



**HORNCHURCH HIGH SCHOOL
BROADSTONE ROAD, HORNCHURCH, RM12 4AJ**

APPLICATION FOR FULL PLANNING PERMISSION

“Installation of 2 x ground mounted air source heat pumps (ASHPs) and associated enclosures (4 no. in total) at each end (north and south) of the existing 2-storey teaching block at ground level to facilitate comfort cooling to the building”.

PLANNING/DESIGN AND ACCESS STATEMENT

PREPARED BY RENEW PLANNING LIMITED

**ON BEHALF OF
PARTNERSHIP LEARNING
(THE APPLICANT)**

JANUARY 2026

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING AREA	4
3.0	PLANNING HISTORY	6
4.0	PROPOSED DEVELOPMENT	7
5.0	MATERIAL PLANNING POLICY	9
6.0	PLANNING ASSESSMENT	13
7.0	PLANNING BALANCE	16

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of RENEW Planning Limited.

1.0 INTRODUCTION

1.1 This Planning/Design and Access Statement has been prepared on behalf of Partnership Learning ('the applicant') in support of an application for full planning permission for proposed development at Hornchurch High School, Broadstone Road, Hornchurch, RM12 4AJ ('the application site').

1.2 The proposed development comprises:

"Installation of 2 x ground mounted air source heat pumps (ASHPs) and associated enclosures (4 no. in total) at each end (north and south) of the existing 2-storey teaching block at ground level to facilitate comfort cooling to the building".

1.3 The application comprises the following documentation:

- Completed Planning Application Form.
- Site Location Plan and Photographs.
- Drawing Nos.
 - P-121 EX-01 Existing Site Plan
 - P-121 TP-01 Proposed Site Plan
 - P-121 TP-03 Proposed Site Plan (A1)
- Planning/Design and Access Statement (January 2026), prepared by RENEW Planning Limited (this document).
- Environmental Noise Assessment (January 2026), prepared by KP Acoustics Group.
- Mitsubishi Electric - Product Information Details
 - PUHY 350 Condenser
 - PUHY 650 Condenser
- Community Infrastructure Levy (CIL) Form 1.

1.4 The application has been submitted to the Council via the Planning Portal (PP-14625204) together with the necessary fee payment.

1.5 The purpose of this Planning Statement is to describe the proposed development, examine its associated planning benefits and present the overall case for planning permission to be granted having regard to the provisions of the current statutory development plan for the area, and other material planning considerations generally. The statement is structured as follows:

Section 2 describes the site and surrounding area.

Section 3 records the relevant planning history of the site.

Section 4 provides a summary description of the development proposal.

Section 5 sets out the relevant planning policy framework.

Section 6 examines the overall planning justification for the proposed development.

Section 7 presents the principal conclusions arising from this assessment.

2.0 SITE AND SURROUNDING AREA

- 2.1 Hornchurch High School is a mixed secondary comprehensive school catering for children aged between 11 to 16 years old situated on Broadstone Road in Hornchurch. It is a smaller than average sized school with approximately 715 pupils currently on roll.
- 2.2 The school comprises a mix of older and newer facilities arranged in a single cluster adjacent to the main entrance on Broadstone Road, which includes a 2-storey building for art, design and technology situated on the northern part of the site, which was completed in 2020. The main area of playing field is configured to the east with the outdoor facilities also including multi-use games areas and tennis courts to the south (latterly used by Hylands Tennis Club). The neighbouring uses to the north and west of the school are residential.
- 2.3 The overall extent of the school demise is shown below with the site having an overall area of c. 6.9 hectares.



- 2.4 The application relates specifically to the art, design and technology block as shown below and delineated by the red lined site plan extract.



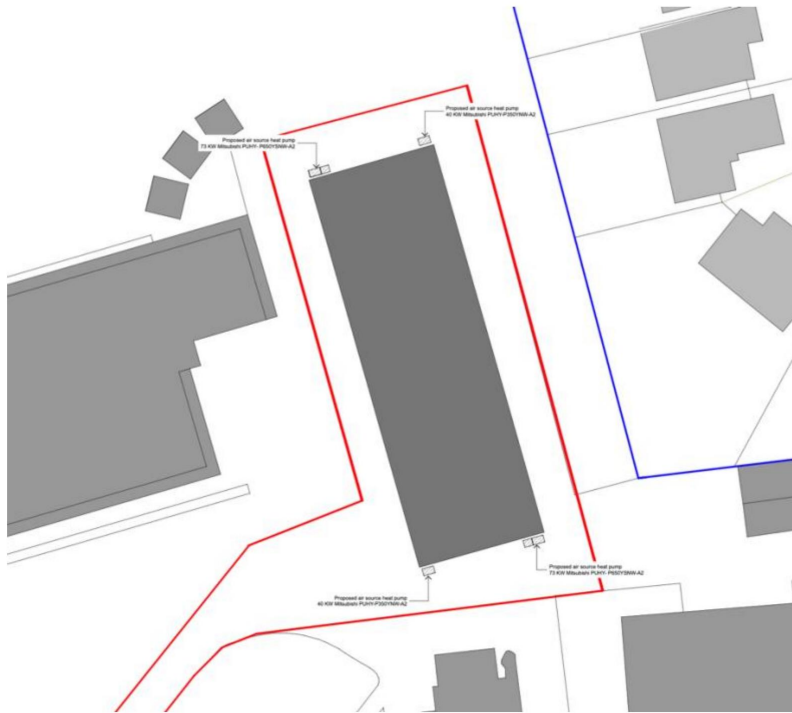
3.0 PLANNING HISTORY

3.1 The most recent decisions recorded on the Council's electronic planning register are as follows:

Application RN	Proposed Development	Decision
P1951.21	Formation of a hard surface to east of main car park to provide a path connection to the Hartland Road school gate.	Granted, 13/12/21.
N.0016.21	Application for non-material amendment to planning permission P0950.20 dated 28/08/2020 to allow for amendments to cladding used around the doors and windows on the south and west elevations (Single storey extension on the south side of the main block creating an enlarged fully accessible entrance lobby. Minor internal alterations. Associated work includes alteration of the emergency services entrance road, felling of three existing trees, planting of five new trees and associated landscaping work).	Granted, 27/04/21.
P1229.20	Reopening of the secondary means of access to the school from Apollo Close, including the provision of a new entrance gate and the laying of a hard-surfaced path with low-level lighting.	Withdrawn.
Q0208.20	Permanent car park to replace the current temporary car park and removal of existing car parking spaces to form extended hard play area, new pedestrian entrance gate and internal fence/gate enclosures.	Granted, 02/12/20.
Q0216.20	Permanent car park to replace the current temporary car park and removal of existing car parking spaces to form extended hard play area, new pedestrian entrance gate and internal fence/gate enclosures.	Granted, 20/10/20.
P0950.20	Single storey extension on the south side of the main block creating an enlarged fully accessible entrance lobby. Minor internal alterations. Associated work includes alteration of the emergency services entrance road, felling of three existing trees, planting of five new trees and associated landscaping work.	Granted, 28/08/20.
P1156.18	Demolition of existing classroom block (part single storey and part three storey) and erection of a replacement two storey classroom block.	Granted, 24/10/18.
P0835.18	The erection of a two-storey temporary classroom block on part of the north-west playing field of the school, together with the provision of a temporary car park.	Granted, 14/09/18.

4.0 PROPOSED DEVELOPMENT

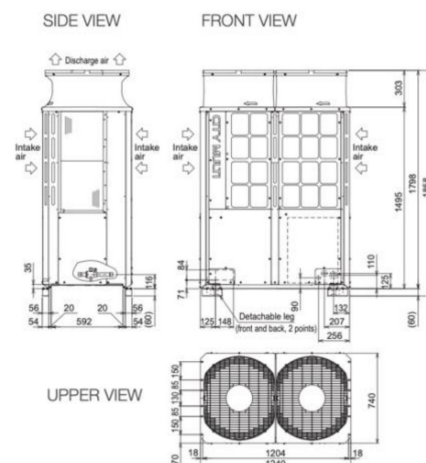
- 4.1 The proposed development comprises the installation of the necessary mechanical plant needed to enable the existing 2-storey teaching block to be supplied with comfort cooling. The plant would consist of 2 air source heat pumps (ASHPs) and associated enclosures (4 no. in total) sited at each end (north and south) of the existing 2-storey teaching block at ground level to facilitate comfort cooling to the building.
- 4.2 The heat pumps would be installed in the locations shown on the below plan extract.



- 4.3 The heat pumps would consist of the following:

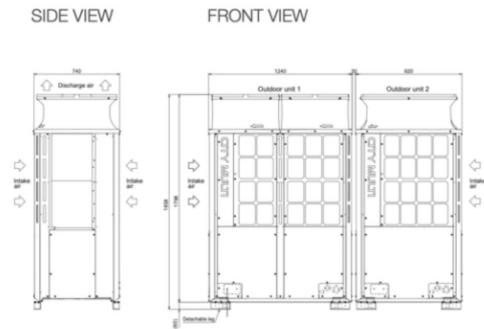
- 1 x Mitsubishi Electric Heat Pump Outdoor Unit (Y Series VRF – PUHY-P350YNW-A2). Dimensions are 1240mm wide x 740mm deep x 1858mm high (see below technical specification details).

PUHY-P350/400YNW-A2 DIMENSIONS



- 1 x Mitsubishi Electric Heat Pump Outdoor Unit (Y Series VRF – PUHY-P650YSNW-A2). Dimensions are 920mm + 1240mm wide. 740mm deep x 1858mm high (see below technical specification details).

PUHY-P650YSNW-A2 DIMENSIONS



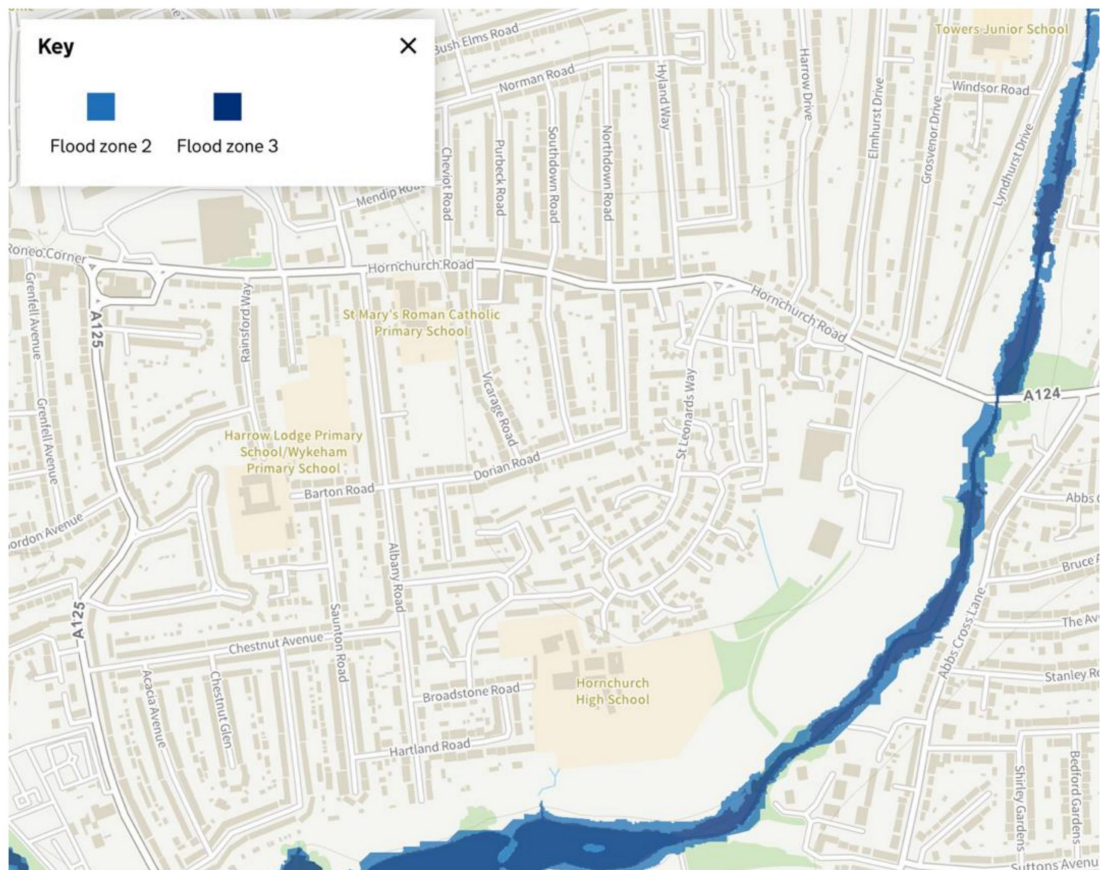
- 4.4 The heat pumps would be accommodated within acoustically attenuated enclosures, the details of which can be appropriately secured under condition.

5.0 PLANNING POLICY CONTEXT

- 5.1 The planning system is plan-led with the legislative provisions of the Town and Country Planning Act 1990 (as amended) requiring local planning authorities to determine all applications for planning permission in accordance with the provisions of the statutory development plan for the area, so far as material to the application and to any other material considerations. Specifically, Section 38(6) of the Planning and Compulsory Purchase Act (2004) provides that if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. While it is accepted that development plan policies can pull in different directions, this legal duty can only be properly exercised if the decision-maker establishes whether the proposal accords with the development plan when taken as a whole.
- 5.2 The statutory development plan for the area currently comprises the London Plan 2021 and Havering Local Plan (2016-2032), latterly adopted November 2021. Regard must also be had in planning decision-making to the provisions of the National Planning Policy Framework (NPPF), setting out the Government's planning policies for England, associated National Planning Practice Guidance (NPPG), and relevant London and Havering Supplementary Planning Guidance/Documents (SPGs/SPDs), as appropriate.
- 5.3 The school site is not subject to any site-specific policy according to the Havering Policies Map (South Extract) – see below map extract.



- 5.3 According to the Environment Agency's Flood Map for Planning, the site is situated within an area of low probability risk flooding (Flood Zone 1) – see below map extract.



National Planning Policy Framework (NPPF)

- 5.4 The NPPF sets out the Government’s planning policies for England and how they should be applied. It advises that the primary purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7). Sustainable development is dependent on achieving 3 overarching objectives; an “*economic objective*”, ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, including identifying and coordinating the provision of infrastructure; a “*social objective*”, which, inter alia, is dependent on fostering a well-designed, beautiful and safe places with accessible services and open spaces reflecting current and future needs and supporting community health, social and cultural well-being; and an “*environmental objective*”, which includes making effective use of land and protecting and enhancing the natural, built and historic environment, making effective use of land and mitigating and adapting to climate change, including moving to a low carbon economy (Paragraph 8). For decision-making, this means “*approving development proposals that accord with an up-to-date development plan without delay*” (Paragraph 11) with local planning authorities expected to engage “*in a positive and creative way*” to facilitate these outcomes (Paragraph 38). Consistent with planning law, all applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise (Paragraph 48).
- 5.5 The creation of high-quality, beautiful, and sustainable buildings and places is considered fundamental to what the planning and development process should achieve. Good design is “*a key aspect*” of sustainable development (Paragraph 131). Decision making should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short-term, but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (Paragraph 135).*

- 5.6 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (Paragraph 139).
- 5.7 All development will be expected to take a positive approach to mitigating and adapting to climate change, having regard to the long-term implications of flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures (Paragraph 162). Planning policies are expected to support appropriate measures aimed at ensuring the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures (Paragraph 162). The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications having regard to the full range of climate change impacts (Paragraph 163).
- 5.8 Local Planning authorities are also expected to give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, including the installation of heat pumps where they do not already benefit from permitted development rights (Paragraph 167).
- 5.9 Planning policies and decisions should also ensure that new development is appropriate for its location taking account of the likely effects (including cumulative) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (Paragraph 198). This should include mitigating and reducing to a minimum any potentially adverse noise impacts and ensuring that health and quality of life are not unacceptably harmed (Paragraph 198c).
- 5.10 Overall, the policies in the NPPF are material considerations which local planning authorities should have regard to when exercising their planning decision-making functions (Paragraph 231).

Development Plan Policy

- 5.11 The following development plan policies are relevant to an assessment of this planning application:

London Plan 2021

- Policy D4 Delivering good design
- Policy D14 Noise
- Policy S3 Education and childcare facilities
- Policy SI 2 Minimising greenhouse gas emissions

Havering Local Plan

- Policy 12 Healthy Communities
- Policy 16 Social Infrastructure
- Policy 17 Education
- Policy 26 Urban Design
- Policy 34 Managing Pollution
- Policy 36 Low carbon design and renewable energy

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations relevant to an assessment of this proposal are as follows:

- Development Principle
- Noise and Amenity Impact
- Biodiversity Net Gain

Development Principle

- 6.2 The provision of new and improved school infrastructure is encouraged at all levels of planning policy with the NPPF requiring local planning authorities to take a proactive, positive and collaborative approach towards facilitating such proposals with an expectation they should be afforded great weight in the decision-making process (Paragraph 100). Local planning authorities are also expected to give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, including through the installation of heat pumps (Paragraph 167). Paragraph 168a of the NPPF further advises that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy but afford significant weight to the resultant benefits associated with the use or renewable and low-carbon energy generation. These objectives are reinforced under Policies S3 and SI 2 of the London Plan and Policies 16, 17 and 36 of the Havering Local Plan.
- 6.3 The proposed heat pumps would enable the teaching block to be provided with comfort cooling and a sustainable, year-round climate control solution that would considerably improve the overall quality of the teaching/learning environment. The proposal would result in reduced carbon emissions and lower operational costs for the school.
- 6.4 Accordingly, the principle of the proposed development would fully align with established planning policy objectives aimed at sustaining the continued livelihood of schools and optimising the energy efficiency of buildings.

Noise and Amenity Impact

- 6.5 Planning decision-making is expected to ensure that all new development is appropriate for its location having regard to the likely effects (including cumulative) of pollution on health, living conditions and the natural environment, as the well as the potential sensitivity of a site or the wider area to impacts that could arise from the development. In doing so, local planning authorities will be expected to mitigate, and reduce to a minimum, the potential adverse impacts result from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life (NPPF198). These objectives are reinforced strategically under London Plan Policy D14 and Policy 34 of the Havering Local Plan.
- 6.6 The proposed heat pumps would be installed at ground level adjacent to the north and south building elevations. The plant would only operate during standard school hours only between 8am – 5pm Mondays to Fridays.
- 6.7 The nearest residential properties are situated directly to the north on Apollo Close and east on Steed Close. The north facing heat pumps would be sited approximately 25m from the rear garden boundaries of the nearest properties on Apollo Close (increasing to c. 35m to the rear building elevations). The heat pump at the northeast corner of the teaching block would be sited c.12m from the rear garden of the nearest property on Steed Close (No. 8) and c.20m

from its rear elevation. The heat pump adjacent to the southeast corner of the teaching block would be sited c.15m-20m from the rear garden boundaries of nos. 12 & 14 Steed Close respectively, increasing to c. 35m at an oblique angle to the rear elevation of no. 14. The heat pump would otherwise be obscured from the rear elevation of no.12 by virtue of its position set-in from the building edge/corner.

6.8 The overall noise implications of the proposed development are assessed in the Planning Noise Compliance Report, prepared by KP Acoustics. The assessment has been informed by a continuous automated noise survey undertaken on the site between 15 May 2025 (3pm) to 19 May 2025 (10am) in suitable/appropriate weather conditions.

6.9 The noise measurement positions are shown below:

Icon	Descriptor	Location Description
	Noise Measurement Position 1	The microphone was installed on the roof at the south of the building using a tripod, as shown in Figure 2.2. The microphone was positioned within free-field conditions at least approx. 1.5 metres from the nearest surface.
	Noise Measurement Position 2	The microphone was installed on the roof at the north of the building using a tripod, as shown in Figure 2.2. The microphone was positioned within free-field conditions at least approx. 1.5 metres from the nearest surface.
	Nearest noise sensitive receptors	Rear façade. Ground floor window. Residential house to the east.
	Proposed plant installation location	Proposed plant installations are outlined in Section 5.1.

Table 2.1 Measurement positions and descriptions



Figure 2.2 Site measurement positions (Image Source: Google Maps)

6.10 The assessment shows that the noise emissions from the heat pumps would not result in any adverse amenity impact on the nearest residential receptors, provided they are housed within acoustically attenuated enclosures incorporating anti-vibration mounts, the details of which can be appropriately secured under condition.

Biodiversity Net Gain

- 6.11 The application proposal would qualify for a 'de minimis exemption' from the biodiversity gain condition under the relevant regulations, as the heat pumps would be installed on an existing area of hardstanding at either end of the teaching block and furthermore, would not impact any on-site priority habitat or any other habitat with a biodiversity value greater than zero.

7.0 PLANNING BALANCE

- 7.1 The application proposal would have significant planning benefit in terms of optimising the energy efficiency of this teaching block and facilitating the provision of comfort-cooling to improve the overall quality of the teaching/learning environment. The noise assessment undertaken of the proposal has found there would be no unacceptable harm arising to the amenity of the nearest residential occupiers, provided the heat pumps are installed within acoustic enclosures, the details of which can be appropriately secured under condition.
- 7.2 Accordingly, and for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act (2004), it is considered that the proposed development complies with the statutory development plan when taken as a whole and in the absence of any material considerations indicating otherwise, planning permission may be appropriately granted.