

ESTATE PROJECT, TEMPORARY DECANT REVISED PLANNING STATEMENT

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Quality Assurance

Site name:	Decant, Highgate School
Client name:	Highgate School
Type of report:	Planning Statement
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Date	10/2025
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Date	10/2025

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Sir Roger Cholmeley's School At Highgate ["Highgate School/ the School"] (the applicant). It relates to a proposed temporary decant facility to enable the construction works associated with the School's 10-year-estate-programme which is a live planning application under ref. HGY/2023/0313.

1.2 The description of development is:

Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping' complete reinstatement of the synthetic surface upon cessation of use.

1.3 The application follows extensive pre-application consultation with the London Borough of Haringey, the local community and other stakeholders. This process commenced formally in 2015 (2018 for this specific project) and has been ongoing during the determination of the applications. The original Statement of Community Involvement, prepared by Luther Pendragon, outlines the consultation process and highlights how the proposal has evolved in response. Following the formal submission of the application in February 2023, additional consultation has taken place on a voluntary basis at the initiative of the applicant.

1.4 An Addendum to the Statement of Community Involvement has subsequently been prepared by Bidwells to cover the post-submission public consultation. Furthermore, the updated Design and Access Statement details the revisions made to the scheme since its original submission.

1.5 Highgate School is situated in Highgate, North London and the local planning authority is the London Borough of Haringey.

1.6 The application site sits in the heart of the School's Bishopswood Road campus on the existing multi use sports pitch which lies north of the existing Richards Music Centre and to the south of the Mallinson Sports Centre.

1.7 The site is within the Highgate Conservation Area and is allocated through 'SA41 – Highgate School'. It is also designated as Metropolitan Open Land. Further details of the application site are set out within Chapter 3.

1.8 This Planning Statement provides supporting information in respect of the proposed development, and a planning policy review, and highlights key issues and considerations which the applications will be determined against. It aims to assist the local planning authority in reaching a considered determination of the applications.

1.9 It should be read alongside the supporting documents as set out in **Appendix 1**.

2.0 The School and Estate Project

Highgate School

- 2.1 Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, the School's Founder, was granted Letters Patent to found 'a grammar school...for good education and instruction'.
- 2.2 It is three schools in one and includes:
- Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception and Years 1 and 2.
 - Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 academic year. The Junior School teaches pupils in Years 3 to 6.
 - Senior School, located in the centre of Highgate Village. The School teaches pupils in Years 7 to 13.
- 2.3 The three schools share facilities across the School's estate which is principally formed of:
- Senior School Campus, incorporating the "Island Site" bound by North Hill (B519) and Southwood Lane (B550) and the "Dyne House" site sitting beyond Southwood Lane to the east and including the subterranean access tunnel;
 - Bishopswood Road Campus, incorporating a) key properties of Mallinson Sports Centre, Richards Music Centre, Junior School, Pre-Preparatory School, b) key open space and playing fields, and c) various other teaching, administrative and ancillary properties; and
 - Far Field, a playing pitch located some 600m west of the Bishopswood Road Campus and contained by The Bishops Avenue and Courtenay Avenue.
- 2.4 The School is one of the UK's leading co-educational independent schools and one of the largest employers in Haringey. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new school, working in partnership with Tottenham Hotspur Football Club.

The Estate Project

- 2.5 The School was initially established as a boys only school, but is today, a flourishing co-educational independent school. It needs to ensure that the range of its curriculum, and what it offers in, for example, sport and the arts, remains relevant and of the highest quality in support of its charitable objectives. As part of this, it needs to continue to invest in new and refurbished facilities where, notwithstanding the investment of recent years, there remains a significant task across parts of the estate.

- 2.6 It has been identified by the School that there is a need to invest in the improvement of the following facilities:
- The VIth Form provision;
 - Senior School Drama provision;
 - Senior School Music provision;
 - Science Block; and
 - Internal and external sports facilities.
- 2.7 The current facilities associated with these essential requirements are inadequate either as a result of the increased popularity and opportunities within these academic and extra-curricular areas or as a result of the current provision using ageing and converted buildings and areas of the estate.

VIth Form Centre

- 2.8 VIth Form facilities have evolved over the years and do not provide adequate space for self-study or for socialising. In addition, there are no specific VIth Form teaching spaces which should be laid out in order to promote discussion and student-led learning in preparation for university study. By co-locating VIth Form social areas, support services and teaching spaces the School will facilitate a culture of independence and pre-university readiness.

Senior School Drama provision

- 2.9 The School has introduced Drama as a curriculum subject from Year 7 to Year 13, although not compulsory beyond Year 9. However, the School's facilities lag behind its ambitions both for teaching and for productions. Drama productions are currently hemmed in by Highgate's facilities. The School cannot currently provide each Senior School student with an opportunity to be in a play. The Estate Project seeks to rectify this.

Senior School Music provision

- 2.10 Pupils who either wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras have increased at Highgate by circa 33% over the last seven years and the popularity and take-up of music is expected to continue to grow. The School therefore must introduce flexibility into its estate to provide for the continued growth of the popularity of music within our pupil body. In addition, a larger facility is required for the ever-growing orchestras and choirs to rehearse and perform.

Internal and external sports facilities

- 2.11 The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The Mallinson Sports Centre requires significant maintenance in terms of both upkeep and investment to modernise and substantially improve the facility. The outdoor facilities require improvements to optimise their use in term time and ensure they are fit-for-purpose and welcoming for both users of those facilities and spectators.

Building refurbishment needs

- 2.12 In assessing the opportunities for the academic requirements set out within the brief, the School has considered those buildings and areas of the estate that are in need of substantial repair and maintenance, or general modernisation as they are no longer fit-for-purpose as modern educational environments. It was identified that there was significant investment needed into:
- Senior School Campus: Science Block (internal refurbishment of science laboratories) and the Dyne House site;
 - Bishopswood Road Campus: Dining Hall, Caen Wood Hall, the Mallinson Sports Centre and associated buildings, the Rifle Range and the Richards Music Centre.

Preparing the SPD

- 2.13 The entirety of the School's estate is covered by Allocation SA41 of the Haringey Local Plan Site Allocation DPD (2017). The allocation required the adoption of a Supplementary Planning Document (SPD) which appropriately manages future developments across the Estate.
- 2.14 Whilst the allocation envisaged that this would be in the form of two campus masterplans, it was agreed that given the interconnection of the sites and the need to manage the brief requirements across them, a single comprehensive document should be prepared.
- 2.15 As a material consideration, the SPD should be given weight in the planning balance and it is set out within the independent applications how the requirements of the SPD have been met.

3.0 The Site

- 3.1 The application site is situated within the Bishopswood Road Campus upon the existing Synthetic Sports Pitch which lies in the centre of the Junior Field east of Bishopswood Road.
- 3.2 The Junior Field is surrounded by School buildings and facilities to the North (Mallinson Sports Centre), West (Mills Centre, Junior School) and South (Richards Music Centre), St Michael's CofE Primary school playing fields to the East behind a line of mature trees and the rear gardens of residential properties to the South-East.
- 3.3 The Junior Field has high railings along its westerly boundary on Bishopswood Road and the Synthetic Sports Pitch is fully enclosed within high post and netting fence all round.
- 3.4 The site is within the Highgate Conservation Area, and is designated as Metropolitan Open Land.
- 3.5 The site forms part of the wider site allocation 'SA41: Highgate School'. This allocation is appended in full at **Appendix 2**.

Planning History

- 3.6 There is extensive planning history related to the School, however, there are only two applications considered directly relevant to the proposals:

PLANNING REF	DESCRIPTION	DECISION
HGY/2008/0831 Highgate School Junior Field, Bishopswood Road N6 4NY	Replacement of a grassed playing pitch with synthetic turf pitch 101.41m x 70.28m with 2.75m. to 3m. high cricket netting and 1.2m high vertical bar railing along south-eastern boundary, localised earth modelling, path, formation of disabled access, and soft landscaping (PLEASE NOTE AMENDED MEASUREMENTS)	Permitted 13 Aug 2008
HGY/2014/0759 Mallinson Sports Centre Highgate School Sports Field Bishopswood Road London N6 4NY	Replacement of corroded railings with black steel posts, stays and railings. Replacement gates omitting 2nr redundant sets of gates.	Approve with Conditions 08 May 2014
HGY/2023/0331 Highgate School North Road London N6 4AY	Request for a formal screening opinion to confirm if an Environmental Impact Assessment ('EIA') is required in respect of six applications at Highgate School: HGY/2023/0313 (Junior Field Playing Pitches – Decant), HGY/2023/0315 (Richards Music Centre), HGY/2023/0316 (Far Field Playing Fields), HGY/2023/0317 (Science Block), HGY/2023/0328 (Dyne House) and HGY/2023/0338 (Mallinson Sports Centre). This request is made in pursuance of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated).	Not required 29 Feb 2024

HGY/2023/0313 Junior Field Playing Pitches Highgate School Bishopswood Road London N6 4PH	Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping' complete reinstatement of the synthetic surface upon cessation of use.	Undetermined (this application)
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- 3.7 It is also relevant that the School has historically delivered temporary decant facilities (Ref: HGY/2012/2446) in respect of the now completed Junior School development (Ref: HGY/2012/2346). The quality of the facilities and the lack of any remnant of that temporary facility will be replicated in this proposed development.

4.0 Proposed Development

4.1 The proposed description of development reads as:

“Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping, complete reinstatement of the synthetic surface upon cessation of use.”

4.2 The development includes:

- Temporary installation of a 2,460 sq.m single storey temporary modular teaching building at the southern end of the existing playing surface.
- Temporary alterations to existing cricket fencing including a new temporary cricket fence to enable the remaining elements of the existing playing surface to be utilised.
- Alterations and extensions to existing pathways to provide access around the perimeter of the site with low level lighting for safety and security.
- Temporary installation of a utilities intake cabinet and connections to the existing sewer
- Upon cessation of the installation, complete removal of the temporary buildings and replacement of the playing surface in full to meet current standards and the School's Sports and Exercise (SpEx) curriculum requirements.

4.3 The temporary modular buildings are intended to provide teaching facilities to cater for the decanting requirements of main schemes on a rolling programme over the period of up to 10 years. The main redevelopment works will require some of the existing buildings at the Senior School to be fully vacated. It will be therefore impossible to maintain the daily educational operations of the Senior School in the existing buildings. For practical and timetabling reasons, it is important that Senior School facilities, even if in their temporary location, remain within close proximity or en-route to other School facilities such as dining, sports and academic departments, for example Art and Design Technology & Engineering in the Mills Centre.

4.4 Highgate School aims to maintain a high standard of physical environment for all pupils throughout this interim period, until the main redevelopment projects are completed. The proposals feature two single storey temporary buildings linked by a glazed canopy. The proposals will feature photovoltaic panels on the roof and utilise air source heat pumps. There will be a new temporary fence between the proposed facility and the remaining synthetic playing surface. To ease pedestrian access there will be a temporary path on the Junior Field along the eastern and northern side of the synthetic pitch.

4.5 During its temporary life the internal layout of the proposed decant facility will be reconfigured to cater for the different functions and requirements required by the decanting programme, as follows:

- Period 1 - Science labs and general classrooms during the Science Block works;
- Period 2 - General classrooms, Music and Drama facilities during the Dyne House works;
- Period 3 - SpEx facilities, drama facilities and IT offices during the Richards Music Centre works.

- 4.6 These internal changes will not affect the external appearance or elevations of the modular buildings and are not, in their own right, considered to constitute development.
- 4.7 Once the requirement for the decant facilities concludes, it is in the School's interest to restore the full function of the existing synthetic pitch surface, and this is a commitment of the application. This will include a full replacement of the dressed surface which has reached the end of its current serviceable life in any event.

5.0 Policy Overview

- 5.1 Planning Practice Guidance [‘Practice Guidance’] states that to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This reflects section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

Development plan

- 5.2 The development plan consists of
- London Plan (2021)
 - Local Plan Strategic Policies (2017)
 - Local Plan Development Management Policies (2017)
 - Local Plan Site Allocations DPD (2017)
 - Highgate Neighbourhood Plan (2017).

London Plan

- 5.3 The London Plan (2021) sets out the strategic planning aims and policies for London. It includes a city-wide spatial strategy as well as development management policies for key strategic issues. It is the most recently adopted development plan document.
- 5.4 Of principal importance to the proposals are policies:
- **Policy S3:** ‘Education and childcare facilities’
 - Seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice.
 - **Policy G3:** ‘Metropolitan Open Land’
 - Outlines that such land is afforded the same status and level of protection as Green Belt.

Local Plan

- 5.5 In relation to the proposed development, the most pertinent policies of the Haringey Local Plan include:
- **Site Allocation SA41:** The site forms part of the wider site allocation. The allocation reads as:
 - *“Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.”*
 - It states that development shall be pursued in accordance with a future SPD. The Highgate School SPD was adopted in March 2021.
 - **Policy SP0:** ‘Presumption in Favour of Sustainable Development’:

- *“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)”*
- **Policy SP4:** ‘Working Towards a Low Carbon Haringey’:
 - *“Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey”*
 - *“From 2011 onwards all new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent” or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019.”*
- **Policy SP9:** Improving Skills and Training to Support Access to Jobs and Community Cohesion and Inclusion:
 - *“The Council will encourage the provision and growth of education and training facilities within the borough”*
- **Policy SP12:** ‘Conservation’:
 - *“The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment”*
- **Policy SP13:** ‘Open Space and Biodiversity’:
 - *“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.”*
- **Policy SP16:** ‘Community Facilities’:
 - *“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”*

Neighbourhood Plan

5.6 The Highgate Neighbourhood Plan was adopted in July 2017 and forms part of the council’s development plan. The Neighbourhood Plan includes relevant policies, such as:

- **Policy TR1:** ‘Promoting Sustainable Movement’
 - *“New development should promote walking, cycling and public transport use.”*
- **Policy OS2:** ‘Protection of Trees and Mature Vegetation’
 - *“Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible.”*
 - *“There should be no net loss of trees as a result of development, and pro rata replacement will be expected”*
- **Policy DH2:** ‘Development Proposals in Highgate’s Conservation Areas’
 - *“Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas”*

- **Policy DH8: 'Refuse Storage':**
 - *"Where appropriate, all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments."*

Material considerations

National Planning Policy

- 5.7 The National Planning Policy Framework [“the Framework”] represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 11 of the Framework.
- 5.8 Following the submission of the application, in the context of the election of a new government, a revision to the NPPF was published in December 2024 with a view to speeding up the planning process as a tool for powering growth.
- 5.9 Paragraph 100 states that: *“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*
- 5.10 Key sections of the Framework include:
- Chapter 2: Achieving sustainable development
 - Chapter 4: Decision making
 - Chapter 8: Promoting healthy and safe communities
 - Chapter 9: Promoting sustainable transport
 - Chapter 11: Making effective use of land
 - Chapter 12: Achieving well designed places
 - Chapter 14: Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15: Conserving and enhancing the natural environment
 - Chapter 16: Conserving and enhancing the historic environment.
- 5.11 In respect of policies relating to Metropolitan Open Land, it is set out that the same tests are to be applied as for Green Belt. The policies are set out at Section 13 of the Framework and reviewed in detail at Section 7 of this Planning Statement.

- 5.12 Supporting the Framework is a series of online Practice Guidance which is also considered a material consideration in the determination of planning applications.

Supplementary Planning Documents

5.13 **Local Level:**

- Highgate School SPD

Highgate School SPD

- 5.14 The Highgate School SPD was formally adopted in March 2021. The SPD was instigated by Haringey Council and developed in partnership between the Council and Highgate School, the document exists to shape and form future planning applications. As such, it has been a key document in the preparation of this planning application.

5.15 Its sets out:

- A comprehensive approach to the effective planning and delivery of new accommodation to meet the long-term needs of the School and to support enhanced community use and benefits.
- That applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.
- A strategic review of the School's estate should be carried out at least once every 10 years, hence the life span of this SPD.
- Aspirations for development of the School within the life span of this SPD.

5.16 The SPD states the following in relation to the decant strategy:

"The Council is aware that the School must be able to maintain operational requirements during the implementation of development programmes. An extensive review of temporary accommodation options was undertaken by the School and accumulated in the proposed location on the Junior Field Synthetic Pitch. In this regard, the Council will allow for temporary buildings in appropriate locations.

Any decant proposals or requirements for temporary educational facilities which are brought forward by the School will be of the highest quality. Where it is appropriate, the life of temporary planning permissions will be permitted to reflect construction and implementation programmes for development projects."

6.0 Planning Assessment

6.1 The key planning issues in relation to the proposed development include:

- Principle of development
- Metropolitan Open Land
- Sustainability
- Transport
- Flood risk
- Heritage
- Archaeology
- Noise impact
- Utilities

Principle of development

6.2 Paragraph 100 of the NPPF (2024) states that local authorities should give “great weight” to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications.

6.3 London is a growing city with an increasing number of young people. As such, educational facilities at all levels will need to be enhanced, strengthened and retained to ensure the necessary support and opportunities are given to all young people in the City. While the Estate Project is not designed to increase the capacity of the School, Policy S3 of the London Plan sets out strategic support for the provision of childcare, primary and secondary school facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.

6.4 Policy S3 states that *“access to high quality education and training has a profound effect on people’s life chances and is one of the most powerful ways to break down inequalities and improve social mobility”*.

6.5 It is noted within the SPD that the Council supports the efficient and optimum use of Allocated Site SA41 through the upgrading of buildings and the provision of new educational and childcare facilities. Indeed, the SPD notes that the creation of additional education floorspace will be supported subject to the application of other policies within the development plan and noting other material considerations.

6.6 The SPD also sets out that the Council will support developments that are in accordance with national policy and the strategic plan for London, highlighting that the Estate Project will secure the future development of the School and the evolution of its contributions towards London’s success, particularly in response to the changing co-educational needs of the pupils and the demands of a modern curriculum.

- 6.7 In respect of the proposed development specifically, the Highgate School SPD states at 6.30-6.32:

Temporary Decant facilities will need to be constructed in order to reflect the operational needs of the School's main refurbishment and redevelopment schemes. It is a fundamental approach to ensure that pupils who are present during the rolling decanting period will enjoy the same high standard and welcoming, uplifting environment that the School offers.

As identified within the accommodation needs assessment, the School has explored various alternatives to a decant facility and subsequently other sites for any temporary decant facilities. The School highlights the possibility of construction of temporary buildings on the Junior Field. The School is aware this would result in the temporary loss of MOL and 50% of the playing field [specifically the Synthetic Turf Pitch] during this time period.

The introduction of a temporary decant solution will be supported by the Council and the Greater London Authority where a very special circumstances case is presented and where a planning obligation is secured ensuring that the land used would be reinstated as MOL and playing field of equal or higher quality following cessation of the temporary use. [Our emphasis].

- 6.8 The provision of temporary facilities is a necessity driven by the pressing need for the School to bring its current facilities in line with modern standards. Failure to secure permission for the necessary decant facilities would prevent the implementation of the projects which form the Estate Project and it is accepted in-principle that the construction of a temporary decant facility at its proposed location would be acceptable subject to demonstration of very special circumstances – which include the lack of a more suitable alternative location.

Sport England

- 6.9 It is recognised that the proposed decant would result in the loss of six tennis courts/half of a hockey pitch as result of the proposed decant facility, this would only be for a temporary period albeit for up to ten years. After which the entire AGP surface will have reached the end of its usable life and will be replaced with new surface to the latest standards.
- 6.10 It is important to understand the reasoning behind this particular site being selected to host the Decant facility. The Junior Field AGP has existing foundations which enable the temporary structures to be 'placed' on top. This will negate the need for new temporary foundations being created which will have great embodied carbon benefits.
- 6.11 The School is exploring the possibility of temporarily using external facilities in the intervening period, including a site within the London Borough of Barnet.

Metropolitan Open Land

- 6.12 The London Plan (2021) Policy G3 states:

"Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:

- 1) *MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt*
- 2) *boroughs should work with partners to enhance the quality and range of uses of MOL”*

- 6.13 The NPPF (2024) states that *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances” (paragraph 153).*
- 6.14 In this respect, the test of very special circumstances (VSC) is set out at paragraph 153, stating: *“‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*
- 6.15 In the context of the policy, the School acknowledges that the proposed development would be considered to be inappropriate and that a VSC case would need to be advanced. In this respect, VSC are demonstrated as follows:
- There is a strong policy justification for proposals which enhance education provision (principle of development) as set out above;
 - The development facilitates a ten-year estate programme which would deliver highly sustainable development enhancing the education provision across the estate – the need is established within a supplementary planning document which is a material consideration of weight;
 - The development is temporary and upon cessation of the need for the decant solution, the site would be fully restored;
 - There is no alternative site which is sequentially preferable to the Junior Field location;
 - The use of this location will significantly reduce construction disruption, avoiding the need to install and remove temporary facilities with each individual Estate Project;
 - The site offers the opportunity to reuse the existing foundation/ pad of the existing MUGA and the MUGA surface is approaching end of life requiring replacement in any event, resulting in a lesser extent of development and a lower carbon impact arising from the temporary construction;
 - The School has a track record of delivering high quality temporary facilities and site restoration;
 - That in all other respects, the proposed development is compliant with the development plan when read as a whole.

Need case

- 6.16 Section 4 of the SPD sets out the requirements of the School and identifies the need for the various projects and this is not replicated here. .
- 6.17 Without the provision of a decant facility it would not be possible for the School to undertake the redevelopment projects which constitute the wider Estate Project.

Temporary nature

- 6.18 Through pre-application discussion, it has been accepted by the Greater London Authority that *“weight can be given to the fact that the inappropriate development would be temporary. GLA officers would also require a planning obligation to be secured ensuring that the land used for the temporary decant facilities would be reinstated as MOL and playing field of equal or higher quality following cessation of the temporary use.”*
- 6.19 Indeed, the Council has adopted a similar approach in respect of previous applications made for the School as referred to in the Planning History earlier. In respect of HGY/2012/2446, it was concluded that with the removal of temporary structures, the long-term impact on the MOL will be minimal, in compliance with the policies in place at that time. While the development plan position has changed since that approval, it was adopted in the context of the first National Planning Policy Framework (2012) and the London Plan (2011). With the exception of the concept of Grey Belt (an argument not being advanced in this case), the underlying spirit of MOL/ Green Belt policy has not evolved significantly.
- 6.20 It is concluded that weight should be applied to the temporary nature of the scheme.

Alternative locations

- 6.21 As acknowledged within the SPD, the School has explored various alternative locations where a decant facility could be proposed. The SPD notes that *“an extensive review of temporary accommodation options was undertaken by the School and accumulated in the proposed location on the Junior Field Synthetic Pitch. In this regard, the Council will allow for temporary buildings in appropriate locations.”*
- 6.22 The overall aim of the review of alternative sites was to keep the educational experience as close to normal for pupils, particularly in terms of access to the numerous Senior School facilities distributed between the Senior School and Bishopswood Road campuses, minimising travel time as much as possible.
- 6.23 Alternatives were considered as follows:

SITE	ANALYSIS	DECISION
Senior School Chapel Quad	The site could host only part of the space requirements in a three-storey building. It would be too prominent with a strong visual impact on the two listed buildings and Highgate Conservation Area.	Not feasible
Senior School Science Quad	Most of this Quad will be occupied as site access and contractor's compound for the development projects. The Quad is also a main central circulation node and therefore the works could result in disruption impacting education provision.	Not feasible
Senior School Garner Quad	Part of the Quad will be occupied as contractor's compound. The Quad is also a key amenity space for pupils.	Not feasible only considered for shorter term mobile toilet units

Senior School Parade Ground	Part of the landscaping works associated with the Dyne House proposals. Considered more sensitive in respect of the local planning context and given relationship to neighbours.	Not feasible
Junior Field on grass field strip	Narrow site could host only part of the space requirements in a three storey building. It would be too prominent with a strong visual impact on the public amenity area. Difficult access and excavations for foundations along mature trees make this option not feasible	Not feasible
Junior Field on Synthetic Sports Pitch	Ideally located enroute and between campuses. Large site can host all teaching space requirements in a single storey building. Existing engineered base requires no foundations. Existing engineered base is sunk minimising visibility. Direct vehicle access for servicing and disabled access. This site is the most remote from residential neighbours.	Accepted
Orchard and Tatham's Fields (near Mallinson Sports Centre)	Sites at the top of a hill are difficult to access. Too remote for pupils' travel time between campuses. Sloping sites and extensive excavations for foundations near mature trees make this option not feasible with greater impact on neighbours. No direct vehicle access for servicing and disabled access	Not feasible
Senior Field West on grass field	Too remote for pupils' travel time between campuses. Location of the "First Club" football pitch recently reinstated following removal of the temporary Junior School.	Not feasible

6.24 As highlighted in the table above, the reasons outlined for the selection of the Junior Field in the assessment are as follows:

- It is ideally located en-route and between campuses.
- The large site can host all teaching space requirements on a single storey building.
- The existing engineered base requires no foundations.
- There is existing direct vehicle access for servicing and disabled access.
- The site is least sensitive to the School's neighbours.
- The existing levels of the MUGA allow for the temporary structures to be sunk, minimising visibility of the temporary structures.

Carbon impact

6.25 Whilst it has not been quantified, there is a clear benefit arising from the reuse of the existing engineered base of the sports pitch upon which the development will sit. Utilising any other site would require installation of concrete pad foundations and potentially piling, resulting in a greater carbon impact. This is a matter to which weight should be given as a material consideration.

Track record

- 6.26 As noted earlier, the School has a track record of delivering high-quality decant facilities on a temporary basis. We refer to Planning Permission reference HGY/2012/2446, which can be located with a search of the local planning register. The quality of the facilities and the lack of any remnant of that temporary facility will be replicated as part of this proposed development and this is material consideration of weight.

Compliant with the development plan in other respects

- 6.27 Finally, it is noted that the proposed development is compliant with the development plan when read as a whole in all other respects. This is considered in further detail below.

Greater London Authority Stage 1

- 6.28 This application is referable to the GLA by virtue of the proposals being situated in MOL, albeit they are of temporary nature.

- 6.29 Regarding the land use principles of the referable sites, the GLA Stage 1 Report (3 July 2023) states that:

“The sites are within land designated as Metropolitan Open Land (MOL) and the proposals are inappropriate development. However, given the minor projection of the Mallinson Sport Centre and Richards Music Centre into MOL and the temporary nature of the decant building, with well-considered design approaches, GLA officers are satisfied that there would be very special circumstances to outweigh the harm to MOL. The Council should nevertheless ensure that the various local benefits proposed would be appropriately secured as part of any planning permission.”

- 6.30 Therefore, it is considered that the overall impact of the proposed temporary decant building on the MOL is acceptable.

Sustainability

- 6.31 The application is supported by a comprehensive Energy and Sustainability Statement. Whilst a temporary building, it demonstrates application of the energy hierarchy for the project and is prepared to demonstrate that appropriate consideration of sustainability principles, despite the temporary nature of the development. However, given the temporary nature of the proposals a BREEAM assessment was not prepared at the outset of the case. This is not considered to result in a conflict with development plan policy.
- 6.32 It is confirmed that the building will be constructed to meet and exceed current building regulations (35% emissions reduction) and that the structure will be modular and constructed off-site.
- 6.33 Associated with the modular construction, the components of the development are reused or recycled at the end of their use/ useful life. Accordingly, it will achieve low embodied carbon values over the life of their use.

- 6.34 Should planning permission be granted, a design and build contract will be awarded and the construction of the temporary building will take place according to the building regulations in place at that time. This includes Approved Document Part L. The approved document currently in force requires all temporary buildings to be constructed to meet high thermal standards and emission reduction regardless of the temporary nature.
- 6.35 In addition to this, in order to meet the GLA's requirement of reducing operational carbon emissions by 15% (Be Lean), the modular structure would require additional insulation which is likely to be clad to the modular components. Engineers note that this additional insulation and cladding would be unique to the building and unlikely to be reusable in another project. Engineers advise that the resulting impact is expected to increase embodied carbon and would exceed the energy saving from the improved building fabric over the predicted period of use. Considering this, it is recommended that the additional 15% Be Lean emission reduction from building fabric improvement, is not applied in this instance. Given the buildings temporary nature, and the clear justifications set out, this is not considered to result in a conflict with development plan policy.
- 6.36 Nevertheless, a large low-angle PV (80kW) array covering 589m² of the roof will be installed to ensure the building energy emissions comply with the London Borough of Haringey (LBH) and Greater London Authority (GLA) emissions reduction targets. Upon cessation of the need for the decant, it is expected these PV panels will be reused elsewhere. The use of renewable on-site energy generation and only electric heating is exemplary for a temporary building of this nature.
- 6.37 In light of comments from LB Haringey's Carbon Management Team request an Overheating Assessment and BREEAM Pre-Assessment has now been prepared by CES Group. In addition, the Energy and Sustainability Statement (April 2024) has updated by CES Group.
- 6.38 The Overheating Assessment (April 2024) finds that: *"The assessment of the proposed scheme has indicated that, under the modelling conditions, these systems are predicted to provide necessary heat gain dissipation and adequate ventilation rates to meet the design criteria set out within BB101."*
- 6.39 On balance and noting the significant social and economic benefit arising from the education provision, it is considered that the development complies with the relevant development plan policies when read as a whole.

Transport

- 6.40 NPPF (2024) Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.41 A Transport Statement was produced by 'TPA' in support of this application.
- 6.42 It concludes that the proposed development will have no net impact on the local highway or public transport infrastructure as, overall, there will be no increase in staff or pupil numbers as a result of the proposed developments at the School.

- 6.43 Cycle parking will be retained across the School's site, with access between the various teaching facilities by foot.
- 6.44 Drop off activities and staff movements will not be affected by the proposals as movement through the different School sites already occurs either off-street (via the internal footpath) or a short walk on Bishopswood Road, where safe controlled crossings are provided. Drop offs are therefore expected to take place as per existing arrangements on North Road.
- 6.45 The Transport Statement concludes that:
- "The development proposals are consistent with local, regional and national planning policy, including the Highgate SPD. No adverse impact on the local highway or public transport infrastructure are anticipated by the proposals, as a result of there being a limited number of additional trips associated with the proposed development. The proposals are instead anticipated to have a beneficial impact by creating a better and more inclusive street environment. As such, there is no reason to refuse the application on highway grounds."*
- 6.46 Consequently, it is considered that the proposals are acceptable in terms of their transport impact.

Flood Risk

- 6.47 Reflecting the requirements of the allocation, a site wide FRA supports this application. It concludes that:
- The application site lies within Flood Zone 1;
 - There is slight risk of surface water flooding; and
 - Other sources of flooding such as infrastructure flooding, surface water flooding and groundwater flooding are considered low risk.
- 6.48 The temporary accommodation building is to be constructed raised above the existing permeable surface of the synthetic playing field. The rainwater down pipes will be located at regular intervals and will direct the rainwater from the roof of the temporary classroom onto the permeable playfield surface. As the rainwater catchment area remains as existing and there will be no loss of existing permeable surface due to the elevated building.
- 6.49 LBH Flood & Water Management provided their comments as part of consultation:
- "After reviewing the Flood Risk, Surface Water and Foul Drainage Strategy (Doc. Ref. 4380-290922ah - TA Flood Risk Assessment, dated, Jan 2023) and other related documents and drawings prepared by Peter Deer Associates, we have no comments, or, major concerns relating to the above captioned application.*
- We are therefore content with the submission, and if the proposed scheme is constructed and maintained as per the attached Flood Risk Assessment, we are satisfied that the impact of surface water drainage have been addressed adequately."*

6.50 In addition, Thames Water provided comment:

“With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application.”

6.51 Nonetheless, as further work was undertaken by Edenvale Young regarding surface water modelling on the adjacent site at Mallinson Sports Centre. Resultantly Peter Deer and Associates updated their Flood Risk Assessment and concludes at paragraph 3.6 that: *“The calculation remains valid as the temporary building will not add any rainwater catchment area to the existing synthetic sports pitch.”*

6.52 Therefore, the proposed development is considered acceptable in flood risk and drainage terms.

Heritage

6.53 As set out in Practice Guidance, in addition to consideration of the development plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

6.54 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires *“special attention to be paid to the desirability of preserving or enhancing the character or appearance of”* conservation areas.

6.55 Paragraph 201 of the NPPF (2024) states: *“In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

6.56 Paragraph 212 continues: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”*

6.57 Local Plan Strategic 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. The borough’s heritage assets include Statutory Listed Buildings”.*

6.58 Local Plan Policy DM9 (Management of the Historic Environment) states that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of

sites and buildings where they 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.

- 6.59 Neighbourhood Plan Policy DH2 (Development Proposals in Highgate's Conservation Area) states that *"Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area."*
- 6.60 A Heritage Statement has been produced by Bidwells in support of this application. It finds that the proposals will introduce a temporary structure into the field which is unsympathetic to the character and appearance of the surrounding conservation area. In doing so, the level of harm caused is moderate.
- 6.61 However, the temporary nature of the buildings and their association with the School's educational use is considered to mitigate the harm caused by their presence. Whilst there is an impact caused during their presence, this will not exist once the structures are removed.
- 6.62 In the context of the School's need to sustain their educational uses, it is considered that the development has paid special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in accordance with Section 72(1) of the Act.
- 6.63 In addition to satisfying these provisions of the Act, NPPF and local policies are also satisfied in that any harms arising from the proposed development would be considered in the context of the public benefit associated with sustaining the uses of the school. In addition, as a result of their temporary nature, there would be no residual harm arising from the proposals on the identified heritage assets.
- 6.64 As a result of the assessment summarised above the proposals are considered to have an acceptable impact when considering the temporary nature of the decant facility.

Archaeology

- 6.65 The proposed decant facility will sit on top of the existing engineered base of the Junior Field playing pitch, with some associated footpaths and landscaping.
- 6.66 Compass Archaeology have produced an Archaeological Desk-Based Assessment. The Assessment concludes that *"given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected"*.
- 6.67 During the consultation process, a response was received from Greater London Archaeology Advisory Service (Historic England), they stated that no further assessment or conditions are necessary.

- 6.68 Therefore, it is considered that the proposals will be acceptable in terms of their archaeological impacts.

Noise Impact

- 6.69 Local Plan Development Management Policy DM23 states that where an activity with the potential to generate noise is proposed a Noise Assessment should be submitted in support of the application.
- 6.70 Applied Acoustic Design (AAD) have completed an Environmental Sound Survey which has been submitted in support of this application. This survey was undertaken to establish the prevailing background sound levels at the site with respect to the installation of new plant equipment – principally associated with ASHP. The nearest appropriate assessment locations are the adjacent residential premises on Highgate Close, to the south of the proposed development site.
- 6.71 Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142, to be achieved at the worst affected window of the nearest appropriate assessment location. This is to allow for flexibility in design for the plant.
- 6.72 A full plant sound emission assessment will be completed to discharge any planning conditions regarding sound.
- 6.73 It is considered that acceptable noise levels can be achieved and the applicant would agree to a suitably worded condition if deemed appropriate.

Utilities

- 6.74 The application is supported by a Utilities Assessment prepared by Peter Deer and Associates, the purpose of this assessment is to present the information that has informed the design of the proposed development. The assessment concludes that *“The proposed location for the temporary classroom building will have no adverse impact on the utility infrastructure and will comply with Haringey requirements for water use, foul drainage discharge and surface water run-off”*.

Fire Strategy

- 6.75 In response to comments with the GLA Stage 1 Report, a Fire Strategy has been prepared by AECOM.

7.0 Conclusions

- 7.1 The proposed development is necessary to enable the School to undertake its programme of redevelopment, refurbishment and modernisation across the estate, a programme which is supported in principle within the development plan and supporting supplementary planning documents.
- 7.2 The principle of development accords with the development plan when read as a whole and therefore benefits from the presumption in favour of sustainable development.
- 7.3 However, the development would temporarily impact upon the MOL, and a comprehensive very special circumstances case is advanced.
- 7.4 Without the decant facility, the wider redevelopment proposals for the other sites will be unable to proceed without localised decant solutions which are likely to be more disruptive and less sustainable. It is noted within the Highgate School Supplementary Planning Document that there is a comprehensive case for both the proposed development and the projects comprising the wider Estate Project.
- 7.5 A robust feasibility study has been undertaken outlining the application site as the most appropriate location for the development, and due to the existing foundations of the Junior School pitch, carbon savings can be demonstrated when compared to having to implement new foundations on alternative sites. It is in the School's interest to restore the site on cessation of use, and it is open to planning control to ensure this outcome. Accordingly, the temporary nature of the proposal will result in no long-term impact to the MOL. The School has a track record of delivering high quality temporary facilities and undertaken the necessary site restoration.
- 7.6 In light of these VSC and in all other respects, the proposed development is considered compliant with the development plan when read as a whole. Indeed, associated with the wider Estate Project there are a range of public benefits associated planned developments. The proposed decant solution will not result in a permanent impact on the Conservation Area and the requirements of s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are therefore complied with.
- 7.7 Consequently, it is considered that the development proposals should be approved without delay.

APPENDIX 1

DOCUMENTS AND DRAWINGS

KEY	
	Latest version
	Superseded
	As originally submitted

ORIGINAL SUPPORTING INFORMATION	REVISED OR NEW SUPPORTING INFORMATION
Planning Application Form and Certificates	As originally submitted.
Site Location Plan	As originally submitted.
Existing and proposed drawings as set out in the table below	Please refer to the table below
Archaeological Assessment	As originally submitted.
Construction Management Plan	As originally submitted.
Covering Letter	As originally submitted.
Design and Access Statement	As originally submitted.
Energy and Sustainability Statement	Energy and Sustainability Statement (April 2024)
Flood Risk Assessment	Flood Risk Assessment (March 2024)
Heritage Statement	As originally submitted.
Noise Survey	As originally submitted.
Outline Methodology & Construction Logistic Plan	As originally submitted.
Statement of Community Involvement	As originally submitted.
N/A	Statement of Community Involvement Addendum (Oct 2025)
Transport Statement	As originally submitted.
Utilities Assessment	As originally submitted.
N/A	BREEAM Pre-Assessment (April 2024)
N/A	Overheating Assessment (April 2024)
N/A	Fire Statement

N/A	Active Travel Zone / Healthy Streets Assessment – Technical Note (2023)
N/A	Estate Wide Programme Review & Construction Traffic Forecast (Aug 2025)

DRAWING TITLE	DRAWING NO
Site Location plan	As originally submitted.
Estate Wide Plan - Site Application & Ownership Boundaries A_HS-RMC2_2010 Rev A	As originally submitted.
Existing	
Existing Site Plan 03970-XX-XX-DR-A-0002	As originally submitted.
Proposed	
Proposed Site Plan 03970-XX-XX-DR-A-0003	Proposed Site Plan 03970-XX-XX-DR-A-0003 Rev A
Proposed Floor Plan 03970-HKR-XX-XX-DR-A-1000 Rev 4	As originally submitted.
Proposed South and East Elevations and Site Sections 03970-HKR-XX-XX-DR-A-2001 Rev 2	As originally submitted.
Proposed North and West Elevations and Site Sections 03970-HKR-XX-XX-DR-A-2000 Rev 4	As originally submitted.

APPENDIX 2

SITE ALLOCATION

SA41: HIGHGATE SCHOOL



Proposed Site Allocation

2.119 Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

2.120 The site falls within the Highgate Conservation Area. The school essentially occupies two campuses- the more prominent one at the junction of Highgate High Street and North Hill; the other within the Bishops sub-area of the conservation area. The site has a prominent position, both in terms of the location as well as status within the wider area. Whilst the aesthetic value of buildings would have to be considered based on individual proposals, the site has high communal and historic value.

2.121 Highgate School aims to expand to continue to meet the education needs of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	15.63	PTAL Rating	1b-3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev' Capacity	None identified.		

Site Requirements

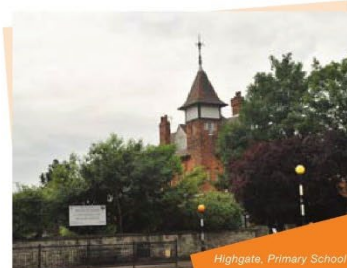
- Development on the site shall be in accordance with a future SPD. The SPD will take the form of two campus masterplans that take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and supporting enhanced community use and benefits.
- These will focus on creating improved management and quality of provision, potentially including new buildings.
- Open space should be made as accessible as possible in line with Policy DM 20.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Development should preserve the setting of the statutory and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.

Development Guidelines

- The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation.
- A Supplementary Planning Document will be developed by the Council in line with the Council's Statement of Community Involvement. This will take the form of masterplans to guide development on these sites, and ensure development comes forward in a co-ordinated manner. This will consider in more detail issues regarding heights and design.
- Any Masterplanning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.



Highgate School



Highgate Primary School

