

Pre-Application Briefing to Planning Sub-Committee: 7 September 2026

1. DETAILS OF THE DEVELOPMENT

Reference Nos:

Ward: Highgate

HGY/2023/0328; HGY/2023/0317);
HGY/2023/0315); HGY/2023/0338);
HGY/2023/0313); HGY/2023/0679);
HGY/2023/0390)

Address: Highgate School North Road London N6 4AY

Proposal: A series of planning applications for the re-development at Highgate School sites as follows:

Planning Application Submissions:

Dyne House and Island Site (HGY/2023/0328)

Redevelopment of Dyne House, to include:

- 1) Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House building;
- 2) Demolition and redevelopment of the rear extension and associated buildings with part one, part two storey structure, including subterranean basement works;
- 3) Retention of the Parade Ground open space, with new sports pitch surface;
- 4) Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and
- 5) Associated landscaping and improved provision for emergency services, servicing and disabled parking.

Science Block (HGY/2023/0317)

Refurbishment and extension of existing Science Block, to include:

- 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal re-planning/alterations;
- 2) Two storey extension above ground level colonnade to central building, to provide internal re-planning and additional teaching accommodation;
- 3) Creation of additional plant space at roof level of the East Link Block;
- 4) Complete replacement of building systems/plant;
- 5) Rooftop observatory extension;
- 6) Replacement windows and restoration of existing facades; and
- 7) Associated landscaping.

Richards Music Centre (HGY/2023/0315)

Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.

Mallinson Sport Centre (HGY/2023/0338)

Redevelopment of Mallinson Sport Centre, to include:

- 1) Partial demolition of existing structure, squash and rugby fives court buildings;
- 2) Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and exercise studios, circulation and ancillary accommodation;
- 3) New basement level outdoor covered rugby fives courts;
- 4) External sunken oval sports pitch; and
- 5) Associated landscaping and improved provision for emergency services and servicing.

Junior Field - Decant Facility (HGY/2023/0313)

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

NB – a sixth application, which sought planning permission for engineering and groundwork operations to re-level the existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of the existing changing pavilion at the Far Field Playing Fields (HGY/2023/0316) has been withdrawn by the applicant.

Listed Building Consent submissions:

Dyne House (HGY/2023/0679)

Listed Building Consent for works to the Island Site including demolition of existing service block and erection of a replacement part one and part two storey structure, together with associated works.

Science Block (HGY/2023/0390)

Listed Building Consent for: Refurbishment and extension of existing Science Block, to include:

- 1) Four storey plus basement extension to east wing to provide new entrance and improved circulation, lift and ancillary accommodation;
- 2) Three storey extension including ground level colonnade to central building;
- 3) Creation of additional plant space at roof level of the East Link Block, with extension of dormer, installation of louvres and internal strengthening/lining.;
- 4) Complete replacement of building systems/plant;

- 5) Rooftop observatory extension;
- 6) Replacement windows and restoration of existing facades; and
- 7) various internal alterations, including: stripping out, removal of internal walls/doors, removal of stairs and installation of new internal doors/walls.

Applicant: Highgate School

Agent: Bidwells LLP

Ownership: Private

Case Officer Contact: Samuel Uff

2. BACKGROUND

2.1. The proposed developments are being briefed to the Planning Sub-Committee to enable Members to view them ahead of determination.

2.2. Generally, such briefings to Members are for pre-application proposals ahead of formal submission of a planning application for consideration and determination. However, in this instance, the planning and listed building applications have already been submitted. The applications were submitted in 2023 and are now only properly ready to be briefed to Members, predominantly due to the extensive additional community consultation events undertaken by the applicant. Officers are also mindful of some Members being new to the Planning Sub-Committee. It is considered that it would be helpful all round to provide Members with a briefing.

2.3. The applicant is anticipating that the planning applications will be presented to the Planning Sub-Committee for decision before the end of the year. The applicant engaged in pre-application discussions with Council Officers and the Greater London Authority since 2016 since which time the Highgate School Supplementary Planning Document (HGS SPD) was formulated and subsequently adopted by the Council in March 2021.

3. SITE AND SURROUNDINGS

3.1. Highgate School was established in 1565. From its early beginnings, with a few buildings accommodating for under 20 children, it expanded following several educational overhauls and today caters for 1,970 students across the estate. Three sites are within the Highgate Village and three further along to the west, on Hampstead Lane and Bishopswood Road.

3.2. A map of the School Estate highlighting the main campus areas, extent of the current School estate and key School buildings can be viewed below. The Far Field (initially proposed for development under planning reference HGY/2023/0616 but since withdrawn) is on the left of the image, Mallinson Sports Centre, Junior Field (decant

facility) and Richards Music Centre are the central annotation, and the Island Site (including Science Block and Dyne House) is located on the right:



Figure 1: School sites

3.3. The existing school land is designated as Site Allocation SA41 of the Local Plan Site Allocations Supplementary Planning Document 2017 (SA DPD), which identifies the site for enhancement, improved accessibility and inclusivity, and general upgrade of existing facilities to respond to current educational needs and building regulations. The sites are located within the Highgate Neighbourhood Plan 2017 boundaries, archaeological priority areas, Metropolitan Open Land, Critical Drainage Zones, adjoins a designated local shopping centre and include many trees protected by Tree Preservation Orders (TPOs). All sites lie on the boundary with the London Borough of Camden.

3.4. The sites are also located within Highgate Conservation Area and are surrounded by numerous statutory and locally listed buildings, primarily within the Highgate Village area. The 'Island site', which includes Dyne House and the Science Block, relevant to these applications, includes several of the main school buildings which are statutory Grade II listed buildings. The school buildings on the eastern side of Southwood Lane, (including Dyne House and the rear buildings and including the sites to the west) are not listed, but a listed building consent application has been submitted for Dyne House because of the subterranean walkway and proximity of this building to the wider site that includes listed buildings.

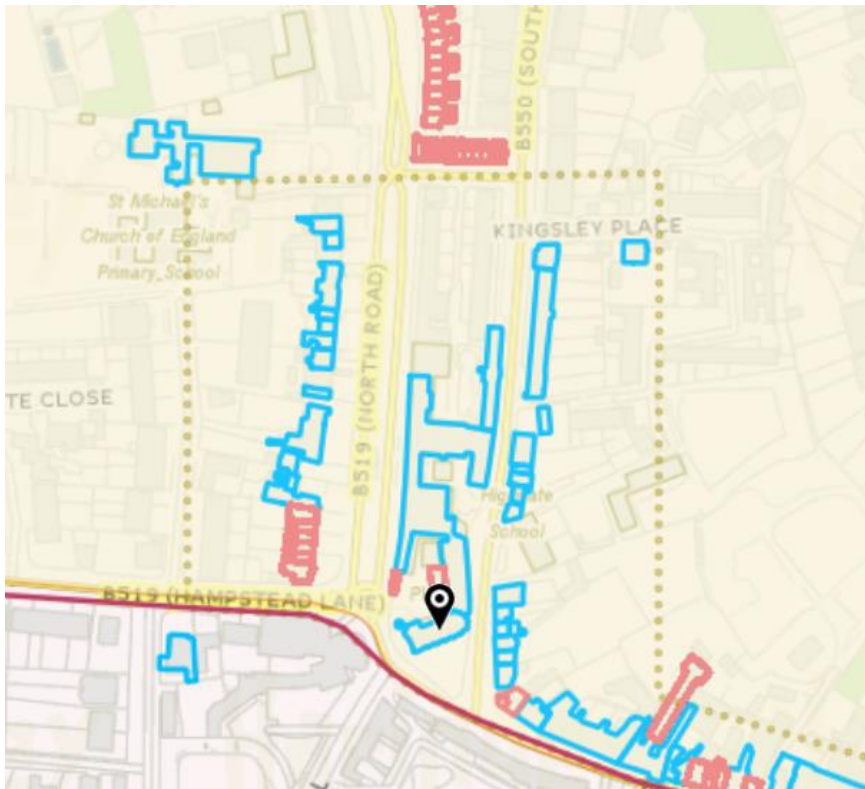


Figure 2: Listed (blue) and locally listed buildings (red) within Highgate Village/Historic School site

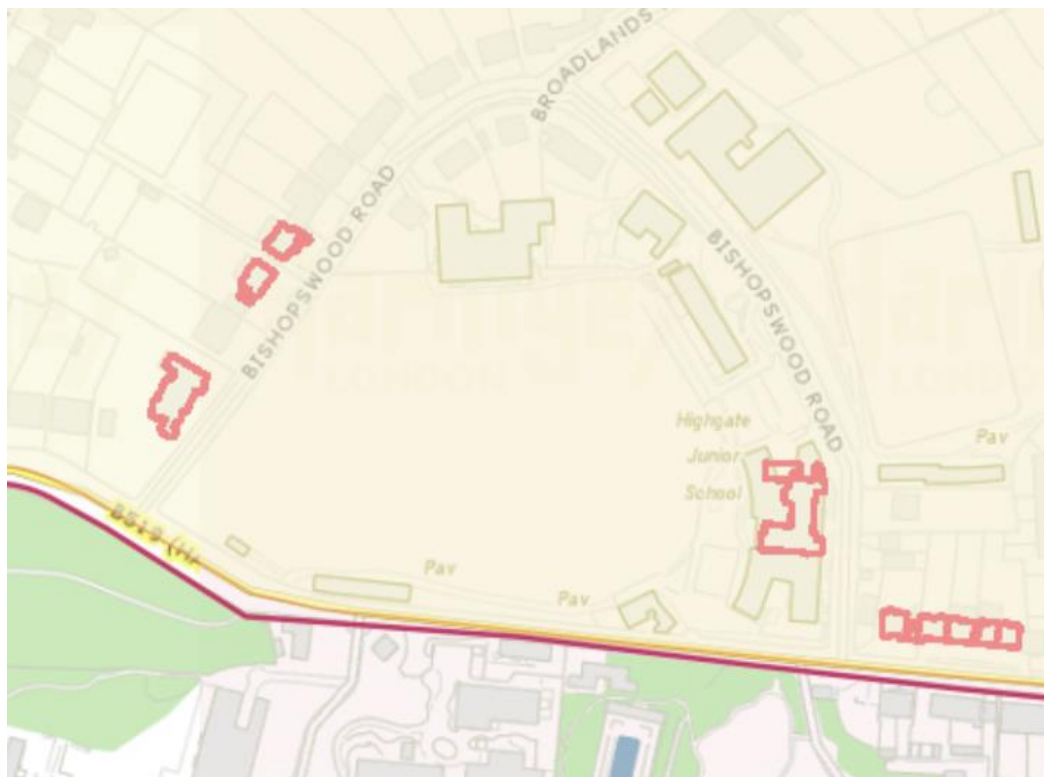


Figure 3: Locally listed buildings around Bishopswood Road

4. PROPOSED DEVELOPMENT

4.1. The Highgate School Supplementary Planning Document (HGS SPD) 2021 identifies a range of objectives to be addressed, amongst them are community engagement, sustainability and active travel. The main sites earmarked for development are as follows:

Highgate Village/Senior School Campus:

- Dyne House and Island Site
- Science Block

Bishopswood Road Campus:

- Richards Music Centre (RMC)
- Mallinson Sports Centre (MSC)
- Bishopswood Sports Ground Temporary Decant

4.2. The current proposals seek planning permission and listed building consent for a longer period than the standard 3 years to ensure that the proposed works can be undertaken sequentially and to ensure the school can continue to function at capacity and minimise the cumulative impacts of development on the surrounding area. If approved, details of sequencing will need to be secured through the imposition of conditions / S106 obligations.

Dyne House and Island Site

4.3. The main Dyne House building at the front of the site is proposed to be refurbished, altered and extended. The rear buildings are intended to be demolished, with newly built part one / part two storey replacement buildings. These replacement buildings would be built into the sloping topography and incorporate subterranean 'basement' spaces. The altered building and new buildings would provide a dedicated Sixth Form Centre and enhanced music facilities.

4.4. At the very rear of the site there is currently a hardstanding area, known as the 'Parade Ground'. It is proposed to reuse this area as informal play space for the school - additional greening around the hardstanding is also proposed.

4.5. There is currently a tunnel which leads from the main school buildings on the Island Site, and which runs beneath Southwood Lane and provides access to Dyne House. It is proposed to alter this tunnel to provide full accessibility between the school buildings. The existing service block on the western side of Southwood Lane is intended to be demolished, with a replacement building constructed.



Figures 4 & 5: Proposed Dyne House - refurbished front elevation and replacement service block

Science Block

4.6. The existing Science Block is located on the 'Island site' and is intended to be refurbished, altered and extended. On the eastern wing of this block, a four storey extension is proposed, which would face into the Science Quad. This extension would deliver an entrance foyer, a lift and stairs. The primary aim of this extension is to improve the accessibility and inclusivity of the Science Block.

4.7. On the northern side of the Science Block site, a three storey extension is proposed, which would provide supplementary teaching accommodation. A new rooftop observatory is also intended on the roof of this block; along with additional plant. Several other external and internal alterations are proposed to the building. The Science Block is attached to the 'Old School Building', which is Grade II statutory listed. Therefore, an

associated listed building consent application (ref: HGY/2023/0679) has been submitted alongside the full planning application.



Figure 6: Proposed Science Block - view from Southwood Lane

Richards Music Centre

4.8. The redevelopment of the Richards Music Centre (RMC) proposes the complete demolition of the existing building to be replaced with a proposed two / two-and-a-half-storey replacement building, with basement. The GIA of the existing building at the RMC is 624sq.m, and the proposed overall GIA is 1,784 sq.m. This represents an uplift of 1,160sq.m.

4.9. The proposed building would include male and female changing facilities with direct access to the pitches, the lower element of the Studio Theatre (which would utilise both the basement and ground floor levels). The first floor would predominantly host drama classrooms, the Drama Office, staff break-out room, while the balcony would allow viewing area of the pitches. The proposal includes landscaping works and improved provisions for emergency services, servicing and parking.

4.10. There have been no changes to the proposed built form since the original submission of the planning application.



Figure 7: Proposed front elevation of the RMC

Mallinson Sports Centre

4.11. The redevelopment of the Mallinson Sports Centre (MSC) proposes partial demolition of the existing structure, squash and fives court buildings. The remaining buildings are to be refurbished and extended to include a new part-single basement, new sports hall, new entrances, new classrooms, offices, five (covered) courts, a gym and exercise studios. The scheme has been amended since the original submission, to re-provide squash courts in the current proposal. The rear open ground of the building is to be redeveloped in order to provide a sunken sports area, which would also provide flood attenuation, which would include some removal of trees and associated re-planting. The proposal includes landscaping works and improved provision for emergency services and general servicing.



Figure 8: Side elevation of the proposed MSC, facing onto decanting/ sports site

Junior Field - Decant Facility

4.12. The proposed works will require the decanting of classrooms for teaching during the period of building works. This aspect of the proposal is for the installation of single-storey modular classrooms on half of the synthetic field between the RMC and the MSC for the period of building works associated with the proposed development. It was provisionally envisaged that implementing the proposed works would take up to 10 years, with the decant facility being utilised for a significant period of that time. However, the applicant has stated that it could be between 6 to 8 years in part due to the removal of the Far field application (ref: HGY/2023/0316) from the estate wide redevelopment plan.

4.13. The temporary buildings would involve the loss of half of the existing hockey pitch and tennis courts during this period. The temporary buildings would be removed when the developments have been completed, and the multi-use play surface would be replaced. Any permission for this temporary decant would be dependent on the implementation of associated permissions within the wider estate and would only be undertaken at that time. This would be secured through condition / S106 obligations if permission were forthcoming.



Figure 9: Visualsion of the proposed Decant Facility

5. PLANNING HISTORY

5.1. The site has an extensive planning history relating to its historic use as a school. Some of the most recent planning history is as follows:

- HGY/2023/0316 – Far Field - Engineering and groundwork operations to relevel existing playing surface and improve drainage including installation of a synthetic turf pitch, creation of biodiverse margins, new emergency and service access and refurbishment of existing changing pavilion. Application withdrawn 30/10/2025.
- HGY/2021/2096 – Mallinson Sports Centre - Construction of a single storey glazed front entrance. Planning permission granted on 27/08/2021.
- HGY/2020/3147 – Engineering works improvements to surface water drainage to the Senior Fields playing pitches, including below ground attenuation tanks, for flood protection. Planning permission granted on 26/01/2021.
- HGY/2020/2980 – Extension to Highgate School Pre-Preparatory building to provide three additional classrooms, a library, covered outdoor play space and level access to the existing school building. Planning permission granted on 12/01/2021.
- HGY/2019/1377 – Part demolition of existing bin store; new electrical substation and bin store extension to existing substation, with external landscaping. Planning permission granted on 28/06/2019.
- HGY/2018/1151 – School Dining Hall - Construction of a single-storey extension to Highgate School dining hall involving the realignment of the

residential curtilage to No. 11 and No. 13 Bishopswood Road (followed with NMA ref. HGY/2019/0615). Planning permission granted on 13/11/2018.

- HGY/2018/1223 – Mallinsons Sports Centre - Refurbishment of the existing swimming pool building including the replacement of the existing metal sheet roof and wall cladding, replacement of existing windows, replacement of existing mechanical and electrical plant (followed with NMA ref. HGY/2018/3656). Planning permission granted on 31/05/2018.
- HGY/2017/2492 – Highgate School Senior Field - Installation of artificial cricket practice surface 30m x 24m in existing sports field plus 6 no. concertina type cricket nets. Planning permission granted on 26/09/2017.
- HGY/2015/1148 – Bishopswood site - Part demolition, extension and alterations to the Highgate School Dining Hall. Planning permission granted on 16/11/2015.
- HGY/2015/1147 – Bishopswood site - Installation of temporary accommodation cabins during the construction works for the Dining Hall project with associated road access and pavement crossing, and subsequent reinstatement of pavement and garden landscaping. Planning permission granted on 13/11/2015.
- HGY/2015/1029 – Mallinson Sports Centre - Refurbishment and extension of the Mallinson Sport Centre, including part single and part double storey extension to the front and a part one storey extension and two storey rear infill extension, as well as internal and external alterations. Planning permission granted on 01/06/2015.

6. CONSULTATIONS

6.0 Consultation responses

- Greater London Authority (GLA): 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, satisfy that there would be very special circumstances to outweigh the harm to MOL. The height, massing and layout have been carefully considered in response to MOL and school functional requirements, and the design is acceptable in strategic planning terms, subject to details. Increased community uses and wider planning assessment recommended (Officer Comment: Comments noted).
- Sport England: Objection - Use of decant facility on artificial grass pitch (AGP) unlikely to meet Sport England's Playing Field Policy unless it is either considered surplus or replaced before the loss. Impact could be reduced if existing use of AGP can be accommodated within a local facility with spare capacity to accommodate

such use (without compromising the use and future use of that facility); the 'reinstated' facility is constructed to align with the guidance and established needs relevant in ten years' time; and the community use of all the school's sports facilities is secured now and into the future by a Community Use Agreement. This would not result in the scheme meeting Sport England Policy but would reduce the impact of the loss whilst providing benefits to local sport in the community (Officer Comment: This matter has been discussed between relevant stakeholders and further detail is being provided with regard to alternative sites, duration of time for decant use and a community use agreement. The applicant has already specified that they will be providing resurfaced AGP, and details of that will be required to comply with Sport England guidance if the application is recommended for approval).

- 20th Century Society – Object to heritage impact from Dyne House development (Officer Comment: This objection would be balanced against the comments from QRP and other material considerations, and will be fully assessed by Officers).

Public Consultation

6.1. Since 2016, the applicant has undertaken its own public consultations on the emerging proposals, which also included the time during the preparation of the Highgate School Supplementary Planning Document (HGS SPD), adopted in 2021. Since the adoption of the SPD, the school has continued engagement with residents regarding their proposals.

6.2. Formal public consultation took place upon validation of the planning/listed building consent applications in 2023 and further public consultation with residents was undertaken in early 2026 to notify of amendments to Mallinson Sports Centre. The applicant has also undertaken their own additional public consultation since the submission of the applications, which have been done as an additional courtesy at their own behest, not as a Planning requirement.

6.3. The Statements of Community Involvement have been updated where relevant to reference the applicant led further consultations for each for the relevant sites. These comments, and those from the statutory consultation by Officers, have formed part of the ongoing consideration of these applications.

6.4. There has been significant local community / public interest in the proposals in response to the formal consultation(s) undertaken by Officers on the applications. A summary of the consultation responses for each application is outlined below in Table 1. It should be noted that many comments from 2023 are reiterated in the 2026 additional comments and that some residents have responded more than once. Only the MSC application was formally re-consulted on in 2026, but the additional comments for the other sites remain valid and are logged.

Site	No. individual responses	Main issues raised
Dyne House	131 objections, 4 support	Design & heritage impact, impact on Highgate Bowl, intensification of use, additional traffic, loss of amenity, basement impact.
Science Block	62 objections, 1 support	Design & heritage impact, intensification of use, additional traffic, loss of amenity particularly to almshouses, Estate wide BNG doesn't cover this site.
Junior Field Decant Site	12 objections, 0 support	Design, loss of playing fields, inappropriate use on MOL.
Richards Music Centre	25 objections, 4 support	Design & heritage impact, intensification of use, additional traffic, loss of MOL.
Mallinson Sports Centre	43 objections, 2 support	Design & heritage impact, additional traffic, extracurricular activities, drainage and flood risk, loss of trees.

Table 1 – Public consultation overview

Local Amenity Groups

6.5. Detailed responses have been received from residents' groups, which are broadly summarised below:

Highgate CAAC: Objection to all of the applications include: Extensive intensification of use with insufficient case for need; impact on need not considered the VAT impact; impact of extracurricular activities (music, sport, drama); missing information from submissions; harm to listed buildings and conservation area; general designs proposed; failure to meet local plan and SPD requirements (Highgate School and Highgate Bowl SPDs); loss of openness to Highgate Bowl from Dyne House extensions; construction impacts and length of time of works; noise and amenity impacts; sustainability issues (including BNG, ecology, carbon, lighting); detailed assessment on transport impact; basement impacts; residential amenity.

Highgate Society: Objection to overall intensification of use and floor space increase; Dyne House specific objections to recladding; impact on surrounding heritage; impact on Highgate Bowl; construction impacts and length of time of works; residential amenity; loss of mature trees; sustainability / energy; and draining, flooding and basement impacts. Support for Ground Source Heat Pumps to Dyne House.

Highgate Neighbourhood Forum: Objection to the impacts of: intensification of uses; construction impacts and length of time of works; object to loss of mature trees and cumulative loss from previously removed trees; loss of trees for drainage (MSC);

shortcomings of BNG; sun analysis shortcomings; amenity impacts; transport and amenity impacts; design / heritage impacts; sustainability impacts; impacts on designated open land including MOL. Welcome increased planting adjacent to Bowl.

Southwood Lane RA: Dyne House and Science Building - Objections to impacts on heritage; stability and groundwater from basement; scale / overdevelopment; neighbour amenity; consultation issues (procedural and not responding to concerns); construction issues and length of time.

Kingsley Place & Somerset Gardens RA: Objections to impacts on heritage; stability and groundwater from basement; scale / overdevelopment; neighbour amenity; consultation issues (procedural and not responding to concerns); construction issues and length of time.

Quality Review Panel

6.6. Earlier pre-application versions of the proposals were assessed by the Quality Review Panel (QRP) on 2nd February 2022 for the Science Block, Dyne House & Island Site, Richard Music Centre and the Mallinson Sports Centre. The submitted proposals broadly reflect the schemes assessed at that time, in part due to the positive responses received by the QRP. The reports from the QRP Review meeting are attached as an appendix.

6.7. The Panel strongly supported the overall high-quality design of the Dyne House development proposals. It particularly welcomed ‘the decision to retain and remodel the existing structure, which is beneficial in terms of embodied carbon.’ It encouraged the applicant team to develop a holistic sustainability strategy for all the buildings being redeveloped.

6.8. The Panel did query depth of substrate in proposed green roofs and whether new tree planting in the parade ground would be desirable, suggesting that maximising sunlight may be more important. Officers have noted such comments and agree that such issues should be required.

6.9. The Panel considered that the proposal for the Science Block would *‘relate well to and enhance the existing buildings and spaces’*. The Panel considered the scheme would restore the form and function of the two quadrangles. The approach to sustainability was welcomed, although some further analysis of the potential for overheating in the Science Quad extension was recommended.

6.10. The Panel considered that the proposal for the Richard Music Centre would create an attractive and successful building. It supported the approach to landscape and greening, and they were comfortable with the *‘incursion into Metropolitan Open Land’*. The Panel considered that the building would relate well to Bishopswood Road and the neighbouring houses, including protection of privacy and light. They felt that the

elevations and materials were well-judged, and that the roof form provides a good solution.

6.11. The strategic approach adopted for the redevelopment of the Mallinson Sports Centre was considered of good quality for the school and the wider community. The sustainability approach was welcomed and refinement to the design of the facades was encouraged and has since been undertaken in the updated designs. The Panel considered the *'incursion into the Metropolitan Open Land is justified'*.

6.12. In summary, QRP comments were positive with only minor suggestions made, which have been incorporated into the submitted applications, with such design solutions continued in any further refinements. A full assessment of each scheme will be undertaken in the Officer committee report once the applications are formally reported to members for a decision.

7. MATERIAL PLANNING CONSIDERATIONS

Principle of Development

Land Uses

7.1. Site Allocation SA41 of the Local Plan Site Allocations Development Plan Document 2017 (SA DPD) identifies the site for extension, improvement, upgrade and modernisation. The proposed development could be considered to meet these requirements by providing/retaining suitable buildings, demolishing and redeveloping others and upgrading/improving existing facilities, in accordance with the approved SPD and relevant local policies.

7.2. The proposed works would need to contribute towards high-quality local educational facilities, enhancement of the Highgate Conservation Area, accessibility improvements, whilst also protecting listed buildings and the Metropolitan Open Land.

Intensification of Use

7.3. The applicant is proposing to redevelop the existing and proposed buildings to reconfigure, extend and improve the existing layouts, as well as provide extensions to improve layouts and facilities for the current quantum of students. Emphasis has been placed by the applicant on this as an enhancement of the existing facilities rather than a means to increase student numbers.

7.4. A Needs Assessment Statement for the School Estate has been submitted. This outlines that the school is operating at near maximum capacity and that the proposed works will free up some capacity and make timetabling more manageable. As mentioned above, the assessment outlines the need for improving classrooms / laboratories, sports, music and drama facilities and that the proposals are not with the intention of increasing student numbers. The current 17 general teaching classrooms on the existing Dyne

House site, with a total of 334 desk spaces, will be transformed into 26 smaller, more versatile seminar rooms on the proposed Dyne House site, with 12 desk spaces each and totalling 312 desk spaces, representing a decrease of 22 desk spaces. For Dyne House and the Science Block as a whole, the total desk spaces will decrease by approximately 46, but the improved layout will mean students can be better accommodated within these buildings.

7.5. The revised layout of existing buildings and purpose-built facilities will enable some existing classrooms, that are currently used for music (and which are dated and unsuitable for music use), to be freed up and re-accommodated in these more suitable, purpose-built spaces. There is also potential for an increased community use as a result of the developments, which is welcomed, but would have modest potential intensification of use which should be suitably assessed.

7.6. Overall, it is accepted that there is no current intention to increase student numbers, beyond that in place through the school license, but rather the aim is to substantially improve the teaching facilities and environment for the current number of pupils attending the school. There is currently no cap on the number of students that can attend the school, and no cap is proposed in this application and has not been required by officers to date.

Masterplanning and Phasing

7.7. In terms of masterplanning, the HGS SPD 2021 notes that '*applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.*' The applications have been submitted simultaneously as required and officers have considered it prudent to assess these at the same time to ensure a comprehensive approach to determination.

7.8. The masterplan and phasing of proposals for the application sites is anticipated. The applicants have expressed the need to develop one site at a time, with the use of the decanting facility at each stage. Further information will be required prior to determination on the exact sequencing to ensure, that if approved, such phasing does occur and how this will protect the highway network and amenities of adjoining residents. Such assurances will be enshrined through the imposition of conditions and relevant S106 obligations, if planning permission were to be forthcoming.

Impact on Sport Facilities

7.9. The applications for the Mallinson Sports Centre, the Richards Music Centre and the temporary use of Junior Field sports pitches for the decant uses have all required consultation with Sport England, who have been engaged since the pre-application phase, and have been in ongoing discussions with Officers throughout the application process. In general terms their original objections have been partially overcome, with concerns around technical detailing of the retained squash courts, quality of replacement surface and further detail regarding where sporting activities displaced from the Junior

Field will be undertaken. A further request has also been made for increased community uses throughout the wider school site, both during the decant period and for the future. Such issues remain outstanding, but officers are working with the applicant and Sport England to resolve these issues.

7.10. As referenced above, there is potential for increased community uses of these sites. Such expansion of community access to these facilities is not only requested by Sports England but also encouraged by GLA officers to enhance the local benefits package in line with Policy S3 of the London Plan. However, assessment of the impact of such additional use will be required and forms part of ongoing discussions with the applicant.

7.11. Sport England have also requested details of where alternative sports will take place while the decant facility is operating. Such details are being complied by the applicant and will be outlined ahead of any decision. Finalised detail for alternative sites and community uses will be likely to be required prior to commencement of works, if planning permission is forthcoming.

Character, Appearance and Heritage Impact

7.12. Commentary on the design of each of the separate proposals is outlined in this section of the briefing report. All sites are included in the Highgate Conservation Area and will require compliance with recently adopted and published NPPF 2026 policies, relevant London Plan 2021 policies and the Local Plan 2017 land use and planning policies as well as the Highgate Conservation Area Character Appraisal and Management Plan (2013) and the Highgate Neighbourhood Plan (2017). The significance of each heritage asset and the weight that should be afforded to it are significant material planning considerations.

Dyne House and Island Site:

7.13. Dyne House is not a listed building but it is physically connected to Main Hall (known in Highgate as Big School), which is Grade II statutorily listed. As such a listed building consent application has been submitted because of the fact Dyne House (itself not being listed), is attached to a listed building and forms part of the setting of this heritage asset.

7.14. The existing main building at the front of the Dyne House site is of 1960s design and construction. The Highgate Conservation Area Appraisal notes that Dyne House is a good example of its time, however in the context of the conservation area the scale of the building does not reflect the character of the street. Therefore, Dyne House is not considered to be a building, which currently contributes positively to the character of the conservation area. Noting the Conservation Area Appraisal analysis, it is considered that there is an opportunity to enhance the visual contribution this building makes to the conservation area.

7.15. At the front of Dyne House, it is proposed to remove existing lift cores and then erect a front extension, with a new lift core added on the southern side. New brickwork and stone are proposed across the front elevation. The applicant has sought to respond to the proportions of Dyne House by ensuring that the height of the extension would not exceed the height of the existing building.

7.16. The scheme seeks to use suitable brickwork and appropriate design proportions, which would incorporate stone/glazing across the front, and which could also assist in visually breaking-up this elevation and adding visual interest. The general approach has been supported by officers and in QRP discussions.

7.17. The existing buildings at the rear of Dyne House are not identified as being of significant architectural or historic value and would be demolished. The HGS SPD 2021 states that this would be acceptable. The land levels drop away significantly to the rear of Dyne House. It is proposed to construct the replacement rear buildings into these dropping land levels. The elevation drawing in figure 10 indicates that the replacement buildings would not be notably larger in terms of height, when compared with the existing buildings, with the form and materials of the replacement buildings seeking to be complementary to the main Dyne House building.

7.18. The proposed new Parade Ground design at the very rear of the site has proposed improved surface and further greening. The proposed design is to be considered in the context of the Highgate Conservation Area and the wider setting of the Highgate Bowl and a desire to retain openness of that setting.

7.19. The works at the Island Site are intrinsically linked to the Dyne House proposals, as they are aimed at improving accessibility between the two parts of the school. The setting down of the new service block would allow less visibility of this modern addition. Further information on proposed materials will need to ensure that the proposed replacement service block would visually complement the adjacent listed buildings.

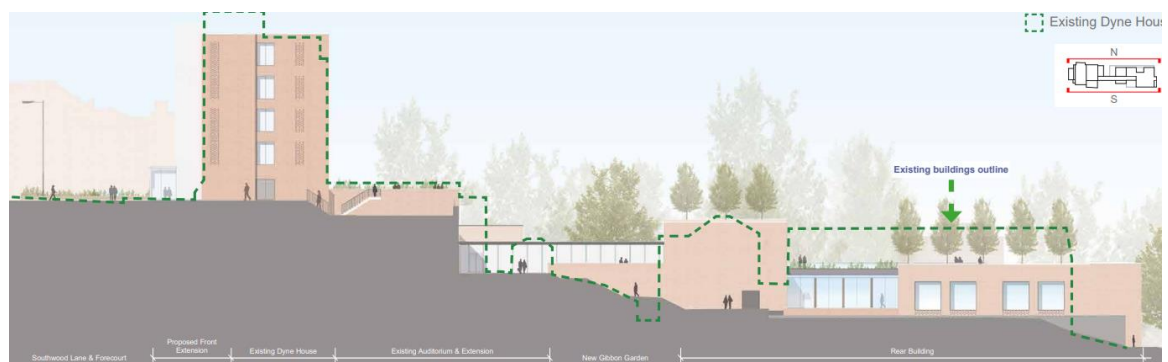


Figure 10: Proposed North Elevation Dyne House

Science Block:

7.20. The Science Block dates from the 1920s and is of classical Edwardian architectural style, incorporating red brick and stone. It is not listed in its own right, however it is attached to the grade II listed Old School Building meaning it clearly forms part of the setting of this heritage asset.

7.21. The proposed extensions would be of limited footprint and would not exceed the height of the existing Science Block (apart from the observatory and plant additions). The flat roof design of the extensions has been pursued to respond to the form of the existing Science Block. The external materials were altered through the pre-application process, with brickwork, glazing and louvres now proposed. The changes to materials are shown below.

7.22. The use of brickwork has been chosen to reflect the construction of the associated listed building. The design has also incorporated modern design features, such as proposed louvres that would visually separate the new addition from the older parts of the building, as well as providing functional benefits. Officers have been broadly supportive of this design approach, subject to the materials and design detailing being respectful of the adjacent heritage assets.



Figure 11: Pre-application material changes



Figure 12: Visualisation of Proposed Southern Elevation

Richards Music Centre

7.23. The Richard Music Centre (RMC) is a single storey, inter-war period red brick building with mansard roof and uPVC windows. The building is adjacent to the Junior Fields (proposed to be used as the Decant Site) and was originally conceived as a school pavilion, only later converted to a music school.

7.24. The building is in a relatively poor condition, of little architectural merit and does not meet modern requirements in terms of accessibility, sustainability or energy efficiency. The building is located within the Highgate Conservation Area but given its limited architectural merit, does not contribute to the area's significance or its setting. The principle of demolition is therefore likely to be acceptable, subject to a high quality replacement building being built.

7.25. The redevelopment of the site involves the demolition of the existing building and construction of a new two and a half storey building for uses ancillary to the main school. Part of the new building would encroach onto the existing area of Metropolitan Open Land but the section of land in question is currently in use as a car park and does not form part of the playing fields nor open green space. The HGS SPD states that 'the Council is required, in accordance with the NPPF, to assess whether the proposals for the development of any of this land satisfy the relevant test of 'very special circumstances' having regard to the policies of the statutory Development Plan and National Policy.' In development plan terms, London Plan Policy G3 identifies that MOL is afforded the same

level of policy protection as the Green Belt and the updated NPPF, London Plan and Local Plan set out when such development is not considered to be inappropriate.

7.26. Whether the loss of approximately 186sqm will be acceptable in terms of 'very special circumstances' will form part of the planning assessment. The proposal is subject to the GLA's approval with regards to the MOL. Consultation has been undertaken with the GLA and has been broadly supported, with only minor comments on cycle storage raised. The wider impact on MOL is considered in more detail below.

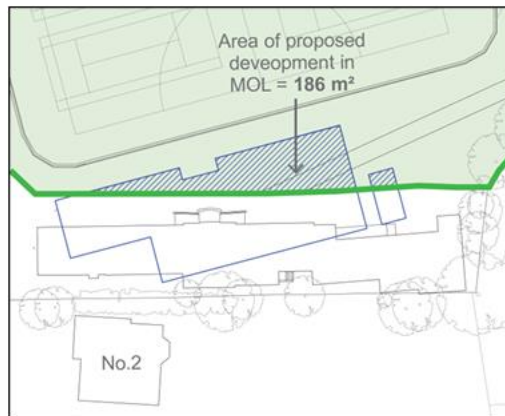


Figure 13: MOL incursion

7.27. Many of the surrounding buildings are detached Victorian era properties and school buildings of varying architectural merit. There is also the existing Mallinson Sports Centre which has an industrial appearance and is highlighted in the Highgate Conservation Area Appraisal as a negative contributor and detracting from the environment, which all form part of this wider setting. Officers are considering whether the proposed design would preserve and enhance the character and appearance of the Highgate Conservation Area and not cause harm to it.

7.28. Following pre-application advice by the officers and QRP, the proposal was refined to provide a better design contributing to the enhancement of the Conservation Area given the visual amenity of the existing parking area. The front elevation facing the open space was improved by adding a focal point/entrance that articulates the facade effectively. The southern elevation was improved to break up the bulk and monotony of the elevation by exploring a variety of materials/brick courses.



Figure 14: Existing (green outlined) and proposed massing of the RMC

Mallinson Sports Centre

7.29. The Mallinson Sports Centre (MSC) is located on Bishopswood Road and accommodates both internal and external sporting facilities including a swimming pool, sports hall, squash courts and rugby Fives Courts. The swimming pool was built in the 1960s and the main sports complex in the 1980s for what was then only a boys' school.

7.30. The MSC was developed on a piecemeal basis and no longer fully meets the current and future needs of Highgate School's Sports and Exercise (SpEx) programme. The co-educational nature of sport and the growth of individual team sports alongside the continuing popularity of traditional team sports have resulted in additional requirements for sports facilities (i.e. segregated changing facilities). The School needs to invest in the SpEx programme and improve the existing facilities of the MSC.

7.31. The current building does not provide disabled access to the majority of facilities, only allowing disabled access into the main reception area and mezzanine hall. The proposed developments will improve accessibility and the general standard of sporting facilities.

7.32. The existing MSC building is identified in the Highgate Conservation Area Appraisal as being a negative contributor, which does not enhance the character or appearance of the Conservation Area and detracts from the environment generally. The Conservation Area Appraisal states that there are a *'number of buildings connected with the School which detract from the environment especially the sports centre swimming pool and other facilities south side of the road opposite the Mills Centre and the Junior School. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained'*. Furthermore, the uncharacteristic design is also suffering from general wear and tear.

7.33. Accordingly, proposals for the demolition of the building are likely to be considered acceptable subject to appropriate redevelopment of the site. This also holds for the squash courts adjacent to the Fives Courts, which is a building which needs substantial refurbishment or replacement and is not considered to make any particular contribution to heritage interest, and therefore the proposals for demolition and redevelopment are considered to be a suitable approach.

7.34. Officers and the applicant have had extensive design discussions throughout the pre-application and application process. The proposals would be finished with a palette of brick, stone and other materials that would need to provide a distinctive modern appearance in this area. There have been minor alterations to the design through the application process (see figures 16 and 17 below), which seek to improve the appearance of the frontage and integrate the bicycle store, previously proposed externally adjacent to the site frontage, into the building. The proposed design of the alterations and extensions to the existing buildings, and the design of the new buildings, would need to preserve and enhance local heritage assets. Final assessments still need to be undertaken.

7.35. The main aim of the refurbishment and redevelopment of the MSC is to provide high quality sporting facilities that are fully accessible, of high-quality design that enhances the Conservation Area and protects neighbouring amenities. The proposed provision of the amphitheatre tiered area to the rear seeks to further improve drainage. The proposal also seeks to protect and safeguard existing trees and provide further trees and landscaping. However, a total of 32 trees would be removed for the flood basin, which equates to around 30% of the current trees in this area. These are predominantly low or low to moderate trees and the loss would have additional benefits of replacement planting of 54 trees in this area, and improved woodland management of the resultant area.

7.36. The current proposal will also require the removal of two mature street trees on Bishopswood Road (T45 Lime tree and T4 Sycamore tree). The Root Protection Area for these trees has been reviewed, and both will likely need to be removed, but these would be replaced by 7 new trees. The loss of these trees will be considered in the context of the replacement tree planting and wider benefits of the development, including improvements to BNG and UGF.

7.37. The design and layout of the scheme attempts to avoid adversely affecting the openness of the MOL. The proposed design has sought to better address the MOL from the fairly closed off relationship to the MOL. Such impacts will form part of the overall assessment of this proposed development.

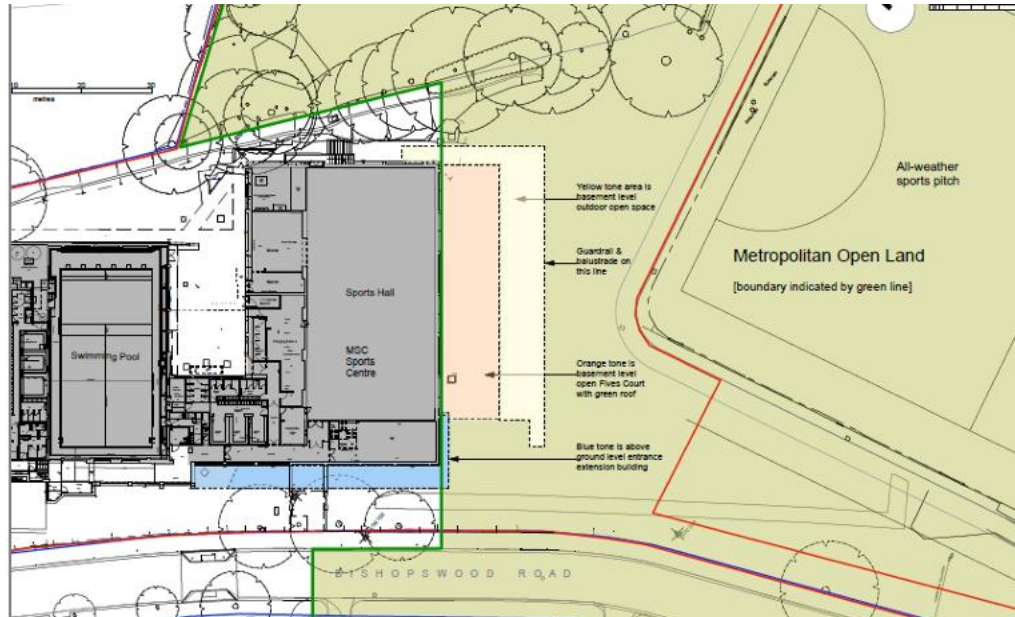


Figure 15: Dashed line of encroachment for sunken courts



Figure 16: MSC proposed design



Figure 17: Amended glazing and turret detail since submission

Junior Field - Decant Facility:

7.38. The decanting of each of the Science Block, Dyne House, RMC would be required during their redevelopment and would only be commenced when the wider redevelopment is to be implemented, should permission be forthcoming. The applicant proposes to use half of the existing synthetic sports field between the RMC and MSC during those periods. This was initially considered to require 10 years, but there is a suggestion that this could be less time, subject to confirmation in the final assessment.

7.39. The development is proposed to involve the installation of a 2,460 sqm single storey temporary modular teaching building and alterations to an existing cricket fence to enable the remaining sports pitches to be used during this period. The existing synthetic surface of the subject sports field requires replacing regardless of any proposed works

on the site and would be re-laid with an updated version of the existing artificial surface following the termination of the decanting period, which is considered to be a positive longer term intervention.

7.40. The subject field is accessed via the Bishopswood Road as well as the pedestrian pathway from North Road, along the St Michael's Catholic Primary School. This is to remain as existing and provides a shorter route to the site.

7.41. The proposal is subject to the GLA's approval with regards to the MOL status, which has been supported throughout the process and in formal comments received through the consideration of the application.



Figure 18: Proposed decant layout

Impact on MOL

7.42. Essentially planning policy at all levels has a presumption against inappropriate development on MOL. London Plan Policy G3 states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. The relevant policies are laid out in the adopted Local Plan, London Plan and the NPPF and were at the forefront of initial discussions.

7.43. The recently updated NPPF (2026) Policy GB6 references control of development in the Green Belt and that development should not be approved except in 'very special circumstances' aligning with the previous version and adopted policies. Policy GB7 sets out categories of development which are not inappropriate in the Green Belt. Part (b) of GB7 sets out that '*the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction*' and that '*In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces*'.

7.44. The draft London Plan reiterates the amended wording set out in the NPPF (2026) with regard to appropriate development in Green Belt. This more broadly references appropriate development on MOL where the following applies:

- (1) It is minor development, or development involving previously developed land only (above ground structures), and is beneficial to the strategic function of the MOL
- (2) It is the replacement, extension or alteration of a building used in connection with an appropriate use, provided it does not result in disproportionate additions over and above the size of the original building.
- (3) It is the provision of new facilities connected with an appropriate use that enhances the MOL's functionality, including for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the remaining MOL, does not result in a net reduction in public access, or otherwise conflict with the MOL's other established functions

7.45. There would be development on MOL in the applications that relate to Richards Music Centre, Mallinson Sports Centre and the Decant Site. The level of encroachment and special circumstances are material considerations of significant weight.

7.46. The decanting facility would affect MOL on a temporary basis only but was assessed positively by GLA as it would enable the school to develop the 10-year estate programme; and acknowledged that there is no suitable alternative site. Therefore, providing the required 'very special circumstances' for that temporary development, in their view.

7.47. The comments from the GLA acknowledge that there would be a very low level of harm through the encroachments but that such harm would be acceptable given the "very special circumstances". The advice is caveated with a desire to strongly encourage additional community uses where possible to provide greater benefit. The GLA response and detailed submission from the applicant will be considered in officers' assessment of the proposed schemes in assessing the impact on MOL.

Amenity

7.48. Issues of amenity impact, including additional noise impacts, overlooking and loss of daylight or sunlight have been highlighted as significant impacts through the consultation period. The design of these schemes seek to help mitigate any such impacts.

7.49. It should also be noted that planning conditions with respect to demolition and construction management plans for specific sites and a wider construction logistics plan would consider how each of these sites would be delivered sequentially and how any potential adverse impacts would be mitigated in the construction period; if permissions were forthcoming. Draft versions of these reports have been provided, and further detail will be required as this assessment continues and through planning conditions and S106 planning obligations if permission were forthcoming. This will ensure up to date

circumstances and that the detail of construction can be finalised at that time, to minimise amenity impacts and ensure highway safety.

Dyne House and Island Site

7.50. There are properties on Southwood Lane and Kingsley Place, which neighbour the Dyne House site. The scale of the extensions and new buildings at Dyne House have been reduced, when compared with previous proposals in order to reduce the impacts of loss of light, overshadowing, loss of privacy or restriction of outlook on residents of neighbouring properties.

7.51. The incorporation of music facilities into the Dyne House proposals means that there is a possibility of noise break out generated through the use of the building - however it is important to note that there are existing music facilities currently on the site, as a baseline for this assessment. The formalisation of the layout through this application means that these impacts can be better mitigated through design and layout, resulting in the main music rooms accommodated at subterranean level. Further mitigation is proposed through the use of attenuating glazing for those above ground level. The full impact remains under assessment.

7.52. The scale and massing of the proposed building will be approximately that of the existing buildings but there are areas where there will be potential for greater impacts. Such assessment has been undertaken in regard to the proposal and are under ongoing officer consideration. Likewise, concerns have been raised regarding potential overlooking from the proposed building and roof terraces. The use of these rooms, terrace access and overlooking, as well as assessment of the use of those areas impacted and reasonable expectations for privacy of them will be undertaken in the full officer assessment.

7.53. The impact of extending the site and setting of the site within the Highgate Village area, with associated narrow pedestrian highways, heavy traffic at drop-off and pick up times and compact character of the surrounding area have been highlighted through consultation. As referenced above, the requirement for a Demolition/Construction Management Plan for this specific site and Construction Logistics Plan for the wider Estate will be required for assessment to ensure potential adverse impacts on surrounding residents can be mitigated if permission were forthcoming.

Science Block

7.54. The Science Block is within the same locality as Dyne House and therefore there are similar issues to consider regarding construction and impact on the 'village' setting.

7.55. To the north of the Science Block are properties at the almshouses. The northern extension to the Science Block would be visible from some of the dwellings at the almshouses. Whilst this is noted, the modest depth of the northern extension should limit the likelihood of undue overbearing impacts, loss of light, overshadowing or restriction of

outlook affecting these properties. A BRE assessment has been submitted and is being reviewed by officers, but it is noted that these almshouses have limited levels of daylight due to their close proximity to the site and the historic reconfiguration, extension and partial amalgamation of these dwellings, which results in a low baseline value for these properties.

7.56. The degree of overlooking towards the almshouses is under assessment but the louvred window design is noted as an attempt to mitigate such issues, whilst also providing suitable design features. A full assessment of all amenity impacts will be undertaken in the final officer assessment.

Richards Music Centre

7.57. The re-development of the RMC building is proposed to follow a similar footprint to the existing building on site. However, the location of the proposed building attempts to improve the relationship with neighbours by being set forward. The new building would be of similar height but with reduced bulk to its rear and align with the existing sports ground, thereby attempting to improve its legibility and appreciation of it as part of the sports ground. The greater distance from the immediate neighbour to the south, at no. 2 Bishopswood Road and reduced bulk to its rear aims to improve the amenities of these neighbouring residents. Such amenity impacts will be reviewed in detail in the full assessment of this application.

Mallinson Sport Centre

7.58. The redevelopment of the MSC, if approved, would result in temporary disturbance during construction to adjoining residents. However, the detached nature of the building, retention of existing use and similar scale and massing of the building means this will likely not have a significant impact on long term residential amenity, subject to full consideration in the final officer assessment.

Junior Field - Decant Site

7.59. The proposal to decant existing classrooms to the sports field during construction works would result in an additional number of students at the Bishopswood Site who, in their majority, would travel to the site via the pedestrian pathway leading from North Road. The applicant has provided detail to address the impact of these temporary classrooms and to avoid undue additional noise and disturbance to adjoining residents during the hours of use of the site.

Energy & Sustainability

7.60. The applicant has undertaken an energy strategy options appraisal and determined that the development's energy needs and a carbon reduction can be secured through the provision of a variety of mitigating measures.

7.61. The applicant submitted detailed Energy and Sustainability Statements for all of the sites considered as 'Major Applications' (all sites other than the Science Block). The extensions to the Science building are relatively modest and the application is categorised as a 'Minor application' so does not have the same level of detail but does still provide details of how the improvements would have a beneficial impact on overheating and energy use.

7.62. The Energy and Sustainability Statements highlight key improvements including the use of internal and external shading techniques, green roofs and passive design principles. These also show use of PV panels where appropriate as the main source of renewable energy.

7.63. Such issues continue to be discussed with the applicant, to ensure policy compliance as well as optimal solutions.

Transportation and Parking

7.64. The sites have a range of public transport connections, with public transport accessibility levels (PTAL) ranging between 3 and 4 for Dyne House and Science Block. Whereas the PTALs for the Bishopswood Road sites (RMC, decant facility and MSC) range between 1a and 2; with 6b being the highest and 1a being the lowest.

7.65. The applicant has stated throughout the application process that there is no intention to increase the number of pupils attending the school, nor associated staff numbers. Whilst officers do not doubt this intent, consideration needs to be had to the point that improvements could create potential for intensification of use at a later date. The improvements to drama, music and sports facilities have some potential for a modest future increase in student intake in future through some freeing up of classes undertaken in existing classrooms and added emphasis on these areas in the curriculum. Such potential increases will be fully assessed for the cumulative sites. Likewise, some additional vehicle movements for extracurricular activities or increased community uses could occur and if so, should be assessed accordingly. These issues are being reviewed with the applicant and updated assessments are being provided to allow greater clarity of any impact and potential mitigations.

7.66. The proposals at Dyne House would result in the loss of 6 off-street parking bays, which would be rationalised to provide 2 accessible parking bays and landscaping. Likewise, there are 12 existing parking bays for RMC, which would be rationalised for 2 accessible parking bays. Such reductions, and new provision for accessible bays, are justified within the application and are being assessed by Transportation officers.

7.67. The Science Block, Junior Field (Decant Site) and MSC have no existing parking, and none is proposed. Although a new access is proposed for MSC, this would be for maintenance and servicing vehicles only and not for general use. This is being assessed by Transportation officers.

7.68. Demolition and Construction Management Plans for specific sites and a wider Construction Logistics Plan would consider how each of these sites would be delivered individually and sequentially to mitigate impacts of development during the construction period.

7.69. Cycle parking provision for all the sites, including the Decant Site, should be compliant with the requirements of the London Plan, such details are being considered and appropriate conditions would be included in the event that permission were forthcoming.

Basement impact

7.70. Significant basement excavations are proposed to Dyne House and Mallinson Sports Centre. These applications are supported by Basement Impact Assessments (BIA), which detail the existing site conditions and outline how construction would take place in a safe and secure manner. The BIAs have been reviewed by officers with the assistance of third party structural engineer specialists at Campbell Reith.

Mallinson Sports Centre

7.71. The basement to MSC is proposed to form the new Fives Court to the south of the building, directly adjacent to the existing Sports Hall, with a maximum depth of approximately 4m. The other basement to this building will be beneath the new Sports Hall to the north, directly adjacent to the existing Pool Hall Block, with a maximum depth of approximately 3.7m. The development also includes construction of a 1.5m deep sunken amphitheatre in the adjacent playing fields, proposed as a flood storage attenuation. The BIA for this site has been updated in conjunction with engineering specialists from Campbell Reith.

7.72. The Campbell Reith assessment of the report considers the scope and findings of the BIA to be acceptable and that any impacts can be suitably addressed through further conditions. The report has considered the consultation reports from residents in that assessment. A tracker of concerns and outcomes has also been included in the response. The BIAs and Campbell Reith review will form a key part of the officer assessment.

Dyne House and Island Site

7.73. The basement to Dyne House and the Island Site includes a one to three-level basement in the rear of the site. The site is on a slope so the extensions would be partly built into this, but this would still be a significant basement excavation. A Ground Movement Assessment has been undertaken and considers impact on the buildings on the site and potential impact on neighbours.

7.74. The Campbell Reith assessment concludes that the main structural impact would be on the applicant owned buildings within the site, but that these would be in Burland Category 1, which is aesthetic rather than structural impact. Additional potential impact is

highlighted to no.16 Southwood Lane, but these would be categorized as Burland Category 1 and Category 0, which is very slight impact, even less than the aesthetic impact anticipated on-site. As with Dyne House, the comments from residents on these matters have been taken into account and will be detailed within the assessment. The BIAs and Campbell Reith review form a key part of the officer assessment.

Drainage

7.75. The applicant has outlined various plans to improve the drainage capabilities for each of the sites and considers flood risk impacts. The submissions include details of the proposed surface water drainage scheme in accordance with the drainage hierarchy and to incorporate SuDS best practice to achieve greenfield run-off rates and ensure suitable surface water run-off is achieved. These are broadly considered to align with policy but further clarifications have been requested to ensure that impacts are minimised.

Landscaping, Trees & Public Realm

7.76. The London Plan sets a minimum urban greening factor target score of 0.3 for commercial (non-residential) development. The applications set these figures within wider ecology and landscaping submissions. Dyne House proposes a UGF of 0.48; MSC proposes 0.74; and RMC proposes 0.313. The decant and Science Block have outlined improvements but have not given specific figures at this time, but such impacts will be considered in the Officer's assessment.

7.77. Biodiversity Net Gain (BNG) only became mandatory for major developments in England on 12 February 2024, with small sites following from 2 April 2024. The applications were all submitted prior to this date and as such there is no statutory requirement for application of the 10% BNG metric. However, the applicant has provided assessments to show an ambition for biodiversity improvements, in line with London Plan Policy G6. An Estate Wide Study has been provided in this regard, which focuses on the Bishopswood campus of MSC, RMC and the decant site. However, there will also be significant improvements to Dyne House and Science Building, which are more of an urban character, but propose additional greening. Specific details for those sites have been requested.

7.78. Trees would generally be retained and protected, however where tree removal is essential, replacement planting of the same quality would be required. In certain instances, such as the removal of two mature trees (T45 Lime and T4 Sycamore) to the side of the MSC, the removal has been highlighted by the applicant as essential for the development to take place. An additional 7 additional trees are also proposed be planted along the street frontage to mitigate for the potential loss.

7.79. Likewise, on the MSC site, 32 trees (representing approximately 30% of this group) would be removed for the proposed flood basin but apart from T33, these are all tightly spaced woodland edge trees of low to moderate quality. New tree planting would provide

a better age structure for the long term and introduce 54 new suitable 'forest' sized trees, such as oak, lime, sweet chestnut within the woodland area.

7.80. For the Dyne House and Island site, there are numerous mature trees within and adjacent to the site, which are protected due to their location in the conservation area. The applicants have sought to locate the proposed development away from the trees, so as to avoid intrusion into root protection areas, where possible, as justified by them in the arboricultural impact assessment submission. Such removal and protection of existing trees and proposed re-planting for all sites remains under consideration by officers.

7.81. Where possible, any new hardstanding is proposed to be permeable. In this regard landscaping proposals, ecological reports, arboricultural impact assessments, tree surveys and arboricultural method statements have been provided the planning applications.

Community Infrastructure Levy (CIL) / Section 106

7.82. The development will be CIL exempt based on its education and charitable status.

7.83. A S106 and relevant Heads of Terms are being discussed with the applicant, which would be agreed in the event that permission would be recommended by Officers. These will likely include details of Demolition and Construction Logistics Plans for the sequential development of the site, details of development phasing and details of a community use plan, as well as any other relevant obligations such as employing local people during demolition/construction phases. Such details will be finalised as the assessments are concluded.