months. During the winter months, the cabins may be partially visible from properties on Springfield Avenue that back on to the Site. The Springfield Avenue properties are located at a higher level than the area where the cabins will be located and therefore the cabins would only be visible when looking downwards. The cabins will be located a sufficient distance away and the tree trunks and branches would continue to create some screening in winter months. The cabins will also be positioned at the rear of the Site, so that they will not be visible when arriving along the driveway to the school or when entering the front of the building and main school entrance.
- 4.10 There will be no increase in pupil numbers or staff as a result of the proposed development. There will also be no changes to the arrivals or departure arrangements at the school, this will remain as existing. The provision of the cabins on the Site will remove the need for pupils to depart the site during the school day to visit other sites to take advantage of the forest school programme. Therefore, the proposal will result in an overall net decrease in vehicle movements at the Site.

5.0 PLANNING POLICY CONSIDERATIONS

5.1 This section considers the relevant planning policy framework for the Site and material considerations. The policies considered most relevant to this application are set out below.

Development Plan

5.2 The current development plan for the Site comprises the following:

- Strategic Policies Development Plan Document (adopted with alterations in July 2017);
- Development Management Development Plan Document (adopted July 2017);
- Site Allocations Development Plan Document (adopted July 2017); and
- London Plan (adopted March 2021).

5.3 Additionally, LB Haringey have begun the process of preparing a new Local Plan, with the first formal consultation on the plan concluding in March 2021. Currently, there is no anticipated timeline for adoption available online.

National Planning Policy and Guidance

5.4 Regard has been given to the following national planning policy and guidance:

- The National Planning Policy Framework (2021); and
- The National Planning Practice Guidance (2018).

NPPF (2021)

5.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, and how these are expected to be applied and taken into consideration in planning decisions. The following policies are considered most relevant to his application:

Chapter 4: Decision Taking

5.6 At the heart of the NPPF is a 'presumption in favour of sustainable development'. Paragraph 11 states that for decision-taking, this means:

- a) Approving development proposals that accord with an up-to-date development plan without delay; or*
- b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. *The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Chapter 8: Promoting Healthy and Safe Communities

- 5.7 Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction. Paragraph 92c further states that the aim to: *“... enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*
- 5.8 Elsewhere, paragraph 95 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should: *“give great weight to the need to create, expand or alter schools through the preparations of plans and decisions on applications; and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*

Chapter 11: Making Effective Use of Land

- 5.9 Paragraph 119 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.10 Paragraph 123 states Local Planning Authorities should take a positive approach to applications for uses of land which is currently developed but not allocated for specific purposes in plans, where this would help to meet identified development needs. In particular: *“make more effective use of sites that provide community services such as school and hospitals, provided this maintains or improves the quality of service provision and access to open space.”*
- 5.11 Paragraph 125c states *“local planning authorities should refuse applications which they consider to fail to make efficient use of land, taking into account the policies in this Framework.”*

Chapter 12: Achieving Well-Designed Places

- 5.12 Paragraph 130 states planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to

local character and history, including the surrounding built environment and landscape setting; and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

Chapter 13: Protecting Green Belt Land

- 5.13 Paragraph 147 states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, Local Planning Authorities are to ensure that substantial weight is given to any harm to the Green Belt and that ‘very special circumstances’ will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations (paragraph 148). A list of exceptions to inappropriate development is set out at paragraph 149. One of the exceptions to inappropriate development, set out at paragraph 149 is *“b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”*.

Regional Planning Policy

- 5.14 The London Plan 2021 (adopted March 2021) forms part of the current development plan for London. The London Plan provides a strategic plan for London, setting out an integrated economic, environmental, social and transportation framework for the development and growth of London. The new London Plan focuses on optimising brownfield sites.
- 5.15 In addition to the London Plan, a series of SPG documents provide further detailed guidance for the implementation of strategic policies.

[The London Plan \(2021\)](#)

- 5.16 The following strategic policies are considered most relevant to the application:
- 5.17 **Policy GG1 (Building Strong and Inclusive Communities)** states that to building on the city’s tradition of openness, diversity and equality, and help to deliver strong and inclusive communities, those involved in planning and development must provide access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation.
- 5.18 **Policy GG2 (Making Best Use of Land)** states that to create successful sustainable mixed-use places that make the best of land, those involved in planning must enable the development of brownfield

land, particularly on surplus public sector land, sites within and on the edge of town centres, and as well as utilising small sites.

5.19 **Policy D3 (Optimising Site Capacity through a Design-led Approach)** requires all development to make the best use of land by following a design-led approach.

5.20 **Policy D14 (Noise)** states that in order to reduce, manage and mitigate noise to improve health and quality of life, development proposals should manage noise by:

- Avoid significant adverse noise impact on healthy and quality of life;
- Reflecting the Agent of Change principle;
- Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions of existing noise-generating uses;
- Improving and enhancing the acoustic environment and promoting appropriate soundscapes;
- Separating the new noise-sensitive development from major noise sources through the use of distance, screening, layout, orientation, uses and minerals;
- Where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic principles; and
- Promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

5.21 **Policy S3 (Education and Childcare Facilities)** states that development proposals for education and childcare facilities should:

- Locate facilities in areas of identified need;
- Locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling;
- Locate entrances and playground away from busy roads, with traffic calming at entrances;
- Link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school;

- Maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures;
- Encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers;
- Ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach;
- Ensure that facilities incorporate suitable, accessible outdoor space; and
- Locate facilities next to parks or green spaces, where possible.

5.22 In addition, Policy S3 states development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.

5.23 **Policy S4 (Play and Informal Recreation)** requires development proposals that are likely to be used by children and young people to:

- Increase opportunities for play and informal recreation and enable children and young people to be independently mobile;
- Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently; and
- Not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand.

5.24 **Policy G1 (Green Infrastructure)** requires development proposals to incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

5.25 **Policy G3 (Metropolitan Open Land)** states MOL is afforded the same status and level of protection as the Green Belt:

- MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt;
- Boroughs should work with partners to enhance the quality and range of uses of MOL.

- 5.26 **Policy G6 (Biodiversity and Access to Nature)** requires development proposals to manage impacts on biodiversity and aim to secure a biodiversity net gain.
- 5.27 **Policy G7 (Trees and Woodlands)** states development proposals should ensure that, wherever possible, existing trees are valued and retained.
- 5.28 **Policy G9 (Geodiversity)** requires development proposals to make a positive contribution to the protection and enhancement of geodiversity.
- 5.29 **Policy SI 12 (Flood Risk Management)** states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.
- 5.30 **Policy HC1 (Heritage Conservation and Growth)** states development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Planning Policy

Strategic Policies 2013 (with alterations 2017)

- 5.31 **Policy SP1 (Managing Growth)** states the Council will focus Haringey's growth in the most sustainable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole borough.
- 5.32 **Policy SP5 (Water Management and Flooding)** states the Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.
- 5.33 **Policy SP11 (Design)** states all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Whilst not repeated in verbatim, in achieving this, Policy SP11 requires all development to:
- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Promote high-quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are design to be flexible and adaptable, and able to integrate services and functions.

5.34 **Policy SP12 (Conservation)** states the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

5.35 **Policy SP13 (Open Space and Biodiversity)** states new development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document;
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;
- Seek to secure opportunities for additional publicly accessible open space, especially in those identified areas of Open Space deficiency; and
- Conserve the historic significance of the borough's designated historic parks and gardens.

5.36 **Policy SP14 (Health and Well-being)** states the Council will seek to improve health and well-being in Haringey by, amongst others, identifying appropriate sites for new health infrastructure and protecting existing facilities and support the provision of new or improved health facilities through land use planning areas.

5.37 **Policy SP16 (Community Facilities)** states the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities. This will be based on the programming, delivery, monitoring and updating of the Infrastructure Delivery Plan and Schedule, which covers project for education (amongst others).

5.38 In addition, the Council will expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities, and to promote the efficient use of community facilities and the provision of multi-purpose community facilities.

[Development Management Policies DPD \(2017\)](#)

5.39 **Policy DM1 (Delivering High Quality Design)** states all new development and change of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet criteria set out within the DPD.

5.40 **Policy DM2 (Accessible and Safe Environments)** states proposals should ensure that new developments:

- Can be used safely, easily and with dignity by all;
- Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport;
- Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and
- Have regard to the principles set out in 'Secured by Design'.

5.41 **Policy DM6 (Building Heights)** states for all development proposals, the Council expected building heights to be of an appropriate scale which responds positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

5.42 **Policy DM9 (Management of the Historic Environment)** supports development that conserves and enhances the significance of a heritage asset and its setting. With regard to Conservation Areas, the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a

Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

5.43 **Policy DM19 (Nature Conservation)** states developments proposals on sites which are, or are adjacent to, internationally designated sites should protect and enhance the nature conservation value of the site. Development that has a direct or indirect adverse impact upon important ecological assets, either individual or in combination with other development, will only be permitted where:

- The harm cannot be reasonably avoided; and
- It has been suitably demonstrated that appropriate mitigation can address the harm caused.

5.44 **Policy DM20 (Open Space and Green Grid)** states development that protects and enhances Haringey's open spaces will be supported. Proposals for ancillary development on open space will be supported where they:

- Are necessary for, or would facilitate, the proper functioning of the open space;
- Would not be detrimental to any other functions of the open space;
- Are ancillary to the use(s) of the open space;
- Are of an appropriate scale;
- Do not detract from the open character of the site or surroundings; and
- Contribute positively to the setting and quality of open space.

5.45 Following a review of LB Haringey's interactive planning policy map, the Site is located within the Alexandra Park MOL and Grove Lodge SINC (Grade II).

5.46 **Policy DM21 (Sustainable Design, Layout and Construction)** requires all new development to consider and implement sustainable design, layout and construction techniques.

5.47 **Policy DM24 (Managing and Reducing Flood Risk)** states the Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding.

5.48 **Policy DM25 (Sustainable Drainage Systems)** states all proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage

hierarchy. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design.

5.49 **Policy DM26 (Critical Drainage Area)** states all new developments for new development within a Critical Drainage Area will be required to incorporate measures to reduce the overall level of flood risk in the CDA. Following a review of LB Haringey's interactive planning policy map, the Site is located within a Critical Drainage Area.

5.50 **Policy DM49 (Managing the Provision and Quality of Community Infrastructure)** states the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the need of the community. Proposals for new and extended social and community facilities and the share of facilities.

6.0 POLICY ASSESSMENT

Principle of Development

- 6.1 Policy SP16 (Community Facilities) of LB Haringey's Strategic Policies DPD states the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities. Similarly, Policy SP14 (Health and Well-being) of the Strategic Policies DPD states the Council will seek to improve health and well-being in Haringey by, amongst others, identifying appropriate sites for new health infrastructure, protecting existing facilities and supporting the provision of new or improved health facilities through land use planning areas.
- 6.2 The wider Site is currently occupied by The Holmewood Upper School and the proposed development is to be located within the open outdoor amenity space located to the rear of the school building. The Site is designated as Metropolitan Open Land (MOL) within the Haringey Local Plan.
- 6.3 The proposed development seeks the installation of two wooden cabins to be used as classrooms for outdoor learning (Class F1) and are intended to support forest school learning. Currently, the forest school sessions take place at Sweet Tree Farm, Marsh Lane, and because the provision is off-site the school are unable to benefit from forest school learning as often as they would like nor are all pupils able to participate. For practicality purposes, and to remove the necessity of making specific journeys to Sweet Tree Farm, the school would like to provide the space to accommodate this facility.
- 6.4 Policy G3 (Metropolitan Open Land) of the London Plan affords MOL the same status and protection as the Green Belt. At paragraph 147, the National Planning Policy Framework (NPPF) defines inappropriate development as development harmful to the Green Belt and should not be approved except in very special circumstances. Subsequently, at Paragraph 149 sets out a list of exceptions to 'inappropriate development' and at part (b) states *'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'*.
- 6.5 It is noted that the NPPF refers to the provision of 'appropriate' facilities for outdoor sport and recreation as exceptional development, rather than 'essential' facilities as was the case previously.

The term 'appropriate' implies that the use should be suitably linked, which is considered is not as stringent as the previous requirement.

- 6.6 The proposed development in this case is considered to provide 'appropriate facilities' for 'outdoor recreation', as it will support the school's outdoor learning programme. The school supports pupils with high-functioning autism, Asperger's Syndrome and other language, communication and social difficulties and the facilities would significantly enhance the ability to provide high-quality and bespoke education for the pupils.
- 6.7 Whilst the majority of the learning will take place outside, it is important to have a shelter where the pupils can sit during lessons and, in particular, on cold and wet days. The smaller of the two cabins will be used as a one-to-one quiet learning space for any child who benefits from being in a quieter and more natural environment than the main school buildings.
- 6.8 The proposed development is considered to not be inappropriate development in the Green Belt, because it meets exception b) of paragraph 149 of the NPPF. However, in the event that it did not meet the exception it is considered that there would be 'very special circumstances' to justify the development in the MOL.
- 6.9 The 'very special circumstances' would be the specialist nature of the school, and the need to provide a suitable learning environment for these pupils, that provides them with the best possible learning opportunities to enhance their development. This is explained further in the Needs Case above (Section 3). Whilst pupils are able to go off- site to take part in forest school programmes, the logistics and time associated with moving pupils off the site during the school day means that pupils aren't able to take part in this programme as often as the school would like and not all pupils are able to participate. Running the forest school programme on-site, will be far more practical for the school and will enable pupils to benefit from outside learning more often than they currently do.
- 6.10 The cabins can be removed from the Site, when the school no longer requires them or if they vacate the Site. The temporary nature of the buildings means they could be removed from the Site quickly and with minimal disruption. The cabins could also be reused at an alternative site. In terms of any impact upon the openness of the MOL, the proposed development is considered small in nature and any impact on the openness to be minimal. The larger cabin will be 4m x 7.2m and 2.94m in height and the smaller cabin will be 2.4m x 2.4m and 2.92m in height, while both cabins will be positioned where there is an existing opening between trees and on level ground. Similarly, Policy DM6 (Building Heights) of the Council's Development Management DPD states all development

proposals should be of an appropriate scale which responds positively to the site's surroundings. Surrounding building heights ranging between 2-4 storeys, with existing buildings located on Springfield Avenue already elevation above the Site, due to a level change. Therefore, the proposed development is considered to sit comfortably within the surrounding townscape.

- 6.11 There are no proposals to increase the in-take of the pupils in the future, and the access arrangements to the proposed development will remain as existing. It is considered that the proposed development will result in a betterment to the surrounding transport network as locating the facilities on Site will reduce the need for making specific journeys to Sweet Tree Farm.
- 6.12 In light of the above, the proposed development is considered in accordance with national policy, Policy G3 of the London Plan and Policies SP14, SP16 and DM6 of LB Haringey's Local Plan.

Design

- 6.13 Policy SP11 (Design) of the Council's Strategic Policies DPD addresses LB Haringey's requirements for all new development to achieve a high standard of design for users. The design of the proposed development has taken into consideration the surrounding conservation area and woodland setting, and it will adhere to the surrounding context. Therefore, it is considered that the overall design strategy would ensure the development would not have a detrimental visual impact.

Ecology

- 6.14 Policy DM19 (Nature Conservation) of the Council's Development Management DPD states developments proposals on sites which are, or are adjacent to, internationally designated sites should protect and enhance the nature conservation value of the site. Similarly, Policy DM20 (Open Space and Green Grid) supports development that protects and enhances Haringey's open spaces will be supported. The Site is located within the Alexandra Park MOL and Grove Lodge SINC (Grade II).
- 6.15 A Preliminary Ecological Appraisal, prepared by Ecology Partnership, has been submitted in support of this application.
- 6.16 The assessment considered the Site to be comprised entirely of lowland mixed deciduous woodland priority habitat, comprising abundant ash, Norway maple and sycamore, oak, horse chestnut, hornbeam and crack willow. The ground layer was dominated by bramble, abundant ivy, frequent nettles. Likewise, the assessment considered the Site to have: moderate potential for commuting and foraging bats and roosting bats; negligible potential to support dormouse; negligible potential

to support great crested newts; negligible potential to support badgers; low potential to support reptiles; and high potential to support breeding birds.

6.17 In terms of impact of the proposed development on the Grove Lodge SINC (Grade II), the assessment recognises that the Site is already subject to a level of disturbance from occasional school activities and so the proposals will not result in any significant increase in disturbance. Similarly, the Site is not considered to any have residual effect on national or international statutory designated sites.

6.18 In light of the above, the proposed development is considered to be in accordance with national and regional policy, and Policies 19 and 20 of the LB Haringey Local Plan.

Arboricultural

6.19 Policy SP13 (Open Space and Biodiversity) of the Council's Strategic Policies DPD states new development shall protect and improve Haringey's parks and open spaces, while Policy DM20 (Open Space and Green Grid) of the Development Management DPD also supports development that protects and enhances Haringey's open spaces. Similarly, Policy G7 (Trees and Woodlands) of the London Plan states development proposals should ensure that, wherever possible, existing trees are valued and retained

6.20 An Arboricultural Survey Impact Assessment and Method Statement Report, prepared by Marcus Foster, has been submitted in support of the application.

6.21 A total of 58 trees and 2 tree groups were identified and assessed as part of the tree survey. The Tree Survey indicated there are no Category A (most valuable) trees on site. 21 of the identified trees are Category B (moderate value), while 33 Category C (low value). 6 of the identified trees are assessed as Category U (no significant value).

6.22 Additionally, the assessment considers the proposed development to have very limited arboricultural impact due to the virtue of the proposed structure and all associated ground works being outside of the root protection areas of the retained trees. Similarly, the proposed development does not involve removal of any existing trees. The assessment summarises appropriate tree protection measures that shall limit the arboricultural impact of the proposal.

6.23 In light of the above, the proposed development is considered in accordance with national policy, Policy G7 of the London Plan and Policies SP13 and DM20 of LB Haringey's Local Plan.

Heritage

- 6.24 Policy SP12 (Conservation) of the Council's Strategic Policies DPD protects the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Similarly, Policy DM9 (Management of the Historic Environment) of the Council's Development Management DPD supports development that conserves and enhances the significance of a heritage asset and its setting. The proposed development has been designed while considering its location within the Rookfield Conservation Area.
- 6.25 When considering the impact of the proposed development upon heritage assets, it should be noted that the NPPF states *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'* (paragraph 194).
- 6.26 Whilst the Site is located within the Rookfield Conservation Area, the positioning of the two cabins will mean that they are heavily screened by trees and vegetation. This will ensure that the cabins do not have a detrimental impact on views within the Conservation Area or on the character of the Conservation Area. The style of the building is also considered appropriate for its location.
- 6.27 In light of the above, the proposed development is considered in accordance with national and regional policy, and Policy SP12 of the LB Haringey Local Plan.

7.0 SUMMARY

- 7.1 This Planning Statement supports the submission of a full planning application to the London Borough of Haringey for the following description of development:

‘The installation of 2no. wooden cabins to be used as classrooms for outdoor learning.’

- 7.2 The proposed development seeks the erection of two wooden cabins to be used as classrooms for outdoor educational use (Class F1) at an existing school site in an accessible location.

- 7.3 Taking into account the above, and weighing up the planning balance, it is considered that the benefits of the proposed development are considerable. The development is considered to comply with the Development Plan as a whole and there are no material considerations that indicate planning permission should not be granted due to unacceptable adverse impacts as a result of the proposed development.

- 7.4 As demonstrated in the planning policy section of this report, the National Planning Policy Guidance contains a presumption in favour of sustainable development. Paragraph 11 of the NPPF states *“for Decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay. Or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole.”*

- 7.5 All key planning considerations have been taken into account in the preparation of the development proposals, which comply with national and local Development Plan policies, and therefore warrants support from the Local Planning Authority and should be determined without delay as per paragraph 11 of the National Planning Policy Framework.