Public Document Pack

HILLINGDON
LONDON

A

Central & South Planning Committee

Date: **MONDAY, 24 JANUARY 2011**

Time: **7.00 PM**

Venue: **COMMITTEE ROOM 3
CIVIC CENTRE,
HIGH STREET,
UXBRIDGE
UB8 1UW**

Meeting Details: Members of the Public and Press are welcome to attend this meeting

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Paul Buttivant
Janet Duncan
Peter Curling
Dominic Gilham
Brian Stead

This agenda and associated reports can be made available in other languages, in braille, large print or on audio tape on request. Please contact us for further information.

Published: Friday, 14 January 2011

Contact: Gill Brice
Tel: 01895 250693
Fax: 01895 277373
gbrice@hillingdon.gov.uk

This Agenda is available online at:
http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2011

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings – This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones – Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

Petitions – Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council 48 hours before the meeting date. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members – The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s),the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such a the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

1 Apologies for Absence

2 Declarations of Interest in matters coming before this meeting

3 Matters that have been notified in advance or urgent

4 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
5	RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/2009/2752	Uxbridge North;	**1. Outline application (all matters reserved, except for access) including demolition of some existing buildings:** a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys; c) Creation of a three-form entry primary school of 2 storeys; c) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; d) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;	1 - 160

			e) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing. **2. In addition to the above, full planning permission is sought for:** a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3); d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking. f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); g) Change of use and alterations to the Grade II listed Hillingdon House	

			to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; **Recommendation - That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008. Subject to no direction to refuse the application be delegated to the Head of Planning and Enforcement to grant planning permission, subject to a Section 106.**	
6	RAF Uxbridge, Hillingdon Road, Uxbridge - 585/APP/209/2754	Uxbridge North;	Alterations to Hillingdon House and demolition of modern single storey wing, portacabins and other buildings within the curtilage of the house. Alterations to the 'Carpenters' Building, and alterations and repairs to curtilage walls (Application for Listed Building Consent) 585/APP/209/2754 **Recommendation: Approval subject to satisfactory Direction by English Heritage.**	161 - 174

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

The plans document is not able to be put on the website because of its size. An electronic copy is available on request.

Report of the Head of Planning & Enforcement Services

Address: RAF Uxbridge, Hillingdon Road, Uxbridge

Development: 1. Outline application (all matters reserved, except for access) including demolition of some existing buildings:

a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
c) Creation of a three-form entry primary school of 2 storeys;
d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
e) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission is sought for:

a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

LBH Ref Nos: 585/APP/2009/2752

Drawing Nos: *Outline*

3300-00-001 Rev B	Site Location Plan
3300-00-101 Rev C	Application Boundary Plan
3300-00-102	Demolition Plan
3300-00-103 Rev A	Retained Building Plan
3300-05-117 Rev A	Msterplasn Service Access
3300-05-123	Significant Site Features
3300-10-105 Rev A	Parcel Area Plan
3300-10-106 Rev D	Amended Phasing Plan
3300-10-101 Rev O	Amended Illustrative Masterplan
3300-10-110 Rev E	Amended Parameter Plan 1: Access and Movement
3300-10-111 Rev A	Amended Parameter Plan 2: Landscape
3300-10-112 Ref F	Amended Parameter Plan 3: Land Use
3300-10-113 Rev I	Amended Parameter Plan 4: Scale
3300-10-114 Rev F	Amended Parameter Plan 5: Character Areas
3300-10-115 Rev A	Amended Parameter Plan 6: Levels
3300-10-122 Rev B	Illustrative Masterplan - Ground Level Parking
3300-10-123 Rev A	Illustrative Masterplan - Basement Parking
3300-10-124 Rev A	Illustrative Masterplan - Frontages
3300-10-125	Extract from Illustrative Matserplan, Code for Sustainable Homes Level 6 Units

Former Cinema Building

3300-20-101 Rev A	Amended Former Cinema Building Site Location Plan
3300-20-201 Rev 01	Former Cinema Existing Floorplans
3300-20-202 Rev 01	Former Cinema Existing Floorplans
3300-20-203 Rev 01	Former Cinema Existing Floorplans
3300-20-204 Rev 01	Former Cinema Existing Floorplans
3300-20-205 Rev 01	Former Cinema Existing Floorplans
3300-20-206 Rev 01	Former Cinema Existing Elevations

Hillingdon House & Curtilage Structures

3300-21-101 Rev A	Hillingdon House & Curtilage Existing Site Plan Site Location
3300-21-106 Rev D	Amended Hillingdon House & Curtilage Proposed Plan Site Layout
3300-21-107 Rev C	Amended Hillingdon House & Curtilage Proposed Site Sections & Elevations
	3300-21-108 Rev C Amended Hillingdon House & Curtilage Proposed Site Sections & Elevations
3300-21-108 Rev D	Hillingdon House & Curtilage Proposed Site Sections and Elevations

3300-21-601 Rev A	Carpenter's Building 27 Existing Demolition Plan Ground Floor
3300-21-602 Rev C	Amended Carpenter's Building 27 Courtyard 01 Proposed Plan, Elevations Section & Lifetime Home Criteria
3300-21-610 Rev D	Amended Townhouses 01 Courtyard 01 Proposed Plan, Elevations Sections Floor Plans Elevations and Sections
3300-21-611 Rev D	Amended Townhouses 02 Courtyard 03 Proposed Plan, Elevations Sections Floor Plans Elevations and Section
3300-21-612 Rev C	Amended Townhouses 03 Courtyard 03 Proposed Plan, Elevations Sections Floor Plans Elevations and Sections
3300-21-613 Rev C	Amended Townhouses 04 Courtyard 02 Proposed Plan, Elevations Sections Floor Plans Elevations and Sections
3300-21-614 Rev F	Amended Flat Block 01 Courtyard 02 Proposed Plan Elevations Sections Ground Floor Elevations Sections
3300-21-615 Rev F	Amended Flat Block 02 Courtyard 01 Proposed Plan Elevations Sections Ground Floor Elevations Sections
3300-21-710 Rev B	Amended Townhouse 01 Lifetime Homes Criteria Floor Plans
3300-21-711 Rev C	Amended Townhouse 02 Lifetime Homes Criteria Floor Plans
3300-21-712 Rev C	Amended Townhouse 03 Lifetime Homes Criteria Floor Plans
3300-21-713 Rev B	Amended Townhouse 04 Lifetime Homes Criteria Floor Plans
3300-21-714 Rev D	Amended Flats 01 Lifetime Homes Criteria Floor Plans
3300-21-715 Rev D	Amended Flats 02 Lifetime Homes Criteria Floor Plans
3300-22-201 Rev A	Hillingdon House Building 40 Existing Plan Basement Floor
3300-22-202 Rev A	Hillingdon House Building 40 Existing Lower Ground Floor
3300-22-203 Rev A	Hillingdon House Building 40 Existing Plan Ground Floor
3300-22-204 Rev A	Hillingdon House Building 40 Existing Plan First Floor
3300-22-205 Rev A	Hillingdon House Building 40 Existing Plan Second Floor
3300-22-206 Rev A	Hillingdon House Building 40 Proposed Plan Basement
3300-22-207 Rev A	Hillingdon House Building 40 Proposed Plan Lower Ground
3300-22-208 Rev C	Amended Hillingdon House Building 40 Proposed Plan Ground Floor
3300-22-209 Rev B	Amended Hillingdon House Building 40 Proposed Plan First Floor
3300-22-210 Rev B	Amended Hillingdon House Building 40 Proposed Plan Second Floor

3300-22-211 Rev A	Hillingdon House Building 40 Existing & Proposed Roof Plan
3300-22-301 Rev A	Hillingdon House Building 40 Existing Section
3300-22-302 Rev A	Hillingdon House Building 40 Proposed Section
3300-22-303 Rev A	Existing Elevation
3300-22-304 Rev A	Hillingdon House Building 40, Existing Elevation
3300-22-305 Rev B	Amended Hillingdon House Building 40, Proposed Elevation
3300-22-306 Rev C	Amended Hillingdon House Building 40, Proposed Elevation
3300-22-307 Rev A	Hillingdon House Building 40, Atria Elevation
3300-22-308 Rev B	Amended Hillingdon House Building 40, Proposed Bay Window

Lawrence House (Building Number 109)

3300-23-101 Rev D	Amended Lawrence House Site Location Plan
3300-23-201 Rev D	Lawrence House Existing / demolition Plan Ground Floor
3300-23-202 Rev D	Lawrence House Existing / demolition Plan First Floor
3300-23-301 Rev E	Lawrence House Proposed Plan Ground Floor
3300-23-302 Rev C	Lawrence House Proposed Plan First Floor + Roof Plan
3300-23-303 Rev B	Lawrence House, Building 109 Proposed Elevations and Sections Elev AA, BB and Sec AA
3300-23-304 Rev C	Lawrence House, Building 109 Proposed Elevations and Sections Elevs Cc, DD,EE and FF
3300-23-401 Rev C	Lawrence House, Building 109 Lifetime Home Criteria Ground and First Floor Plans

Sick Quarters (Building Number 91)

3300-24-101 Rev D	Amended Sick Quarters - Building 91 Site Location Plan
3300-24-201 Rev C	Sick Quarters - Building 91 Proposed Plan Ground Floor
3300-24-202 Rev B	Sick Quarters - Building 91 Existing / Demolition Plan First Floor, Roof Plan
3300-24-301 Rev C	Sick Quarters - Building 91 Proposed Plan - Option 1 Ground Floor
3300-24-302 Rev B	Sick Quarters - Building 91Proposed Plan First Floor and Roof Plan
3300-24-303 Rev B	Sick Quarters, Building 91, Proposed Elevations, Section Elevations AA,BB,CC,DD and Section EE

3300-24-401 Rev C	Sick Quarters Building 91 Lifetime Home Criteria Ground and First Floor

Barrack Block (Building Number 146A)

3300-25-101 Rev C	Amended Barrack Block Building 146A Existing Plan, Site Location
3300-25-201 Rev B	Barrack Block Building 146A Existing Demolition Plan Ground Floor
3300-25-202 Rev B	Barrack Block Building 164A Existing / Demolition Plan First and Second Floor
3300-25-301 Rev F	Amended Existing Plan Ground Floor
3300-25-302 Rev E	Amended Proposed Plans First & Second Floors
3300-25-303 Rev C	Barrack Block Building 146A Proposed Elevations AA,BB
3300-25-304 Rev E	Amended Barrack Block Building 146A Proposed Elevations and Section Elevations CC, DD, Section
3300-25-401 Rev C	Barrack Block building 146A Lifetime Homes Criteria Ground, First and Second Floor

Date Plans Received: 21.12. 2009

Date(s) of Amendment(s): 11.02.2010
14.02.2010
17.02.2010
17.09.2010
28.09.2010
09.11.2010
23.12.2010
07.01.2011
12.01.2011

Documents: *Submission*

Certificates, Notices and Fee

VSM/UXB/HPA/2	Planning Statement
VSM/UXB/HPA/3	Statement of Community Engagement
VSM/UXB/HPA/4	Retail and Commercial Assessment
VSM/UXB/HPA/5	Plans Document
VSM/UXB/HPA/6	Design and Access Statement
VSM/UXB/HPA/8	Landscape and Open Space Strategy
VSM/UXB/HPA/9	Sustainability Appraisal and Strategy
VSM/UXB/HPA/10	Energy Strategy
VSM/UXB/HPA/11A	Environmental Statement and Non-Technical Summary (including Health Impact Assessment)
VSM/UXB/HPA/11B	Environmental Statement Appendices (including Flood Risk Assessment)
VSM/UXB/HPA/13	Arboricultural Survey
VSM/UXB/HPA/14	Historic Landscape Report
VSM/UXB/HPA/15	Phasing and Delivery Strategy
VSM/UXB/HPA/16	Outline Estate Management Strategy

VSM/UXB/LBC/1 Listed Building Consent (including Plans, Design and Access Statement, Heritage Statement and Conservation Management Plan)
S106 Draft Heads of Terms
Financial Viability Appraisal

Further information (Various)

Revised Planning Statement table 7.1
Phasing a Delivery Addendum
Application form update
Stage 1 Road Safety Audit
Response to EA queries on flood risk report
Response to TFL
Transport Assessment Addendum Document Pt 4
Response to Sport England

Amended submission (September 2010)

VSM/UXB/HPA/1.1 Amended Planning Application Forms
VSM/UXB/HPA/2.1 Addendum to Planning Statement
VSM/UXB/HPA/4.1 Addendum to Retail and Commercial Assessment
VSM/UXB/HPA/6.1 Addendum to Design and Access Statement
VSM/UXB/HPA/7.1 Revised Design Code
VSM/UXB/HPA/8.1 Addendum to Landscape and open Space Strategy
VSM/UXB/HPA/10.1 Addendum to Energy Strategy
VSM/UXB/HPA/11A.1 & B.1 Environmental Statement Addendum (Including Appendices)
VSM/UXB/HPA/12.1 Revised Transport Assessment and Framework Travel Plan
VSM/UXB/HPA/15.1 Addendum to Phasing and Delivery Strategy
VSM/UXB/HPA/16.1 Addendum to Outline Estate Management Strategy
VSM/UXB/HPA/LBC/1.1 Addendum to Heritage Statement

Further information (November)

GVA Correspondence dated 09 November 2010
Appendices:
A - Consultation Schedule
A1 - Amended Drawings
A2 - Swept Path Analysis
A3 - Bat Survey
A4 - Bat Mitigation Strategy
A5 - Lifetime Homes Extract and Drawing sk-410
A6 - Technical Note on FRA and Sequential Test

Date Documents Received: 21.12.2009 **Date(s) of Amendment(s):** 22.12.2009
06.01.2010
12.01.2010

15.01.2010
14.02.2010
23.02.2010
03.06.2010
04.06.2010
17.09.2010
30.09.2010
09.11.2010

Date Application Received: 21.12.2009

Date Application Valid: 21.01.2010

DEFERRED ON 1ST December 2010 FOR FURTHER INFORMATION

The application was presented to the Central and South Planning Committee meeting of 1st December 2010 and deferred so that the Committee could receive further information and corrected plans, with particular reference to the new 29 residential dwellings to the north of Hillingdon House.

Officers have undertaken a further review of the entire scheme, and in particular the development proposals for which full planning permission is being sought, including the 29 residential dwellings to the north of Hillingdon House. In further consideration of the concerns raised by the Committee, one dwelling adjacent to Hillingdon House has been deleted. A total of 28 Dwellings to the north of Hillingdon House are now proposed for consideration.

The applicant has also provided further revised plans in relation to discrete aspects of the scheme. The revisions include the provision of a gate across the internal road (which ultimately leads to Vine Lane) to reduce traffic impacts in Vine Lane and the surrounding highways network.

Revisions have also been made to ensure that in particular the development proposals for which full planning permission is being sought accord with relevant policy including the Council's HDAS – Residential Layouts Supplementary Planning Document.

This report has been revised to include a comprehensive assessment of the full component of the hybrid planning application; details are set out in sections:

- **3.2 Form of Application,**
- **3.3 Proposed Scheme, and**
- **7 Main Planning Issues.**

The revisions made by the applicant since the scheme was deferred are considered to reduce traffic impacts in Vine Lane and improve compliance of the scheme with relevant policies. As such, subject to planning obligations and conditions approval is recommended.

1. SUMMARY

The application proposes a mixed use redevelopment of RAF Uxbridge in the form of a hybrid application with the outline elements for consideration being access, and with 'layout', 'scale', 'appearance' and 'landscaping' reserved.

Full planning permission is also sought for the change of use of a number of buildings including the Grade II listed former cinema building; as well as the Grade II listed Hillingdon House; the Carpenters building; Lawrence House; the Sick Quarters; and the Mons barrack block.

In addition to the buildings which are described above (which are being retained) a further 28 newly proposed dwellings in the curtilage of Hillingdon House are being considered for full planning permission.

Furthermore, there is also a separate Listed Building Consent (LBC) application in respect of the works to Hillingdon House (LBH Ref. No. 585/APP/2009/2754).

The principle of the proposed land uses is considered acceptable and in line with the RAF Uxbridge Supplementary Planning Document (SPD) of January 2009.

The density of the scheme when viewed in the context of different character areas within the site and for the site overall, is acceptable and within the ranges specified in Table 3A.2 of the London Plan (Consolidated 2008). The proposal therefore accords with London Plan policies 3A.2, 3A.3 and 4B.1 which seek to maximise the use of the site.

English Heritage advise there is unlikely to be any archaeological remains on the site and therefore no adverse impacts, subject a watching brief for archaeological fieldwork, having regard to PPG15 Planning and the Historic Environment.

There are no airport safeguarding issues identified for the development subject to appropriately worded conditions of approval to consider the detailed landscape design, bird hazard management plan and renewable energy arrangements.

The proposals are not considered to cause any significant adverse impacts on the Green Belt as a consequence of the proposal.

The scheme (including the elements for which full planning permission is being sought) is considered to respond appropriately to the character and appearance of the area. In relation to the outline components, further consideration of appearance will be given at reserved matters stage. The scheme is considered to accord with PPS1, PPS3, London Plan Policies 4B.1, 4B.10 and Hillingdon Unitary Development Plan (UDP) saved UDP Policies Pt1.10, BE13, BE19 and B35 which require development to consider the effect on the character and appearance of the surroundings.

Analysis shows that the scheme would not result in any unacceptable impact upon neighbours during construction, or once the scheme is occupied in terms of traffic and parking, privacy, overlooking, outlook, and overshadowing. The scheme is considered to accord with PPS1, PPS3, London Plan Policy 4B.10 and Hillingdon UDP Saved Policies Pt1.10, BE19, BE20, BE21, BE22, BE23 and BE24 which seek to protect the amenity of neighbours.

In relation to both the outline proposals as well as the proposals for which full planning permission is sought, it is considered that the scheme would provide acceptable living conditions for future occupiers of the residential dwellings, in terms internal floorspace standards, external amenity space provision, playspace, privacy, overlooking, outlook, noise, general disturbance and overshadowing.

Conditions are recommended to ensure detailed design matters such as Code For Sustainable Homes, Lifetime Homes and wheelchair accessible housing, refuse and cycle storage, car parking provision and allocation are adequately addressed.

TfL have raised concern that the proposed car parking level is high. However, the level of parking is considered reasonable and acceptable in this outer London borough context. There has been rigorous modelling of traffic impacts, and the Council's Highways Engineer considers that this scheme (subject to various off site highways works being completed) can be accommodated within the surrounding highway network without causing unacceptable impacts. All proposed highway works will be subjected to rigorous safety audits. Overall, subject to planning conditions and appropriate planning obligations, there are no significant impacts identified to warrant refusal. On balance, the scheme and the s106 planning contributions relating to transport are considered appropriate and acceptable, having regard to transport related policy and guidance including PPS1, PPS3, PPG13, London Plan Policies 2A.1, 3A.7, 3C.1, 3C.2, 3C.19, 3C.20 and Hillingdon UDP Saved Polices AM1, AM2, AM6, AM7, AM8, AM9 and AM10.

The proposal has been the subject of an extensive design-driven investigation of the site's redevelopment potential during the preparation of the SPD, at the pre-application stage and post application submission, having regard to a full range of issues that have been balanced in progressing to this point. This includes all the existing site characteristics and constraints in a comprehensive appraisal including its landscape setting, distinct topography, existing mature trees and historical features and artefacts as well the surrounding area. If the application is approved, the design would continue to be progressed into the detailed design specifics guided by a s106 undertaking to adhere to the principles established by the Design Code as well as conditions of approval including the requirement to submit reserved matters. Both the GLA and Hillingdon's Principal Urban Design officer consider that the design is one of its strengths.

An objection of a non-statutory nature remains from English Heritage in respect of the relationship of the proposed buildings to the listed cinema, parade ground and demolition of existing buildings. On balance, these issues are not considered significant issues of themselves. In contrast, the Council's Principal Urban Design Officer who has been involved right through the process of the SPD and planning application considers that the design has addressed the sensitive relationships regarding heritage in an appropriate and acceptable way. Furthermore, they are balanced and significantly outweighed by the benefits of the proposal including the urban design qualities inherent in this scheme. Therefore the scheme is considered to accord with the exemplar design quality aspirations of PPS1, PPS3, London Plan Policies 4B.1, 4B.10 and Hillingdon's RAF Uxbridge UDP.

The scheme is considered to deliver a suitable range of housing including social and family-sized housing to cater for the needs in the borough. Specifics such as accessibility, Lifetime Homes standards and Code for Sustainable Homes standards will be secured at the detailed design stage by appropriately worded conditions of approval. The scheme is considered to accord with PPS3, London Plan Policies 3A.5, 3A.9, 3A.10, Hillingdon UDP Saved Policies Pt1.17, H4, H5, H10 which variously deal with the minimum requirements for housing to address need.

The consideration of trees, landscape and ecology has been integral to the detailed site investigation and design development by the applicant. The Council's arborculturalist and landscape architect are satisfied with the arrangements for tree retention and removal and have recommended appropriately worded conditions in this regard. Also, additional protection is recommended in the form of an undertaking as part of the s106 planning agreement. Trees and landscaping will also be given further consideration at the reserved matters stage. Ecology has been subject of ongoing discussion with consultees including

Natural England, Wildlife Trust and the Council's Sustainability officer. Recommendations in respect of matters including protection of the River Pinn, greening and softening of the urban environment and temporary habitation creation as well as protection of species, particularly bats, will be further considered at the detailed design stage through appropriately worded conditions of approval. At this stage and subject to conditions of any consent granted, it is considered that the proposal has satisfactorily considered the range of issues affecting trees, ecology and landscape protection and enhancement and therefore accords with Policies PPS1, PPS9 London Plan Polices 2A.1, 3D.8, 3D.14, 3D.15, Hillingdon's UDP Saved Policies BE38, EC2, EC3, EC5 as well as the RAF Uxbridge SPD in this regard.

The application proposes a comprehensive range of renewable and sustainable energy measures resulting in CO2 emission reductions in accordance with London Plan policies. As such the proposal accords with PPS1, PPS22, London Plan Policies 4A.3, 4A.4, 4A.6 and Hillingdon's RAF Uxbridge SPD which seek to mitigate the impacts of climate change by integrating efficient, renewable and sustainable technologies in development.

In accordance with the procedure for Environmental Impact Assessment and in respect of the Scoping Report issued by Hillingdon, the scheme is supported by a comprehensive Environmental Statement (ES). It has considered the potential construction and operation impacts of the scheme and proposed appropriate mitigation where necessary. Statutory and non-statutory consultees have been engaged and responded in the course of the assessment. All matters encountered during the assessment have been satisfactorily addressed. Appropriately worded conditions are recommended including those relating to contamination remediation, noise mitigation, flood impact mitigation, and ecological protection.

The package of planning obligations being offered includes financial contributions to cover the building of the equivalent of a 2 form entry primary school; maintenance of the District Park; CCTV; works to the listed cinema; and a libraries contribution. There are also contributions towards transport related matters including the St Andrews roundabout upgrade, the Transport Fund; a parking management contribution and bus stop upgrades. In addition the package of planning obligations includes a number of other off-site highways works to be carried out including junction improvements and pedestrian crossings. There is also a significant in-kind offer including land for a 3 Form Entry primary school, district park, a GP facility, land for a theatre, training and employment opportunities; a heat distribution network; the gifting of the listed cinema, as well as a minimum of 15% affordable housing.

Overall the package of planning obligations is considered to be comprehensive and satisfactory, although the level of affordable housing that is proposed is below the expected levels on a major development and the financial contributions allowed for the building of the primary school, the maintenance of the District Park and the improvements to St Andrews roundabout may also need further review. An independent assessment of the financial viability assessment has concluded that the maximum level of planning obligations that the scheme can afford is currently being put forward (the scheme cannot afford any more at this stage). Notwithstanding this, the independent assessment of the financial viability assessment has also concluded that the development is not viable at the present time and it will not be viable until the housing market improves to provide an uplift in values.

Given the above and taking into account the scale and phasing of the development (which could take approximately 10 years to complete), a financial review mechanism is to be included in the s106 agreement to ensure that contributions are secured up to a policy compliant position as a result of any future uplift in values as the economy improves.

As the scheme is not delivering the full amount of planning obligations (e.g. less than 50% of dwellings are to be for affordable housing), if for whatever reason it becomes apparent that a

contribution is no longer required for a particular purpose, the Council will have the option to re-allocate the monies to increase the contribution towards any other 'Head of Term' within the s106 where there has been a shortfall due to the current development economics of the site.

Subject to planning obligations and conditions, approval is recommended.

2. RECOMMENDATION

2.1 That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

2.2 That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and also those requested by the Greater London Authority and the following:

a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

(i) The provision of affordable housing equivalent to a minimum of 15% of the total number of habitable rooms comprised within the residential units on the site and for which 53% are to be of the social rent tenure

(ii) The gifting of land to be used to accommodate a theatre

(iii) The gifting of the land for a 3 Form Entry primary school and contribution of £8,608,900 to build the equivalent of a 2 Form Entry primary school

(iv) The provision of a Primary Care Trust facility PCT facility to be let at a peppercorn rent and to a fit out to a detailed design to be agreed by the Council and the Hillingdon Primary Care Trust or a one-off contribution of £624,507.94 subject to the agreement of the Hillingdon PCT if an off-site facility is preferable to the PCT

(v) An undertaking for provision of land and ‘laying out’ of the District Park plus management and maintenance of the Sustainable Urban Drainage System (SUDS) in a plan to be agreed with the Council and the Environment Agency (EA) and Thames Water (TW) plus a separate maintenance contribution of £285,000

(vi) A financial contribution of £1,620,000 for the St Andrews roundabout pedestrian subway upgrade (For avoidance of any doubt, this is different and in addition to the highways related surface level works being requested in item 'xiii')

(vii) A financial contribution of £500,000 towards a transport fund to cover the costs of implementing supplementary mitigation measures (both interim and permanent) to address unforeseen highway impacts that emerge during the course of the development (For avoidance of doubt, this is different and in addition to the undertaking in item 'xiii')

(viii) A financial contribution of £45,000 towards the provision of a parking management scheme or schemes

(ix) The provision of a 10 year Sustainable Travel Plan and an undertaking to implement initiatives not necessarily limited to and likely to include an Oyster-card programme to be agreed with the Council and TFL. A contribution of not less than £250 per dwelling shall be provided to implement these initiatives (totalling £335,000)

(x) A financial contribution of £120,000 for bus stop upgrades or a lesser figure as identified in a bus stop audit to be undertaken at no cost to and for approval by the Council and TFL

(xi) An undertaking to enter into a s278 agreement for pedestrian connectivity works as recommended in the Pedestrian Environment Review System (PERS) Audit and subject to a detailed design to be approved in writing by TFL and the Council

(xii) The provision of a car club on site for at least 6 car parking spaces and subject to a detailed design to be approved in writing by TFL and the Council

(xiii) An undertaking to enter into a s278 agreement and to fund the cost of off-site highway works subject to a detailed design to be approved in writing by TFL and the Council prior to the commencement of development, not necessarily limited to and to include the following:

a. Construction of a new signalised site access junction on Hillingdon Road (A4020) and closure and reinstatement of the existing access
b. Alterations and improvements to St Andrews Roundabout including surface level pedestrian crossings
c. Alterations and improvements to the Park Road/Chippendale Waye Roundabout
d. Widening of Park Road between St Andrews and Chippendale roundabouts to provide 3 lanes each way including land dedication, alterations to street lighting and replacement of all highway trees affected by the widening
e. Improvements to the signal junction at The Greenway/Hillingdon Hill and Kingston Lane/Hillingdon Hill including signal optimisation and linking these two sets of signals together with SCOOT or UTC and with the new site access signals. The detailed design to be agreed with TfL and the Council following remodelling using TRANSYT and VISSIM.
f. Improvements to the Park Road/Honeycroft Hill signal junction, Hercies Road / Honey Hill Junction, Park Road/Harefield Road signal junction and the Swakeleys Roundabout. The detailed design and further modelling to be agreed with TfL and the Council.
g. Prior to commencement of the development the following 5 junctions are to be assessed and to deliver any mitigation works which are deemed necessary, being:
    i. Chippendale Waye/Montague Road signal junction
    ii. Chippendale Waye/ Sainsbury Site Access Roundabout
    iii. Chippendale Waye/Belmont Road Roundabout
    iv. Swakeleys Roundabout in conjunction with the Park Road/Harefield Road signal junction.
h. Provision of CCTV to supplement the proposed Urban Traffic Control (UTC) works funded and implemented by TFL at the major Mahjacks and Cedars roundabouts, all subject to TFL and Council approval.
i. Provide 'yellow boxes' on the carriageway at Honeycroft Hill/Hercies Road for right turners out of Honey Hill and at Belmont Road/Park Road roundabout for right turners out of Belmont Road

(xiv) The provision of CCTV equipment as well as a financial contribution of £200,000 towards its maintenance and control room monitoring. Details of the CCTV equipment and locations are to be agreed in writing by the Council and Metropolitan Police Crime Prevention Officer. They shall include public areas of the application site (Not limited to and including the town centre square, neighbourhood square, St Andrews Roundabout, and the District Park, in particular its bridge crossing points) as well as consideration of locations outside the application site

(xv) The gifting of the listed cinema as well as a financial contribution of £750,000 for improvement or completion of the improvements works to the specified value, with a detailed design to be agreed with the Council and English Heritage

(xvi) A financial contribution of £100,000 towards library facilities

(xvii) The provision of satisfactory training and employment opportunities as part of the construction on site to be agreed with the Council

(xviii) The provision of hotel and leisure employment opportunities on site associated with the hotel on site to be agreed with the Council

(xix) An undertaking to provide a heat distribution network on site with the final detailed design to be agreed with the Council and the GLA

(xx) An undertaking to establish and maintain a management company with responsibilities to be agreed with the Council as set out but not necessarily limited to those referred to in the Outline Estate Management Strategy including a parking management plan

(xxi) An undertaking to protect any trees to be retained as part of the application to ensure that the felling of trees and woodlands will not be allowed without the prior approval in writing of the Council

(xxii) An undertaking to prepare applications for the discharge of conditions including reserved matters in accordance with the provisions of the supporting documents for the outline permission and in particular the Design Code

(xxiii) An undertaking to prepare and implement an Ecological Mitigation, Enhancement and Management Plan for the site

(xxiv) An undertaking to prepare and implement a management plan for Hillingdon House

(xxv) An undertaking to prepare and implement a wayfinding and signage strategy linking measures within the application site with external routes to bus stops, the town centre and station and Brunel University

(xxvi) A financial contribution of £148,000 for the Council to monitor the s106 and the viability reviews at each phase of the development

(xxvii) An undertaking from the Developer to commit to a financial review mechanism in the legal agreement which will enable deferred contribution payments to be paid and affordable housing units to be provided if the justification (which relates to the current economic climate) for discounting the standard provision of obligations no longer applies.

The financial review mechanism will require (as a minimum) the following;

a. To submit to the Council, at triggers to be agreed by both parties, up-to-date economic viability assessments to enable viability reviews over the course of the development.
b. Together with the economic viability assessment, the developer will submit a detailed supporting report evidencing the developer's financial positions and justification for the conclusion in each viability assessment.
c. At each submission, to provide to the local planning authority and/or an independent financial consultant any additional information or clarification as and when required at no cost to the Council.
d. At each submission, the Council will confirm an agreed form of viability assessment, including any deferred contributions to be paid and/or deferred affordable housing units to be built out and the timescales for doing so.
e. The economic viability assessments, supporting report and any other accompanying documentation will be compiled and submitted at no cost to the Council.
f. The Developer will undertake to pay the costs of the local planning authority's independent financial consultant and any subsidiary assistance required to enable the consultant to properly consider the assessment and reports submitted during the course of the development.

(xxviii) Due to the discounted nature of this scheme, an undertaking from the Developer that, if for whatever reason, it becomes apparent that a contribution is no longer required for a particular purpose, the Local Planning Authority will have the option to allocate the monies to another purpose that will also mitigate the impacts of this development.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 12 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

CONDITIONS IN RESPECT OF OUTLINE DEVELOPMENT

1. OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of five (5) years from the date of this permission, or before the expiration of two (2) years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON
To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

2. OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:

(a) Layout
(b) Scale
(c) Appearance
(d) Landscaping

REASON
To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3. OUT 3 Approval of Details

Approval of the details of the layout, scale, landscaping and appearance of the relevant parts of the individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For the relevant parts of each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with the Revised Design Code (Ref VSM/UXB/HPA/7.1, September 2010) and shall include the following:

i) Hard and soft landscaping plans including drawings, specifications and supporting details which shall include:

- An accurate survey plan at a scale of not less than 1:200, showing:-
  - Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
  - A clear indication of trees, hedges and shrubs to be retained and removed.
  - Routes of any existing or proposed underground works and overhead lines including their manner of construction.
  - Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.
  - Planting plans (at not less than a scale of 1:100 or an appropriate scale to be agreed with the Local Planning Authority),
  - Written specification of planting and cultivation works to be undertaken,
  - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
  - Implementation programme,
  - Proposed finishing levels or contours,
  - Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall

ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,

- Private and communal external garden and other amenity spaces
- Outdoor children's playspace
- Car parking layouts (including landscaping around car parking areas),
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets),
- Details and the retention of any existing features or artefacts on the site,
- The final design and specification of play equipment and play areas including the style of enclosure as well as any associated furniture and features applicable
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where
- relevant,
- A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangements for its implementation.

ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings.
iii) Full plans of the buildings including roof form and details of photovoltaic, living roofs and walls, lift overruns plant and any other features/installations/projections
iv) Elevations of the buildings, including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale ;
v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade;
vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale.
vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the future nursing home. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork.
viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials,
ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials,
x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details for the relevant phase, and thereafter be maintained for the life of the development.

REASON
(i) to (iii) To ensure the appearance of the locality is protected and enhanced in accordance with Policies BE 13 and BE38 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(iv) to (ix)To ensure that the external appearance of the buildings and landscaping is satisfactory accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).
(x) To safeguard the amenity of surrounding areas in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. NONSC Phasing

The overall phasing of the development shall largely accord with the phasing plan (Ref: 3300_10_106 Rev D). Before commencement of each phase of development, a detailed phasing and implementation plan, for the relevant phase including the order and timing of development of individual buildings, landscaped areas, play space, bicycle parking and car parking areas within each phase, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be completed in strict accordance with the approved details.

REASON
To ensure the development proceeds in a satisfactory manner and to accord with Policy LE2 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. NONSC Height and Building Footprint

Notwithstanding any illustrative information contained in the supporting documentation, the scheme shall strictly accord with:
i) The siting, footprint and maximum width, length and height of all buildings which form part of the outline element of the development hereby approved shall accord with Plan No. 3300-10-113 Rev I (November 2010).

REASON
To ensure that the external appearance of the development is satisfactory and to protect residential amenity of nearby occupiers and the visual amenities of the area and to accord with Policies BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. NONSC Playspace

None of the dwellings in each phase hereby permitted shall be occupied, until the playspaces serving the dwellings within the relevant phase approved in accordance with condition 3(i) have been laid out and made available for use.

Thereafter, the playspaces shall so be maintained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the development makes adequate provision for children's play in accordance with Policy R1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 3A.19.

7. NONSC Amenity space for new build dwellings

Reserved Matters applications submitted in accordance with condition 2 of this permission, shall ensure that the detailed design of all residential C3 dwellings, not at ground floor level, benefit from one of or a combination of, the following amenity space provisions:

i) Balconies and/or Terrace and/or the like; and/or
ii) Communal amenity space

The size and design of the amenity space shall have regard to the provisions of Hillingdon's HDAS Residential Layouts or any subsequent policy or guidance which is deemed to supersede it at the time of the reserved matters application, to be agreed by the LPA.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON
To ensure the availability of amenity space for future residential occupiers in accordance with Hillingdon HDAS Residential Layouts and BE23 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

8. NONSC Traffic and Parking Arrangements

Prior to commencement of each phase, detailed drawings and supporting documentation for the relevant phase shall be submitted for approval in writing by the Local Planning Authority in respect of the following:
i) Traffic and car parking arrangements for the relevant phase, including:

- Secure electric vehicle charging points including the details of the type of device, location and installation. Charging points should be capable of charging multiple vehicles simultaneously and shall be provided for at least 20 percent (20%) of car parking spaces in each phase as well an additional 20% passive provision for residential parking and additional 10% passive provision for non-residential or a higher level, if supported by London Plan policies in place at the time. Notwithstanding, all car parking spaces are to be designed to be able to be easily fitted with an electric vehicle charging point in the future,
- the allocation and designation of car parking spaces to both the non-residential and residential uses approved on the site (including plans showing the location of allocated car parking spaces, dedicated to each unit),
- provision for wheelchair disabled people and blue badge holders. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area and which shall be cited in close proximity to the entrances they serve and shall comprise a total 10% of overall parking provided,
- car club siting within the development and the allocation of two spaces designated for future car club operators,
- the means of ingress and egress, roundabouts and new road junctions, the closure of existing access (where appropriate),
- details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, visibility splays, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities for all non-residential uses including coach parking and taxi rank for the Hotel Use, closure of existing access and means of surfacing), in order to achieve a high standard of design and construction in accordance with the Local Planning Authority's standards, even in the instance that the roads are not offered for adoption by the Local Planning Authority,
- Revised plans and supporting information showing no parking on any adopted road,
- the detailed design, to the Council's adoption standards, of the main internal spine road from The Green Way to the Chippendale Roundabout, the link road to the new signalised site access including the new signalised junction and the improvements to the Hillingdon Hill / Greenway and Kingston Lane junctions is to be submitted to LBH

for approval. The spine road from the Greenway to the northern boundary of phase 1, as well as the Greenway / Hillingdon Hill junction must be completed and operational prior to the occupation of the 30th residential unit,
- The remaining part of the spine road from the site access link road to the altered Chippendale roundabout is to be completed and operational prior to the occupation of any part of the Early/ Independent phases. or Phase 2 whichever is developed first,
- The Chimes Roundabout improvements and the spine road up to the northern end of phase7 must be completed prior to any occupation of the early independent phases,
- The above highways works and the internal roads to the school must be delivered to meet the programmed occupation dates stipulated by the Local Planning Authority,
- The main signalised site access in Hillingdon Hill, the main spine road and the link road between the main site access and the spine road must be completed prior to any occupation of phase 2,

ii) A delivery and servicing plan for the relevant phase which shall include details of the types of vehicle (including size and weight), the routes which trucks will take to/from the site, measures to minimise the impact of noise, traffic and vibration associated with lorry movements on residential amenity, and measures to minimise deliveries during peak hours. Deliveries shall be combined where possible in order to reduce numbers and frequency and the use of quieter and less polluting vehicles should be promoted.

iii) The means of construction and surfacing of all roads, drives, parking areas, cycle ways and footpaths, for the relevant phase.

Note that the applicant is responsible for the costs of any traffic orders required for waiting restrictions and/ or a parking management scheme for the new spine road and the link road.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details for the relevant phase and thereafter maintained for the life of the development.

REASON
(i) To encourage sustainable travel and to comply with London Plan Policy 4A.3.

- To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

(i), (ii) and (iii) To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network and to ensure adequate facilities are provided for cyclists in accordance with Policies AM7, AM9, and AM14 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

9. NONSC Energy

Prior to commencement of phase 1, detailed drawings and supporting documentation shall be submitted for approval in writing by the Local Planning Authority in respect of the following:

i) A detailed Energy Strategy, including plans detailing the energy centre size of 1,200sqm and associated technology not limited to and including biomass boilers, heat distribution net works, CHP systems, photovoltaic panels, any other renewable any features and the like unless otherwise agreed in writing by the Local Planning Authority.

   The features shall accord with the Energy Strategy (Ref. VSM/UXB/HPA/10, December 2009) and the Addendum Energy Strategy (Ref. VSM/UXB/HPA/10.1, September 2010) and shall demonstrate for each phase that the development is able to connect to the site wide heat and power network unless otherwise agreed in writing by the Local Planning Authority.

   With particular regard to the biomass boiler, details shall include a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed and adopted in strict accordance with the approved details and thereafter be maintained for the lifetime of the development.

REASON
To provide on site renewable energy and reduce carbon emissions in accordance with Policy 4A.7 of the London Plan (February 2008).

10. NONSC Code 6 dwellings in Phase 2

Before commencing Phase 2 of the development, plans and details of not less than 29 dwellings to be completed within Phase 2, compliant with Sustainable Homes Code Level 6 shall be submitted to and approved in writing by the LPA. Documentation shall include a statement demonstrating that measures will be incorporated to ensure that the units achieve a minimum standard of Code for Sustainable Homes level 6 in accordance with changes to national Building Regulations.

No dwelling in phase 2 shall be occupied until a design stage Code Certificate has been issued for the relevant dwelling, and for no less than 29 dwellings in phase 2, the Code Certificate shall demonstrate compliance with Code for Sustainable Homes level 6, for all other dwellings in phase 2 the Code Certificate shall demonstrate compliance with Code for Sustainable Homes level 4, with reasonable endeavours to obtaining higher levels in later parts, in accordance with changes to national Building Regulations.

REASON
To ensure that the residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 4A.7 of the London Plan (February 2008) and the RAF Uxbridge SPD.

11. NONSC Non-residential shopfronts

Prior to any occupation of the residential component of any phase which also comprises a component of non-residential uses, the non-residential units shall be completed in accordance with the approved plans and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON
To ensure the appearance of the locality is protected and enhanced in accordance with Policies BE13, BE28 and BE38 of the Council's Unitary Development Plan Saved Polices (September 2007).

12. NONSC Active frontages – Transparent windows

All glazing at ground floor level of the non residential uses shall be transparent to enable views into the building and shall not otherwise be obscured by any temporary or permanent objects and internal arrangements including window displays, fixtures, advertising, and equipment unless otherwise agreed in writing by the Local Planning Authority.

No roller shutters or grills at ground floor of non-residential uses unless otherwise approved in writing by the Local Planning Authority.

REASON
To ensure an active and transparent ground floor frontage in support of the surrounding publicly accessible spaces in accordance with PPS1 and policies 4B.1 and 4B.3 of the London Plan.

13. N1 Noise mitigation

Prior to the commencement of each phase, a scheme for protecting the proposed development from road traffic noise and rail traffic noise shall be submitted for approval in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors and provide adequate ventilation to indoor areas. The scheme shall include such combination of measures as may be approved in writing by the LPA.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the lifetime of the development.

REASON
To protect the amenity of occupiers in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

CONDITIONS IN RESPECT OF THE FULL PLANNING PERMISSION

14. NONSC Hillingdon House Conservation Management Plan

Prior to the commencement of any works in relation to Hillingdon House or affecting its curtilage a detailed conservation management plan for Hillingdon House shall be submitted to and approved in writing by the Local Planning Authority

The plan shall include measures to protect the buildings from the weather, vandalism and accidental damage and then building being retained during the construction phase of the development.

Thereafter any development shall be undertaken in accordance with the approved management plan.

REASON
To ensure the future conservation, management and enhancement of the building and to safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15. NONSC Submission of details

Prior to the commencement of any works in relation to Hillingdon House, its curtilage, (including the existing curtilage boundary wall, courtyard areas and the Carpenters Building) shown on Plan 3300-21-106 Rev D, detailed drawings and supporting documentation relevant to the work to be commenced and to a standard to be agreed with the LPA shall be submitted to and approved in writing by the Local Planning Authority and include but not necessarily be limited to the following:

Walls

- Details of the design of any proposed new openings to the existing courtyard walls and any gates to both new and existing openings in the wall around the cartilage of Hillingdon House.

Courtyard areas and Carpenters Building

- A detailed layout for the hard / soft landscaping, samples of materials and details of surfaces, lighting, signage, ramps, steps and additional means of enclosure
- Details at an appropriate scale of the design, construction and materials of the new windows and doors (internal and external) to the Carpenters Building
- Repair methodology and schedule of repairs to the Carpenters Building

Hillingdon House

Details of the design and appearance of the Hillingdon House goods lift, the new external staircase and the enclosing wall to the basement service area, including samples of materials and finishes (bond, mortar mix and pointing style)

- Details of the new Hillingdon House lift, its enclosure, atrium roof and lift mechanism
- Elevational drawings at an appropriate scale illustrating the appearance and design of the new Hillingdon House doors and openings. (It is noted that, where new openings are created between original bedrooms and dressing rooms, cornices and a down stand over each should be left).
- Details of the repair / reinstatement of the Hillingdon House niches to the south elevation
- Details of design (1:10, 1:5 and to full size, including cross-sections) construction and materials of the new Hillingdon House windows, dormers and external doors
- Details of all new Hillingdon House internal joinery –doors, architraves, chair rails and skirtings at 1:10, 1:5 and to full size as appropriate (including cross-sections)
- Repairs to internal decorative plaster work in Hillingdon House;
- Details of the Hillingdon House hallway ramp, including design, materials and finishes
- Details of the new Hillingdon House staircase, including design, materials and finishes; details of refuge and communication points
- Works to make good the flank elevation of the main Hillingdon House following the demolition of the existing basement wing
- Details of the methods and materials to be used for fire and sound proofing

Thereafter and prior to occupation of any part of the relevant building(s), the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16. NONSC Cinema Building

Before commencing any works to or undertaking any use of the former Cinema Building, plans details and supporting documentation of the following shall be submitted to and approved in writing by the Local Planning Authority:

i) Detail of the exact nature of the activities to be undertaken in the former Cinema Building, including use, hours of operation, numbers of staff and visitors;
ii) Waste and recycling storage facilities and disposal arrangements;
iii) Details of signage and lighting;
iv) Plans, elevations and other details showing precisely the extent and scope of works;
v) Details showing compliance with relevant disabled access, landscaping and energy requirements;
vi) Car parking, cycle storage and access arrangements;
vii) A scheme for the management, maintenance and security of the premises;

The scheme shall then be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON
To safeguard the residential amenity of occupiers of nearby properties, to ensure a satisfactory appearance and in the interests of the amenities of the occupiers and nearby residents, to ensure persons with disabilities have adequate access to the premises, to ensure works do not harm the historically significant fabric of the building and to accord with policies BE4, BE27, OE3, AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policies 3A.13, 3A.17, 4A.20 of the London Plan (February 2008).

17. NONSC Traffic and Parking Arrangements

Prior to commencement of any of the elements of development for which full planning permission is hereby approved, the following details of traffic arrangements for the relevant element (including where appropriate) carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing shall be submitted to and approved in writing by the Local Planning Authority.

The relevant elements of development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:

i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev D
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev E

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate offstreet parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

18, NONSC Defensive space

None of the residential elements of the development for which full planning permission is hereby approved shall commence until details of measures to ensure the provision of defensive space adjacent to ground floor windows within communal areas have been submitted to, and approved in writing by, the Local Planning Authority.

For the purposes of this condition, the definition of 'residential elements of development for which full planning permission' is as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

19. RPD2 Obscured Glazing and Non-Opening Windows

The following windows shall be permanently glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence:

- Second floor, northern elevation window in Town House 01D shown in plan 3300-21-610 Rev D;
- The upper (3rd floor) level southern elevation window in Town House 02D shown in plan 3300-21-611 Rev D;
- The upper (3rd floor) level northern elevation window in Town House 02A shown in plan 3300-21-611 Rev D;
- The first floor windows in the eastern elevation of the town houses shown in plan 3300-21-712 Rev C (Town Houses 03);
- The two first floor eastern elevation windows in Flat Block 01 shown in plan 3300-21-614 Rev F;
- The first and second floor windows in the southern elevation of western most duplex in Flat Block 02 sown in plan 3300-21 615 Rev F;

- The first floor window in the southern elevation of eastern most duplex in Flat Block 02 sown in plan 3300-21 615 Rev F;
- All western elevation windows in the Carpenters Building shown in plan 3300-21-602 Rev C
- The ground floor windows in the northern elevation of the Sick Quarters (townhouse D) shown in plan 3300-24-401 Rev C;
- The first and second storey windows in the eastern elevation of the central protruding element of the Barrack Block (shown as being obscured glazed in plan 3300-25-401 Rev C);

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20. M5 Means of Enclosure

Development of the residential elements of development for which full planning permission is hereby approved shall not commence until details of boundary fencing or other means of enclosure and details of all gates and barriers (including details of locks, materials, height, management and maintenance) associated with the relevant dwellings (and their associated car parking spaces, amenity areas, accessways, courtyards and other spaces) have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the relevant dwelling is occupied and shall be permanently retained thereafter. The means of enclosure shall include gated accesses to the side of buildings, boundary treatments to communal and private amenity areas and means of enclosure of the Children's play area.

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
ix) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
x) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21. M1 Details/Samples to be Submitted

Development of the elements of development for which full planning permission is hereby approved shall not commence until details and/or samples of all materials, colours and finishes to be used on all external surfaces of the relevant component of the full planning element have been submitted to and approved in writing by the Local Planning Authority.

The detail shall also include (and shall not be limited to) drawings to an appropriate scale and details and/or samples/materials shall be provided for dormers, windows and external

doors, as well as what materials are to be used for surfacing outdoor amenity areas of Town Houses 03 shown on plan 3300-21-612 Rev C

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22. NONSC Deliveries and Servicing Cinema and Hillingdon House

Prior to commencement of any development associated with Hillingdon House, its curtilage or the Cinema Building, details of delivery and servicing arrangements for the relevant building (Hillingdon House or the Cinema Building) shall be submitted to and approved in writing by the Local Planning Authority, and shall include the following:
i) details of the types of vehicle (including size and weight),
ii) the routes which trucks will take to/from the building,
iii) measures to minimise the impact of noise,
iv) traffic and vibration associated with lorry movements on residential amenity, and measures to minimise deliveries during peak hours. Deliveries shall be combined where possible in order to reduce numbers and frequency and the use of quieter and less polluting vehicles should be promoted.

The scheme shall then be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON
To ensure pedestrian and vehicular safety and convenience and to ensure adequate offstreet parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

23. TL5 Landscaping Scheme

No development of any component of the full planning permission shall take place until a landscape scheme providing full details of hard and soft landscaping works for the relevant component of the full planning permission element has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in strict accordance with the approved details. The scheme shall include: -
- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,

- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -
- Proposed finishing levels or contours,
- Signs and lighting,
- Means of enclosure, including railings and other barriers to prevent future residents falling from upper level/elevated private and communal gardens or stairs leading to upper level gardens;
-.Screens, walls, trellis, planting and other measures to prevent overlooking of residences from the upper level/elevated garden areas.
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema Building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

CONDITIONS IN RESPECT OF THE WHOLE SCHEME

24. NONSC Development in accordance with details hereby approved

The development shall not be carried out otherwise than in strict accordance with the plans and supporting information, and in particular the Design Code VSM/UXB/HPA/7.1 hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON
To ensure that the external appearance of the development is satisfactory and to protect residential amenity of near by occupiers, the visual amenities of the area as well as protecting the environment and to accord with PPS1, PPS3, Policies AM7, AM14, BE13,

BE19, BE20, BE21, BE23, BE24, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25. NONSC Maximum number of dwellings and floorspace

The maximum number of dwellings and floorspace in each respective use granted by the Full and Outline permissions shall be:
i) Class C3: 1,340 residential units
ii) Class C2: 77 assisted living retirement accommodation
iii) Class A1/A2/A3/A4/A5: 3,600 sqm
iv) Class B1(a): 15,360 sqm
v) Class C1: 3,950 sqm
vi) Class D1/D2: 4,170 sqm
vii) Sui Generis – Theatre: 2,900 sqm
viii) Sui Generis – Energy Centre: 1,200 sqm

REASON
To ensure an appropriately balanced and complimentary range of residential and non-residential uses on site in and that the extent of The development of the site is the subject of an Environmental Impact Assessment pursuant to PPS1, Policy 3A.7 of the London Plan (Consolidated 2008) the Council's SPD for the NATS site.

26. NONSC Demolition and Construction

Prior to commencement of any phase of the outline or full planning permission elements of the development as hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

The detailed drawings and supporting documentation shall include the following:

(i) A demolition and construction environmental management plan including a method statement which shall include:
- The phasing of any construction work and construction traffic signage, a construction logistics plan and construction method statement,
- The phasing of development works,
- The hours during which development works will occur (please refer to informative 12 for maximum permitted working hours),
- A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing,
- Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities),
- Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours), which shall accord with the following:
    1. The principle construction access to the site will be from the main access off Hillingdon Hill,
    2. No construction access will be permitted from the Greenway / Hillingdon Hill junction until the Greenway and Kingston Lane junction improvements have been implemented,
    3. No construction access will be permitted form Vine Lane,
- Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- The storage of demolition/construction materials on site,

- Details of the site manager, including their contact details (phone, facsimile, postal address,
- The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager,
- Any means of protection of services such as pipes and water mains within the road reserve,
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities,
- Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works,
- Proposed numbers and timing of truck movements throughout the day and the proposed routes,
- Proposed hours of work on the site,
- Measures to ensure deliveries avoid peak periods,
- Ensuring no adverse impact on the Battle of Britain Bunker and associated buildings in the south eastern portion of the site which is to be retained in MOD operation and ownership building
- Measures for protecting neighbours and the public from noise and vibration
- ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction
- Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction.

Thereafter and during the construction of each relevant phase of the outline and full elemens as hereby approved, the scheme shall be completed in strict accordance with the approved details for the relevant phase of the full element of development for which full planning permission is approved.

For the purposes of this condition, 'development for which full planning permission is approved' is defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To protect the amenity of the surrounding area in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Polices (September 2007) as well as manage air quality in accordance with Policies 4B.1 of the consolidated London Plan 2008 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to minimise the impact of the construction phase on the strategic highway network and to comply with London Plan policy 3C.25.

27. OM2 Levels

The plans showing the existing and proposed levels approved as part of condition 3(ii) shall be shown in relation to a fixed datum point, and for the avoidance of doubt prior to the commencement of any of the elements of development for which full planning permission is hereby approved, plans of the relevant part of the site showing the existing and proposed ground levels and the proposed finished floor levels (in relation to a fixed datum point) of the relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be carried out other than in accordance with the approved details.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28. NONSC Disabled Access

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

The detailed drawings and supporting documentation shall include the following:
i) Sign plates, incorporating a representation of the Universal Wheelchair Symbol for the relevant phase, or element of the full planning permission, shall be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such sign plates shall identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of special services. Signs for direction and location shall have large characters or numerals and clearly contrast with the background colour.
ii) Plans and details which demonstrate that the design of the scheme is inclusive and accessible to all persons, including persons with disabilities, including:
   - the internal layout of buildings,
   - details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings),
   - external areas (including car parking areas).

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure disabled persons are provided with adequate facilities and access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

29. DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards. Furthermore 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, and shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points as set out in the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Thereafter these features shall be retained and maintained for the life of the development.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

30. NONSC Waste

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings and supporting documentation shall include the following:
i) Detailed drawings and specification of covered, secured and signposted waste and recycling storage storage/collection areas.

Prior to occupation of the relevant phase, or relevant component of the full planning element, the approved refuse and recycling facilities shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure a sustainable living environment is secured for all residents in compliance with the requirements of Policy 4A.3 of the London Plan (February 2008) and the Council's SPD for the RAF Uxbridge site.

31. Security

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings and supporting documentation shall include the following:
i) Details of security measures to reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

Prior to occupation of the relevant phase, or relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Local Planning Authority's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan (February 2008).

32. NONSC CCTV

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved a scheme for the provision of Closed Circuit Television (CCTV) for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The scheme for the provision of Closed Circuit Television (CCTV) shall include the following:

i) Details of how the proposed CCTV system will be compatible with the Council's CCTV system;
ii) Details of CCTV cameras, including type and specification;
iii) Details of the location of CCTV cameras to be mounted on and/or around the buildings, amenity areas and bicycle storage areas

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, ‘development for which full planning permission is approved’ and ‘full planning element’ are defined as follows:

i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Local Planning Authority's powers under Section 2 of the Local Government Act 2000; to reflect the guidance contained in the Council's SPG on Community Safety by Design and to ensure that the development provides a safe and secure environment in accordance with Policies 4B.1 and 4B.6 of the London Plan (February 2008).

33. Overlooking Potential

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without

modification), no additional windows or doors shall be constructed in the flank walls or roof slopes of the residential dwellings.

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 of Hillingdon's Unitary Development Plan Saved Policies (September 2007).

34. TL20 Amenity Areas

No dwelling hereby permitted as part of the outline planning element of this permission shall be occupied, until the outdoor amenity area(s) serving the relevant dwelling (including balconies and communal spaces where these are shown to be provided) have been approved in accordance with conditions 3(i) and have been laid out and made available for use. For the avoidance of doubt, prior to the occupation of each of the dwellings for which full planning permission is hereby approved, the outdoor amenity area(s) serving the relevant dwelling (including communal spaces where these are shown to be provided) shall have been laid out and made available for use.

Thereafter, the amenity areas shall be maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

35. NONSC Deliveries (Non - residential Uses Only)

There shall be no loading or unloading of goods or fuel (including fuel for any biomass boiler) to the non residential elements of the development (including Hillingdon House) outside the hours of 08:00 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 Saturdays. There shall be no deliveries to the premises on Sundays, Bank or Public holidays.

REASON
To prevent harm to the amenity of surrounding areas due to noise in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

36. HLC7 Music

In respect of all non-residential uses (including those within Hillingdon House, the District Park and any publicly accessible outdoor space), no amplified or other music shall be played except between 0800 hours and 2000 hours Mondays to Fridays, between 0800 hours and 1600 hours on Saturdays and at no time on Sundays, Public or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

REASON
To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

37. Public access to the site at all times

Each phase of the development shall be publicly accessible from first occupation and remain so for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON
To ensure access to the site and its facilities and to facilitate connections into and across the site, in the interest of achieving sustainable communities in accordance with PPS1 and policies 4B.1 and 4B.3 of the London Plan.

38. Antenna

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the buildings hereby approved including the Mons Barrack Blocks building, with the exception of the Class C3 detached, semi-detached and terraced residential dwelling houses.

REASON
To ensure that the apparatus does not detract from the visual amenities of the area and is considered acceptable on a temporary basis only, in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

39. NONSC Archaeology

No phase of the development or any of the elements of development for which full planning permission is hereby approved shall take place until the applicant has secured the implementation of a programme of archaeological work for the relevant phase/relevant component of the full planning element in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The development of each relevant phase of the outline element or of the relevant component of the full planning element shall only take place in strict accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

For the purposes of this condition, ‘development for which full planning permission is approved’ and ‘full planning element’ are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F

vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16 and in accordance with Policies BE3 of the of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

40. NONSC Historic Building Recording

No phase of the outline element of the scheme or any of the elements of development for which full planning permission is hereby approved shall take place until the applicant has secured the implementation of a programme of recording of the standing buildings, to include video and still photography of the historic buildings within the relevant phase/relevant component of the full planning element, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
The planning authority wishes to secure the recording of the existing buildings prior to development, in accordance with the guidance and model condition set out in PPG16 and in accordance with Policies BE3 of the of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

41. Car Parking - Allocation and Nomination

Car parking arrangements approved in compliance with Conditions 8, 17, 42, 43 shall ensure that a maximum of 450 car parking spaces are allocated to, and dedicated for, the use of the non-residential uses (including the residential care home) approved for development on the site.

A maximum of 1,649 car parking spaces are to be allocated for all residential development (excluding the residential care home) with each individual residential dwelling to be allocated as follows:

(i) 3, 4 and 5 bed room dwellings are allocated 2 car parking spaces each;
(ii) 2 bedroom houses and 3 bedroom flats are to be allocated at least 1 car parking space each and at a maximum rate of 2 car parking spaces;
(iii) All 2 bedroom flats are to be allocated a maximum of 1 car parking space;
(iv) 1 bed units to be allocated the remainder of spaces.

The car parking space allocation to residential dwellings shall be for the dedicated use of the dwelling to which each space has been allocated.

Thereafter, the location, allocation and dedication of car parking spaces shall be retained and maintained in accordance with the approved details for so long as the development remains in existence.

REASON
To ensure that car parking is adequately provided for all residential and non-residential uses on the site and to accord with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

42. Car Parking

Car parking arrangements approved in compliance with Condition 8, 17, and 41 shall demonstrate that parking provision is commensurate with the scale of development completed in each phase, and following completion of all phases of development, not more than a maximum of 2,099 car parking spaces [comprising not more than 450 spaces for the non-residential uses (including Assisted Living retirement home) and not more than 1,649 spaces for the residential uses] are to be provided on the site at any time.

REASON
To ensure that car parking provided on the site is commensurate with the proportion of development occupied at the site and to accord with Policies AM7, AM9, and AM14 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

43. NONSC Car Parking Management Plan

Prior to commencement of development a Car Park Management Plan covering the entire site shall be submitted to and approved in writing by the Local Planning Authority.

The provisions of the Car Parking Management Plan will be implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON
To ensure the suitable management of parking on site and to impact on the surrounding area in accordance with policies Pt1.10, AM14, AM15, AM16 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

44. NONSC Parking permits

The owners/occupiers/residents of the proposed development will not be entitled to an on street parking permit if and when a residents' parking management scheme is introduced in the area.

REASON

To prevent parking from the development over spilling on to the surrounding streets in order to reduce reliance on the private car in compliance with the aims of Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

45. NONSC Travel Planning Service

The Travel Plan to be submitted pursuant to this application shall include the consideration of providing a personalised travel planning service to residents to maximise the take up of more sustainable modes of transport.

REASON
The site is located within an Air Quality Management Area (AQMA) and it is therefore necessary to reduce emissions from vehicles and to safeguard residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

46. NONSC Signage and Wayfinding

Prior to commencement of each phase of development, a scheme of pedestrian signage and wayfinding for the relevant phase both within the site and linking to external routes to bus stops, the town centre and station and Brunel University shall be developed in consultation with TfL using the principles of the Legible London system, and submitted to and approved (in consultation with TFL) by the Local Planning Authority.

Thereafter the approved signage and wayfinding scheme shall be implemented in accordance with the approved details before the final occupation of the relevant phase.

REASON
To enhance wayfinding and connectivity and integration of the site with the surrounding area in accordance with Pt1.33 of the of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and RAF Uxbridge SPD.

47. H15 Cycle Storage

Prior to commencement of each relevant phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, and for the avoidance of doubt, prior to commencement of the development, detailed drawings and supporting documentation for the relevant element of the full planning permission shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) Details demonstrating the adequate provision of covered and secure cycle storage for the occupiers of residential flats/maisonettes and non-residential uses. The minimum number of spaces to be provided shall be in accordance with the minimum standards specified in the annex to the Saved UDP (September 2007).
ii) For non-residential uses details demonstrating the adequate provision of changing facilities, lockers and shower facilities for cyclists.
iii) In addition, details showing visitor parking provision across the site including not less than 1 space per 10 residential dwellings as well as provision for non-residential uses.

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:

i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

48. NONSC Gate Across Access Way

Notwithstanding the details shown on the approved plans, before any development commences, details of the gate to be installed across the roadway leading from the primary school to Vine Lane, as well as associated signage and alterations to the width and eesi9gn of the access/road way in the vicinity of the gate, shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the exact location, height, foundations, materials, locks, access control and of an ongoing maintenance scheme.

Before creating any vehicular access to the site from Vine Lane, the gate shall be installed in accordance with the approved details and thereafter retained, maintained and operated in strict accordance of the approved details for the life of the development.

REASON
To prevent unacceptable traffic impacts arising from the development on Vine Lane, to ensure that pedestrian and vehicular safety is not prejudiced and to accord with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

49. HLC1 Restaurants/Cafes/Class A3 Uses

In respect of any Class A3 use hereby approved, no persons shall be permitted to be on the premises between the hours of 23.30 hours and 08.00 hours with an allowance of up to 30 minutes either side of these times for closing and opening.

REASON
To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

50. NONSC Construction Logistics Plan

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, a

construction logistics plan for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

The construction logistics plan shall include measures to minimise the impact of construction of the relevant phase or relevant component of the full planning element on the strategic highway network in accordance with the London Freight Plan and shall include, but is not be limited to measures such as consolidated deliveries, off site prefabrication and the use of recycled materials on site and avoiding peak periods.

For each relevant phase or relevant component of the full planning element, the provisions of the construction logistics plan shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To minimise the impact of the construction phase on the strategic highway network and to comply with London Plan policy 3C.25.

51. NONSC Code for Sustainable Homes

Prior to commencement of each phase (with the specific exception of phase 2) of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved (except the Mons Barrack Blocks, Lawrence House and Sick Quarters buildings and Carpenters Building), detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

i) A statement demonstrating measures that will be incorporated to ensure that the residential units (Class C3) achieve a minimum standard of Code for Sustainable Homes Level 4 with reasonable endeavours to obtaining higher levels in later parts, in accordance with changes to national Building Regulations.

Prior to occupation of the relevant phase, or relevant component of the full planning element, design stage Code Certificates shall be obtained for each of the dwellings in the relevant phase or component of the full planning element certifying that at least Code Level 4 has been achieved, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter the scheme shall be completed in strict accordance with the approved details and maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev E
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev E
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev D
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev E

REASON
To ensure that the residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 4A.7 of the London Plan (February 2008) and the RAF Uxbridge SPD.

52. NONSC BREAAM

Prior to commencing any non-residential development (including in phase 2, the town centre extension phase and applicable independent phases) a statement demonstrating that the relevant non-residential development being commenced will achieve a BREEAM rating of excellent shall be submitted for approval in writing by the Local Planning Authority.

Thereafter and prior to occupation of the relevant non-residential development, the scheme shall be completed in strict accordance with the relevant approved details and be thereafter maintained for the life of the development.

REASON
To ensure that the non-residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 4A.7 of the London Plan (February 2008).

53. NONSC Air Pollution Mitigation

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a scheme designed to minimise the ingress of polluted air into buildings in the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The design must take into account climate change pollutants. Any suitable ventilation systems will need to address the following:
i) Take air from a clean location or treat the air and remove pollutants;
ii) Be designed to minimise energy usage;
iii) Be sufficient to prevent summer overheating;
iv) Have robust arrangements for maintenance.

Thereafter the scheme shall be completed in strict accordance with the approved details and maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D

ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
In the interests of the amenity for future occupiers in accordance with Policies 4B.1 of the consolidated London Plan (February 2008).

54. NONSC Energy Centre Emissions

Prior to commencement of works to create any energy centre or the like, details of the means to control air pollution for the energy centre or the like shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the height and location of any flue(s).

The measures shall be provided prior to the occupation of the relevant phase and thereafter be operational and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON
In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

55. NONSC Air Quality and Traffic

Any traffic management proposals for mitigation of the impact of the development must be accompanied by an air quality assessment of their environmental benefits. The traffic schemes must also be monitored, for a specified time to be agreed by the Local Planning Authority, both pre and post operation, to ensure the proposed scheme is effective.

REASON
To suitably consider, monitor and manage the impacts of traffic on air quality in the interests of the amenity of existing future occupiers in accordance with Policies 4B.1 of the consolidated London Plan 2008 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

56. NONSC Air Quality scheme

A scheme detailing the implementation of the use of, and promotion of, cleaner technologies shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the first phase. Examples include promotion of car clubs, provision of electric charging points, and use of low emission boilers. The provisions of the Air Quality Scheme shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

To improve air quality in accordance with Policies 4B.1 of the consolidated London Plan 2008 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

57. A12 Biomass boiler – control of air pollutants

No biomass boiler shall be used until a scheme which specifies the provisions to be made for the control of air pollutants from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in strict compliance with the approved measures.

REASON
In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

58. A13 Biomass boiler – fuel quality

Any biomass boiler(s) shall only be operated using clean biomass fuel that complies with a recognised fuel standard (such as CEN/TS 14961:2005). A written guarantee shall be submitted to the local authority prior to the commencement of the development with a declaration that biomass fuel conforming to a recognised fuel quality will be used in the biomass boiler. A statement shall be submitted to the local authority specifying the fuel specifications in accordance with CEN/TS 14961:2005 or a similar recognised standard. (The statement shall be obtained from the fuel supplier).

REASON
In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

59. A14 Biomass boiler – maintenance

Any biomass boiler shall be associated with a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The maintenance schedule shall be submitted prior to installation.

REASON
In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

60. TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local

Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON
To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

61. TL3 Protection of Trees and Plants During Site Clearance and Development

Prior to the commencement of any site clearance or construction work in any phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained in the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

No site clearance works or development of any relevant phase or relevant element of the full planning permission shall be commenced the fencing has been erected in accordance with the details approved.

Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
i) There shall be no changes in ground levels;
ii) No materials or plant shall be stored;
iii) No buildings or temporary buildings shall be erected or stationed;
iv) No materials or waste shall be burnt; and
v) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E

xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

62. NONSC Flood Storage Landscape Plan

Prior to the commencement of any development a landscape management plan for the flood storage areas for the entire site, unless otherwise agreed in writing by the local planning authority, including long term design objectives, planting proposals, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the local planning authority.

The landscape management plan for the flood storage areas shall be carried out as approved as each relevant phase or relevant element of the full planning permission is implemented. Any subsequent variations shall be agreed in writing by the local planning authority.

REASON
To secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EC5 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) as well as PPS1

63. TL6 Landscaping Scheme - implementation

All hard and soft landscaping in any phase of the outline elements of the development or any of any of the elements of development for which full planning permission is hereby approved shall be carried out in accordance with the approved landscaping scheme for the relevant phase/relevant component of the full planning element and shall be completed within the first planting and seeding seasons following the completion of each phase of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme for any phase or full planning element, which, within a period of 5 years from the completion of that development phase, dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased, shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to, any variation.

For the purposes of this condition, ‘development for which full planning permission is approved’ and ‘full planning element’ are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F

vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

64. TL7 Maintenance of Landscaped Areas

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a schedule of landscape maintenance for the relevant phase/relevant component of the full planning element covering a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that the approved landscaping is properly maintained in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

65. TL21 Tree Protection, Building & Demolition Method Statement

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a method statement outlining the sequence of development for the relevant phase/relevant component of the full planning element, including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority.

Thereafter the development shall be implemented in accordance with the approved method statement.

For the purposes of this condition, ‘development for which full planning permission is approved’ and ‘full planning element’ are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

66. NONSC Bird Hazard Management

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation in relation to the relevant phase or component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, in respect of the following:
i) A Bird Hazard Management Plan which shall include the following details:
- Details of any water features,
- Monitoring of any standing water within the site,
- Drainage details including Sustainable Urban Drainage Schemes (SUDS). Such schemes must also comply with Advice Note 6 Potential Bird Hazards from SUDS which is available at www.aoa.org.uk/publications/safeguarding.asp
- Management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design (www.aoa.org.uk/publications/safeguarding.asp),
- Any earthworks,
- The species, number and spacing of trees and shrubs,
- reinstatement of grass areas,
- maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow,
- which waste materials can be brought on to the site,
- monitoring of waste imports,
- physical arrangement for collection and storage of putrescible waste,
- signs deterring people from feeding birds.

Thereafter and prior to occupation of each relevant phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON
To protect Aircraft safety in accordance with Policy A6 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

67. NONSC Drainage

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a drainage strategy detailing any on and/or off site drainage works for the relevant phase/relevant component of the full planning element (including the adoption of sustainable urban drainage initiatives into the development), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
Given that the development may lead to sewerage flooding, the above works is to ensure that sufficient capacity is made available to cope and to avoid adverse environmental impact upon the community in accordance with PPS25 and Policy OE3 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

68. Foul and Surface Water Disposal

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a scheme to dispose of foul and surface water for the relevant phase/relevant component of the full planning element, shall be submitted to and approved by the Local Planning Authority.

Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C

viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), polices 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

69. NONSC Greywater/Rainwater Recycling

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, details demonstrating the incorporation of either rainwater or grey water recycling facilities into each of the buildings in the relevant phase/relevant component of the full planning element, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
In order to provide a sustainable form of development and promote water conservation in compliance with Policies 4A.3 and 4A.16 of the London Plan 2008.

70. NONSC Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Issue F dated 15/9/10 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Provision of compensatory flood storage on / or in the vicinity of the site to a 1 in 100 year plus climate change standard.

3. Finished floor levels are set no lower than 300mm above the 1 in 100 year plus climate change flood level .

REASON

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

3. To reduce the impact of flooding on the proposed development and future occupants.

4. To comply with Policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

71. NONSC Plant and Equipment Noise Levels

The rating level of the noise emitted from the plant, equipment and any air conditioning units shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, Method for rating industrial noise affecting mixed residential and industrial areas.

REASON
To protect the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

72. NONSC Contaminated Land Condition

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a scheme to deal with contamination within the relevant phase or component of the full planning element shall be submitted (in accordance with the Supplementary Planning Guidance on Land Contamination) to and approved in writing by the Local Planning Authority.

All works which form part of the remediation scheme for the relevant or component of the full planning element shall be completed before any part of the relevant phase/component of the full planning element of development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:
(i) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site and surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
(ii) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a

suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make each phase suitable for the proposed use;

(iii) (a) A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the Local Planning Authority prior to commencement of each phase and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority prior to its implementation;

(b) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the Local Planning Authority prior to implementation; and

(iv) Upon completion of the remedial works, this condition will not be discharged for any phase until a verification report for the relevant phase has been submitted to and approved by the Local Planning Authority. The report shall include details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:

i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) PPS1 and PPS23.

73. NONSC EA Contaminated Land Condition

Prior to the commencement of each phase of development or any of the elements of development for which full planning permission is hereby approve (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the areas of the site within the relevant phase/relevant component of the full planning element shall each be submitted to and approved, in writing, by the local planning authority:

i). A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

i) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

ii) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) PPS1 and PPS23.

74. NONSC Previously Unidentified Contamination

If, during development of any phase/component of the full planning element, contamination not previously identified is found to be present at the site then no further development on that phase/relevant component of the full planning element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how contamination shall be dealt with.

For the purposes of this condition, 'full planning element' is defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D

ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) PPS1 and PPS23.

75. NONSC Contamination Remediation Verification Report

Prior to occupation of any part of a permitted phase of development, or any component of the full planning element, a verification report for that part of the phase/component of the full planning element, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

For the purposes of this condition, 'full planning element' is defined as follows:
i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
vii) The Carpenters Building shown on plan 3300-21-602 Rev C
viii) Hillingdon House shown on plan 3300-21-106 Rev D
ix) The Cinema building shown on plan 3300-20-101-Rev A
x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

REASON
To protect controlled waters by ensuring remediation is completed to an acceptable level in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) PPS1 and PPS23.

76. NONSC Infiltration by Surface Water

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in strict accordance with the approved details.

REASON
To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) PPS1 and PPS23.

77. NONSC Piling Method

Piling or other deep foundation works using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development of each phase shall be carried out in strict accordance with the approved details.

REASON
To prevent intrusive works introducing new contaminant migration pathways that put controlled waters at increased risk of contamination in accordance with PPS1 and PPS23.

78. NONSC Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved in writing by the Local Planning Authority.

The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON
To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

79. NONSC Ecological Mitigation Management Plan

The commencment of the first phase of the development shall not commence until an Ecological Mitigation, Enhancement and Management Plan (EMMP) for the whole of the development site has been submitted to and approved in writing by the Local Planning Authority. The EMMP will provide details concerning the implementation of the mitigation and enhancement measures proposed in the supporting documents to the planning application and include long-term objectives, management responsibilities and maintenance schedules and as guided by the planning in formatives hereby approved.

All work on site shall be carried out in accordance with the approved details of the EMMP, unless otherwise agreed in writing by the Local Planning Authority.

REASON
In the interest of nature conservation and in accordance with Paragraph 14 of Planning Policy Statement 9, Policy 3D.14 of the London Plan, and Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

80. NONSC Pre-commencement badger survey

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a pre-commencement badger survey for the relevant phase/component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

All construction and related activity shall only be undertaken in accordance with the recommendations of the survey as agreed.

REASON
To prevent the killing, injuring and cruelty of badgers and interfering with setts. Badgers are legally protected under the Wildlife and Countryside Act, 1981 and the Protection of Badger Act 1992. This makes it illegal to wilfully kill, injure or cruelly mistreat a badger, interfere with a badger sett by damaging or destroying it, obstruct access to a sett or to disturb a badger whilst occupying a sett. Furthermore, the destruction by development of the badgers foraging territory, and the interruption of their paths to such territory or to water sources, may be classified as cruel ill treatment.

81. NONSC River Pinn Buffer Zone

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the River Pinn shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in strict accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

i) plans showing the extent and layout of the buffer zone;
ii) details of any planting scheme within the buffer zone (using locally native plant species, of UK genetic provenance);
iii) details demonstrating how the buffer zone will be protected during development.
iv) details of any footpaths, fencing, lighting.

REASON
Development that encroaches on the River Pinn corridor has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside the River Pinn corridor is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

82. RPD8 Housing Estates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or changes to the external appearance of any dwelling house (including alterations to fenestration) shall be carried out, nor shall any sheds, garages, porches, fences, gates or walls be erected and balconies formed without the prior written consent of the Local Planning Authority.

REASON
To preserve the character and appearance of the development and protect the visual amenity of the area in accordance with policies BE13 and BE19 of the Hillingdon Unitary Development Plan.

83. NONSC Piling Method in Respect of Historic Building Protection

Piling or other deep foundation works using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant detrimental impact upon the stability and fabric of the historic buildings on site.

REASON
To prevent damage to historic assets of the site in accordance with PPS5.

INFORMATIVES

1. 152 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Local Planning Authority to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OPEN LAND AND COUNTRYSIDE

Green Belt

OL1 Green Belt – acceptable open land uses and restrictions on new development

OL2 Green Belt – landscaping improvements

Green Chains

OL11 Green Chains

Trees and Woodland

OL26 Protection and enhancement of trees, woodland and landscape features

ECOLOGY AND NATURE CONSERVATION

Protection of Habitats

EC5 Retention of ecological features and creation of new habitats

BUILT ENVIRONMENT

Archaeological Sites

BE2 Scheduled ancient monuments

Listed Buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

Design of New Development

BE13 Layout and appearance of new development

BE14 Development of sites in isolation

BE15 Alterations and extensions to existing buildings

Security and Safety in Design

BE18 Design considerations - pedestrian security and safety

Residential Amenity

BE19 New development within residential areas – complementing and improving amenity and character of the area

BE20 Daylight and sunlight considerations

BE21 Siting, bulk and proximity of new buildings/extensions

BE23 External amenity space and new residential development

BE24 Design of new buildings – protection of privacy

Town Centres

BE26 Town centres – design, layout and landscaping of new buildings

Advertisements and shopfronts

BE28 Shop fronts – design and materials

Road and Rail Corridors

BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London

High Buildings and Structures

BE36 Proposals for high buildings/structures in identified sensitive areas

Trees and landscaping

BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals

OTHER ENVIRONMENTAL CONSIDERATIONS

OE1 Protection of the character and amenities of surrounding properties and the local area

Noise

OE5 Siting of noise-sensitive developments

Air Pollution

OE6 Proposals likely to result in pollution

Surface Water Drainage and Flood Prevention

**OE7 Development in areas likely to flooding – requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures

OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity

HOUSING

Safeguarding Existing Housing

H3 Loss and replacement of residential accommodation

Housing Mix

H4 Mix of housing units

H5 Dwellings suitable for large families

Conversions

H8 Change of use from non-residential to residential

Residential Care/Sheltered Housing

H10 Proposals for hostels or other accommodation for people in need of care

RECREATION, LEISURE AND COMMUNITY FACILITIES

Provision of Open Space and Children's Play

R1 Development proposals in or near areas deficient in recreational open space

Town Centres

R2 Provision of recreation, entertainment and leisure facilities in Town Centres

Safeguarding Existing Facilities

R4 Proposals that would involve the loss of recreational open space

R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

Promoting Participation

R6 Ancillary recreational facilities

Arts, Cultural and Entertainment Facilities

R7 Provision of facilities which support arts, cultural and entertainment activities

R8 Loss of facilities which support arts, cultural and entertainment activities

Community Facilities

R10 Proposals for new meeting halls and buildings for education, social, community and health services

Accessibility

R16 Accessibility for elderly people, people with disabilities, women and children

Planning Obligations

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

THE LOCAL ECONOMY

Employment Generating Development in Town Centres

LE6 Major officer and other business proposals in town centres

TOURISM

Demand for Tourist Accommodation

T2 Location of tourist accommodation and conference facilities

Budget Accommodation

T4 Hotels, guesthouses and other tourist accommodation – location, amenity and parking requirements

ACCESSIBILITY AND MOVEMENT

Land Use and Accessibility

AM1 Developments which serve or draw upon more than a walking distance based catchment area – public transport accessibility and capacity considerations

AM2 Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity

Road Construction and Improvement

AM3 Proposals for new roads or widening of existing roads

Road Hierarchy

AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic

AM7 Consideration of traffic generated by proposed developments

Pedestrian and Wheelchair Users

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

Cyclists

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

Public Transport

AM12 Promotion of traffic management measures which give priority to buses

Accessibility to Facilities

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes-

Car Parking

AM14 New development and car parking standards

AM15 Provision of reserved parking spaces for disabled persons

AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas

AM17 Provision of short stay off-street parking space for town centres

3. I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4. Environmental Statement

All matters submitted pursuant to the above conditions must be in accordance with the proposals tested within the Environmental Impact Assessment (EIA). If the Council considers that future submissions go beyond the scope of the EIA or introduce significant effects not previously been assessed then a further EIA may be required or addendums to the current version. Section 73 applications to vary or not comply with conditions are also subject to EIA regulations and will be reviewed in the context of the existing environmental statement.

5. Riffle Range Use and alteration subject to separate approval(s)

Note that the permission hereby granted does not include any change of use or alterations and additions to the Rifle Range which is being retained *in situ*. Any proposals will be subject to the necessary approvals at the time of consideration and prior consultation with the LPA and English Heritage is recommended.

6. Battle of Britain bunker and curtliage buildings subject to separate approval(s)

Note that the permission hereby granted does not include any change of use or alterations and additions to the Battle of Britain Bunker and its curtilage including associated structures which are being retained *in situ*. Any proposals will be subject to the necessary approvals at the time of consideration and prior consultation with the LPA and English Heritage is recommended.

7. I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

8. I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning Environment & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9. I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

10. I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (i.e. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 0207556 2100).

11. I12 Notification to Building Contractors

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

12. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
C) The elimination of the release of dust or odours that could create a public health nuisance.
D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

13. I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

14. I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of

Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning, Environment & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

15. I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

16. I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

· The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
· BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

· The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
· Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from
www.drc-gb.org.
· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

17. I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

18. I47 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact – Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

19. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of cranes, for crane operators to consult the aerodrome before erecting crane in close proximity to an aerodrome. This is explained in Advice Note 4 'Cranes and Other Construction Issues' which is available at www.aoa.org.uk/publications/safeguarding.asp

20. Wind turbines

Wind turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on the aviation interests. This is explained further in Advice Note 7 'Wind Turbines and Aviation' which is available at www.aoa.org.uk/publications/safeguarding.asp

21. Fire hydrants

Fire hydrants as required by the London Fire Brigade should conform to BS750:1984 and the hydrant indicator plate should conform to BS325117/01/20101976

22. Consult EPU and EA

Prior to work commencing on site, you are recommended to consult the Council's Environmental Protection Unit Team as well as the Environment Agency on matters including controlled waters conditions, waste management issues and site exemptions including mobile plant licences and remedial works.

23. Waste Grinders in Kitchens of Residential dwellings

All flats to have a food waste grinder

24. Disabled access

In respect of the detailed design, the following matters and any other relevant issues should be addressed for consideration by the Council's Access Officer in discharge of conditions of approval:

- In respect of landscaping, street furniture should be conducive to needs of older people and people with a disability and positioned to allow ease of movement by people with visual impairments.
- All publicly accessible buildings should be inclusively design and especially with regard to legal obligations under DDA or any other disability or accessibility related legislation and guidance prior to implementation
- Apartment blocks are to incorporate refuse areas area with appropriate communication links, with sizing addressing wheelchair manoeuvrability (refer to BS 9999:2008)
- Recommend two lifts at opposite ends of flatted buildings be incorporated into the scheme and should be designed and integrated to support horizontal evacuation
- Advice from a fire safety officer regarding accessible provisions should be sought at an early stage.
- A reminder of the duty to consider DDA 1995 regarding employment and service provision
- All facilities for people with disabilities must be shown on submitted drawings at reserved matters.

25. Waste Management Plan

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at http://www.netregs-swmp.co.uk.

In the case of waste storage facilities for residential C3 dwellings, dustbins and enclosed refuse collection areas, should be sited a maximum distance of 23 metres (10 metres where paladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

26. Consult TFL

You are recommended to consult with TFL at an early stage to discuss the necessary information requirements to discharge the Delivery and Servicing Plan and Construction Logistics Plan conditions. It should be noted that any documents submitted in fulfilment of these conditions should clearly identify efficiency and sustainability measures to be undertaken including: booking systems; consolidated or re-timed trips avoiding peak times on the road network; secure off-street loading and drop-off facilities; mode shift away from road where possible; using operators committed to best practice, demonstrated by membership of TfL's FORS scheme, or similar; swept path analysis demonstrating sufficient access for delivery vehicles.

27. Waste and Surface Water

With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval form Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

28. Petrol/Oil Interceptors

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

29. Trade Effluent Consent

A Trade Effluent Consent will be required for any effluent discharge other than domestic discharge. Any discharge without the consent is illegal and may result in prosecution. Note that domestic use includes for example, toilets, showers, washbasins baths and contains. Trade effluent processes include: laundrette/laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treating cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before Thames Water can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London SE2 9AQ. Tel 0208 507 4321.

30. Water Supply

With regards to water supply, this site is within the area covered by the Veolia Water Company. It is recommended that Veolia Water company are contacted to establish the requirements for supply connection. The address to write to is Veolia Water Company, The Hub, Tamblin Way, Hartfield, Herts AL10 9EZ. Tel 0845 782 3333

31. Bats

If bats are discovered Natural England will need to be consulted and a Department of Food and Rural Affairs (DEFRA) licence will need to be obtained prior to any recommencement of work and mitigation measures proposed.

32. Living Roofs and Walls

Living roofs and walls should be considered in the construction of any flat roofed buildings which contribute greatly to on-site biodiversity by attracting a range of insects and birds. They also provide natural insulation, rainwater attenuation and cooling, and are visually attractive and innovative. Living walls provide many of the same benefits, and have been shown to provide considerable temperature regulation, as well as contributing to on-site biodiversity by providing habitat for insects and nesting birds.
Reason: To aim towards biodiversity enhancements in new developments in compliance with guidance in paragraphs 5.32 to 5.56 of PPS9, PPS1 and the NERC Biodiversity Duty.

33. Water Saving Measures

WT suggest including grey water recycling, external water butts etc in new building design. See http://www.environment-agency.gov.uk/subjects/waterres/286587/286911/548861/862159/?version=1&land=e
And
http://www.greenbuildingstore.co.uk/water-reedbeds.php
This is to aim towards sustainable water usage in new developments, in compliance with sustainability guidance PPS1.

34. Code for Sustainable Homes

The development should maximise energy efficiency and conservation through use of renewable energy sources, solar panels, wind turbines (where efficient), ground source heat pump, insulation creating buffer zones, weather-breaking planting, localised temperature controls, and use of condensing boilers. This is to aim towards sustainable energy usage in new developments.

35. SUDS

Further in respect of the required Sustainable Urban Drainage (SUD) systems, the SUDS manual (c697) by Woods Ballard B, Kellager R et al is available at
http://www.circa.org/downloads.htm
Again this is to aim towards sustainable drainage systems in developments

36. Biodiversity Benchmark

The Biodiversity Benchmark for Land Management of the Wildlife Trust is the first award for business designed to recognise and reward continual biodiversity improvement. It was set up to support businesses and other organisations in their work to enhance biodiversity. The biodiversity Benchmark is managed by the Wildlife Trust. Its strategic direction is overseen by a steering group comprising commercial and environmental organisations including Natural England and the Environment Agency. It provides a nationally recognised standard for commitment to biodiversity, demonstrating responsible land management. How to apply: Self-assessment packs and related documents can be downloaded from the Biodiversity Benchmark website www.biodiversitybenchmark.org or email bb@wildlifetrusts.org to obtain a copy

37. Air Quality Management

Due to the development being within the AQMA, the Travel Plan submitted should include the consideration of providing a personalised travel planning service to maximise the take up of more sustainable modes of transport. If the development is within the AQMA and close to public transport a more detailed Travel Plan should be sought. The provision of a personalised travel planning service can help to enhance the uptake of more sustainable modes of transport. Advice on this approach can be found in the following DfT publication
http://www.dft.gov.uk/pgr/sustainable/travelplans/ptp/personalisedtravelplanningev5774

38. Environmental Statement

All matters submitted pursuant to the above conditions must be in accordance with the proposals tested within the Environmental Impact Assessment (EIA). If the Council considers that future submissions go beyond the scope of the EIA or introduce significant effects not previously assessed then, a further EIA may be required or addendums to the current version. Section 73 applications to vary or not comply with conditions are also subject to EIA regulations and will be reviewed in the context of the existing environmental statement.

39. Birds

In respect of the requirement to submit an Ecological Management Plan, no demolition of buildings, or removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

Please note that nesting birds are protected from disturbance under the Wildlife and Countryside Act 1981.

40. Lighting

In respect of the requirement to submit an Ecological Management Plan, no external lighting shall be installed or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing the details of its position, height, design and intensity. The hedgerows, tree lines and vicinity of any at boxes in particular should be protected from any direct lighting.

This is to ensure the site provides a suitable foraging habitat for bats which may be adversely affected by artificial light pollution in sensitive areas

41. Bats

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no demolition of buildings is to take place unless carried out in the presence of a bat ecologist.

All bats and their roosts are legally protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats and c.) Regulations 1994. If bats are present it is illegal to intentionally kill, injure or catch them, damage destroy or obstruct their roosts, or to disturb the bats. Bat roosts are also legally protected, even when bats are not present all of the time.

42. Trees and bats

In respect of the requirement to submit and Ecological Mitigation, Enhancement and Management Plan, prior to commencement of each phase, no trees identified on site as bat roosts are to be felled until a bat mitigation scheme has been submitted for the approval in writing by the Local Planning Authority. This is to include the results of the survey to determine which trees contain or are likely to contain bat roosts (those with cracks, rot holes, splits, dense ivy cover, etc) and the proposed mitigation measures.

The reason for this informative is that some of the trees on the site have been identified as containing features which could be used by roosting bats. If any of these are due to be removed as part of the development, they need to be checked for evidence of the use by bats beforehand. Because bats are such mobile species, this should be carried out as close to the time of the felling as possible. Any that are found to contain bats will need to be left until the bats have gone or been excluded (which would require a licence), although it would be preferable to retain on site those specimens considered likely to be used by them. Felling techniques on all trees with potential bat habitat must be felled following all guidelines in 'Trees and Bats' (Arborcultural Association Guidance Note 1, May 2003, 2nd edition), and in the presence of a bat ecologist. If bats are discovered Natural England will need to be consulted and a DEFRA licence will be needed prior to any recommencement of work, and mitigation measures proposed. All bats and their roosts are legally protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats and c.) Regulations 1994. If bats are present it is illegal to intentionally kill, injure or catch them, damage destroy or obstruct their roosts, or to disturb the bats. Bat roosts are also legally protected, even when bats are not present all of the time.

43. Bat Boxes

As part of reserved matters condition No. 3, bat boxes (Wildlife trust suggests E.g. Schwegler 1FQ) or bricks (Wildlife Trust suggests E.g. Schwegler N27 or 1FR) should be

installed on buildings in positions at least 3m off the ground and which protected from the elements and facing in a south/westerly direction.

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, the NERC Duty and PPS1

44. Bird boxes - General

As part of reserved matters condition No. 3, swift, starling and house sparrow nest boxes and/or bricks (Wildlife Trust suggests e.g. Schwegler boxes/bricks) should be erected on/in any tall buildings at least 5m above ground, and which are protected from the elements and north/east facing. For further advice see
http://www.rspb.org.uk/advice/helpfingbords/roofs/internal_boxes.asp

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, the NERC Duty and PPS1

45. Landscaping

The detailed landscape plan for each phase approved in compliance with Condition 3 shall comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping and Building Design (www.aoa.org.uk/publications/safegaurding.asp).

46. Landscaping

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no works of site clearance or demolition for each phase are to begin until a detailed landscaping plan has been submitted to the Local Planning Authority for approval in writing. This is to include:

- details of the species of local provenance to be planted/sown and a structurally diverse habitat plan (preferably including a pond and dead wood habitats), consisting of a list and map of species to go in the tree plantings, scrub areas and hedgerow and a sample programme of management.
- Identification and supporting information identifying and describing opportunities for temporary habitat creation in the course of implementation of the different phases of the development

All work on site shall be carried out in accordance with the approved details of the EMP, unless otherwise agreed in writing by the Local Planning Authority.

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, and the NERC Biodiversity Duty.

47. Badgers

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no works of site clearance or demolition is to begin in each phase until a survey for badgers has been carried out and a report submitted to he LPA for approval in writing. Should an active badger set be found to be present on site, a licence would be required from Natural England in order to lawfully undertake works within close proximity of the sett(s) in question. Natural England will require a mitigation strategy to include the method and timing of the works. All works are to proceed in accordance with the approved scheme of mitigation. This is to include details of precautions to be taken before and during construction to avoid harm to badgers, such as caused by the potential sett building in fresh soil heaps. Construction activities must not approach closer than within 30m of any badger

sett. A final check survey for badgers should be carried out before commencement of construction and a watching brief and general site safeguards should be put in place to protect the badgers present at the site and wider area.

Badgers are legally protected under the Wildlife and Countryside Act, 1981 and the Protection of Badger Act 1992. This makes it illegal to wilfully kill, injure or cruelly ill-treat a badger, interfere with a badger sett by damaging or destroying it, obstruct access to a sett or to disturb a badger whilst occupying a sett. Furthermore, the destruction by development of the badgers foraging territory, and the interruption of their paths to such territory or to water sources, may be classified as cruel ill-treatment.

48. Reptiles

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, any key features within the redevelopment area that could potentially be used by reptiles should be cleared sensitively, in particular habitats in the north-eastern corner of the site. Key features include log and brash piles, grass heaps, stone rubble piles and marrow burrows. Existing areas of amenity grassland should be maintained closely mown to prevent their colonisation by reptiles.

Reptiles are protected under the Wildlife and Countryside Act 1981 which makes it an offence to intentionally kill or injure these species.

49. Stag Beetles

In respect of the requirement to submit and Ecological Mitigation, Enhancement and Management Plan, if any dead stumps on the site are to be removed, they should be dismantled sensitively and used to recreate loggeries and log piles elsewhere on site. These loggeries should be positioned upright in a shallow hole circa 0.5m deep by circa 1m square, and lined with tree bark mulch. Logs of circa 1.5m length should be used so tat they protrude above ground level by circa 0.5m. The loggeries should be positioned in a damp and shady location.

Stag beetles are a UK and Hertfordshire BAP priority species, and their protection should be considered by local planning authorities in planning decisions in compliance with guidance in paragraphs 84 and 85 of PPS9, and the NERC biodiversity duty.

50. Good building Practice

Good building practices should be adopted during the construction phase to safeguard any individual animals which venture onto the site. Such practices would include covering of deep holes and trenches overnight and or the provision of planked escape routes for any trapped wildlife. In addition, any liquids held on-site should be stored in secure lock-up. Furthermore a precautionary approach should be adopted during clearance of dense scrub. Specifically, necessary scrub clearance at the north eastern corner of the site should be carried out sensitively (i.e. using hand held tools) such that any fox earths be identified , they can be excavated sensitively.

51. Historic Building Recording

The historic buildings on the site are of intrinsic archaeological interest and any alteration or demolition of historic structures should be recorded before they are altered by the development. The applicant should therefore submit detailed proposals in the form of historic building recording project designs specific to each development phase. These designs should be in accordance with the appropriate English Heritage guidelines and local policies.

52. Express consent required for works in the vicinity of the River Pinn

Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8m of a main river such as the River Pinn. This is irrespective of any planning permission granted.

53. Foot Path

The applicant should explore options for meandering the footpath away from the river as much as possible. The path should be as narrow as practicable. This will minimize the necessity to destroy semi-natural habitat during its construction, will create a path which provides a more dynamic experience for users and will benefit the wildlife of the river corridor through widening the zone of semi-natural habitat between the river and anthropogenic influences.

54. The Buffer Zone

The buffer zone should be managed so as to foster a natural character with native trees and shrubs only used in any planting scheme and any grass areas left unmown or mown only later in the season to enhance their floristic and habitat value. These measures benefit various kinds of wildlife, but are particularly important for terrestrial life stages of aquatic insects, such as dragonflies. Use of locally native species in landscaping plans is essential in order to benefit local
wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

55. Lighting

There shall be no light spill into the watercourse or adjacent river corridor habitat. To achieve this all artificial lighting that has potential to illuminate the buffer zone should be directional and focused with cowlings. There should also be no lighting directly placed within the buffer zone. Further information can be found in the Institute of Lighting Engineers “Guidance Notes For The Reduction Of Obtrusive Light
http://www.ile.org.uk/uploads/File/Technical/RLP%202005.pd

56. Ground Source Heat Pumps

The Energy Statement references the possible use of ground source heat pumps. The use of an open loop system either re-injecting back into the aquifer and/or to public sewer (where permitted) requires an abstraction and discharge permit. Please call 08708 506506 for details.

57. Non-reflective Solar Panels

Any solar panels to be installed on site in accordance with details hereby agreed in the conditions should consist of non-reflective materials to ensure the safety of aircraft traffic from RAF Northolt.

58. No Takeaways

You are advised that there shall be no takeaways from the restaurant at Hillingdon House.

59. Waste storage

Facilities for waste storage should be provided to the rear of detached, semi-detached and terraced properties

60. Existing Boundary Fencing

It is recommended that the existing boundary fencing be retained until the new boundary treatments in accordance with condition 3 are approved for each relevant phase.

61. Retention of Historical Plaques

Any blue historical plaques on the site shall be suitably relocated in the new development in consultation with the Council's conservation officer.

62. No Parking on the Adoptable Highway

It is the Council's intention to adopt under the Highways Act, 1980, the main spine road and other road(s) to the primary school. Private parking areas on the public highway cannot be permitted and reserved matters applications for the relevant phases should therefore provide alternative parking locations.

63. Coach drop-off for the hotel

As part of the reserved matters application for the hotel, details of the provision of coach drop-off facilities in the layout should be provided.

64. Brown Badge Parking

Although not a planning issue or requirement, you are requested to give consideration to the provision of car parking for 'brown badge' holders.

65. Listed Building Consent Required for Works to the Listed Former Cinema

In respect of 16, your attention is drawn to the requirement to obtain Listed Building Consent prior to commencing any proposed alterations and additions to the Listed former cinema.

66. Car Parking Allocation

You are advised that in discharging condition 41, the Council will expect car parking spaces located next to/adjacent ground floor habitable room windows to be allocated to the respective unit featuring the said habitable room windows. In this regard, the car parking spaces adjacent to the northern and southern elevations of the 2 ground floor dwellings in Flat Block 01 shall be allocated to these flats.

67. Care during Demolition

It is requested that during demolition, care is taken to recover and appropriately consider the future storage, reuse and distribution of furniture, fitting and any chattels of importance, including those that may be associated with the any on site chapel.

3. CONSIDERATIONS

3.1 Site and Locality

3.1.1 The Site

The application site is 46.6ha in area and comprises of 43.8ha of land known as Royal Air Force Uxbridge (RAF-U) as well as 2.8ha of highway land (St Andrews Roundabout and approaches). The site is bound by Park Road (B483) and Hillingdon Road (A4020) to the east; properties including the Territorial Army fronting Honeycroft Hill to the north; properties fronting Vine Lane and Honey Hill to the east; and Hillingdon golf course and properties to the south.

The topography varies across the application site, generally sloping down to the River Pinn which traverses the site north to south. The site has a high level of amenity along the River Pinn and the sports fields and other open land in the Green Belt. Much of the built form is located on the western side, and is low rise with a clearly laid out and spacious "campus character".

Important physical site characteristics include:

- The River Pinn flood plain corridor that runs north-south through the site with its associated woodland and areas of semi-natural habitat;
- The openness of the Green Belt land which forms part of the setting for the Listed Buildings;
- A large number of amenity trees found within ornamental borders and in formal avenues surrounding the main car parks, roads, and pathways; and
- A number of grass sports pitches, in the north and south of the site.

Royal Air Force Uxbridge occupies the former estate and grounds of the historic Hillingdon House and has an important connection with Britain's air defence during World War II. The original Hillingdon House is thought to have been built in 1617 and later rebuilt in 1717. Hillingdon House as it now stands was rebuilt in 1844 after being destroyed by fire. It is Grade II listed. The substantial gardens and five acre lake of Hillingdon House still existed in the early 1900s until they were gradually lost with the redevelopment of the site in the ensuing period.

The Royal Flying Corps (RFC) a predecessor to the RAF took possession of the site in 1917. The redevelopment to serve the requirements of the RFC and RAF resulted in significant building changes. The current site plan reflects very closely the site as it was in 1960. Hillingdon House was occupied as quarters for different units over the time.

The existing built form reflects the military use of the site and comprises of:

- Single Living Accommodation (barracks, accommodation blocks and housing) equating to 33,462m2 located around a parade ground;
- Mess facilities located on the western side of the site;
- Welfare/indoor recreational buildings of 7,125m2. This includes the Officers' Mess;
- a general store, a medical and dental centre, a nursery/playgroup and a church;
- Rifle range;
- An outdoor athletics track, stadia and clubhouse to the north, an all weather pitch to the south-west, a tennis court to the west and several sports pitches, including artificial surface located towards both the centre and south of the site;
- Administrative/office/technical buildings of 15,345m2;
- Stores/Workshop and plant of 9,175m2;
- General site infrastructure of 10,310m2;

- Hillingdon House (Grade II listed), the former cinema (Grade II listed) the Battle of Britain Bunker (Grade I listed) and their associated structures, monuments and buildings.
- Two communications towers on the site; and
- Features such as the Battle of Britain Gates and St Andrews Gate.

As part of the Ministry of Defence's wider 'Project MoDEL', it is intended to relocate operations to RAF Northolt from 2010 and close the RAF Uxbridge Base in 2011. Approximately 44.6 hectares, comprising of the operational part of the Base is intended for disposal by Defence Estates in partnership with the developer Vinci St Modwen (VSM). The defence personnel housing controlled by Annington Property Ltd is to remain and for avoidance of doubt, these are the areas of the RAF Uxbridge base that fall outside the red line boundary of this application.

Along with national, regional and local policies and guidance identified in section 4 of this report, the site's redevelopment is guided by the Supplementary Planning Document (SPD) for RAF Uxbridge, adopted January 2009. It provides a framework as to the extent and form of development that may be considered acceptable. The Council has prepared the SPD following extensive consultation. Through consideration of all submissions and various meetings through the consultation process, the SPD balances the local expectations, as well as addressing strategic issues and the achievement of wider planning objectives.

In policy terms, the RAF Uxbridge SPD (which is underpinned by a sustainability appraisal) has been prepared within the context of the Hillingdon Unitary Development Plan Saved Policies September 2007 and other agreed Council strategies, along with regional and national guidance. The SPD forms part of the set of documents comprising the Council's emerging Local Development Framework (LDF). The document provides supplementary planning guidance which will be a material consideration in the assessment of any planning application for the site. The SPD will also contribute to achieving a number of objectives of Hillingdon's Sustainable Community Strategy.

3.1.2 The Locality and Transport Infrastructure

In respect of the surrounding locality, within the RAF Uxbridge base but falling outside the subject application site are the following areas:

- Defence personnel housing estates to the south and east of the application site, which Annington Homes have a controlling interest; and
- Vacant housing land controlled by Annington Property Ltd to the north west in proximity to St Andrews roundabout and the Chimes Roundabout.

To the north of the site is a small area of commercial activity at Park Road. Adjoining the site to the north, off Honeycroft Hill, is the Territorial Army site. Housing controlled by Annington Property Ltd (outside the application site), is located to the north-east off Honeycroft Hill. Vine Lane, being included in the Hillingdon Court Park Area of Special Local Character, borders the site to the north and comprises large detached houses. The surrounding residential character is generally of suburban terrace/semi-detached housing.

3.2 Form of Application

The application has been submitted in hybrid form, i.e the scheme involves matter for which outline planning approval is sought, and in addition full planning permission for a various matters are also sought, as discussed below:

FULL PLANNING ELEMENT

Aspects for consideration for full planning permission relate to the following buildings:

- **Carpenters Building and 28 new dwellings in the curtilage of Hillingdon House**
  - In the curtilage to the north of Hillingdon House, the existing single and two storey offices, are to be demolished to make way for 28 new dwellings
  - The single storey Carpenters building will be retained and retrofitted for conversion to a three bedroom dwelling
  - The pattern of the dwellings reflects the existing layout of the series of interconnected courtyards located within a historical brick perimeter wall which will be retained in situ and repaired
  - Dwellings will benefit from curtilage car parking, landscaping as well as a combination of private rear gardens and communal amenity spaces all contained within the perimeter of the historical brick perimeter wall
  - Refuse and bicycle storage rooms are provided for communal use within the building footprint, avoiding any potentially awkward and unsightly external facility provision

- **Cinema;**
  - Located in the town centre extension as part of early independent phases
  - The Grade II listed building will be retained and a change of use for a future Class D1/D2 community use is proposed
  - Curtilage car parking and landscaping
  - It is worth noting that the cinema is being gifted to the Council

- **Hillingdon House;**
  - Application for use of the part of the ground floor as a restaurant with a basement kitchen. The remaining ground floor areas and upper floor being proposed for office use
  - Internal alterations to facilitate these uses including escape staircase and lift in an open lightwell
  - Other alterations including openings and doorways whilst retaining and revealing the original layout
  - External alterations including the demolition of a northern ground floor extension which was a later edition and not part of the original built fabric
  - The reinstatement of windows, doors and original façade features
  - The removal of an external spiral staircase on the southern façade which was a later addition
  - The addition of an open air terrace on the western façade
  - Curtilage car parking and landscaping
  - There is the associated Listed Building application (LBH Ref 585/APP/2009/2754) which covers the changes to the built fabric

- **Lawrence House;**
  - Located in the north west of the site, adjacent to the rear of dwellings that have a Park Road frontage dwellings. It adjoins vacant dwellings on the Annington Home controlled section of the base which falls outside the red line boundary of this application.
  - This two storey building will be converted into 4 maisonette dwellings each benefiting from private rear gardens as well as curtilage car parking and bicycle parking

- There is little change to the external appearance to accommodate the conversion to residential. The alteration to the floorplans achieve 4 separate dwellings

- **Sick Quarters;**
  - Located in the north of the site and adjacent to the proposed school, the sick quarters is within phase 4
  - The proposal is for retention of this two storey building and conversion to 4 maisonette dwellings
  - Each dwelling will have a private rear garden which will house their individual refuse and bicycle storage and which have direct and convenient access to the street frontage
  - Curtilage car parking is proposed
  - The retention of the building provides a focal point reinforcing the existing street pattern in this area of the site and facilitates the retention of adjacent mature street trees

- **Mons Barrack Block;**
  - This three storey building is situated adjacent to the listed cinema and within phase 2
  - 4 x 3storey maisonette dwellings are proposed with front and rear gardens which are all directly accessible to the public highway. Also centrally located are 3 x single storey flats, one on each floor
  - Communal bicycle and refuse storage is centrally located adjacent to the main entrance as well as curtilage car parking.

OUTLINE PLANNING ELEMENT

With the exception of the full planning elements outlined above, the redevelopment proposal is submitted in outline form, with the following matter for consideration:

- Access: *"this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network."*

The following matters are reserved:

- Layout: *"the way in which buildings, routes and open spaces are provided within the development and their relationships to buildings and spaces outside the development."*
- Scale: *"the height, width and length of each building proposed in relation to its surroundings."*
- Appearance: *"the aspects of a building or place which determine the visual impression it makes, excluding the external built for of the development."*
- Landscaping: *"this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of tress or hedges or screening by fences or walls."*

As such, in addition to discharging conditions, if the Council resolves to grant planning permission, reserved matters applications for layout, scale, appearance and landscaping will also need to be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of works on site. Reflecting the phasing of the development, the applicant is seeking an extended period of 10 years in which to submit future reserved matters applications, pursuant to Section 92(4) of the Town and Country Planning Act 1990. However, there is not considered to be any exceptional circumstances to justify agreeing to this. There is the opportunity in the future for the applicant to apply to vary the condition to

extend the time period in which they have to commence the development. A period of five (5) year in which to commence is considered reasonable.

Note there is a separate Listed Buildings Consent (LBC) application to consider the proposed works to Hillingdon House (LBH Ref. No. 585/APP/2009/2754).

3.3 Proposed Scheme

3.3.1. Land uses summary

The hybrid application proposes a mixed-use, residential-led redevelopment. The table below summarises the quantum of uses proposed.

Use	Floorspace (in square metres)	Number of units
Existing - Total	75,876	
Proposed - Total	157,390	
• Residential (Class C3)	122,015	1,340
• Assisted Living Retirement Home (Class C2)	1,895	77
• Hotel (Class C1)	3,950	90
• Cinema (Class D1/2)	2,900	
• School (Class D1)	3,345	
• GP surgery (Class D1)	225	
• Theatre	2,900	
• Offices (Class B1)	15,360	
• Shops (Classes A1/A2/A3/A4/A5)	3,600	
• Energy Centre	1,200	
• car parking		2,099

The following sections outline the key components of the scheme in more detail, including the residential and non-residential land uses proposed, amenity space provision, site connectivity and off-site works.

3.3.2 Residential component

The residential component comprises of flat bocks and individual dwellings, linked by a series of interconnected public open spaces and streets. Generally, the flat blocks are concentrated in the town centre extension with the remainder of the site being more low scale terraces and individual dwelling houses. The majority of the dwellings are new build with the exception of the conversion to residential use of the following buildings: Lawrence House, Sick Quarters and Mons Barrack Block.

A summary of dwellings of both the outline and full components of the hybrid application is provided below.

Dwelling Mix		
Dwelling type (Hab rooms)	**Units**	**Hab rms**

1 bed flat	245	490
2 bed flat	536	1608
3 bed flat	41	164
2 bed house	2	6
3 bed house	241	964
4 bed house	257	1542
5 bed house	18	126
Total	**1,340**	**4,900**

The above table includes the dwellings being considered for full planning permission as previously described in section 3.2 and as follows:

- Carpenters Building being retained and converted into a 3 bedroom dwelling as well as 28 new build dwellings in the curtilage to the north of Hillingdon House
- Lawrence House which is being retained and converted into 4 maisonette dwellings
- Sick Quarters which is being retained and converted into 4 maisonette dwellings
- Mons Barrack Blocks which is being converted into a total of 7 dwellings comprising 4 maisonette dwellings and 3 single storey flats

Note the table excludes the 77 bed assisted living retirement home.

3.3.3 Non-residential components

Non-residential uses being considered for outline planning permission

The non-residential components of the proposal are primarily within the 'town centre extension' and include the theatre, hotel, commercial units and change of use of the listed cinema. In addition, there is the 3 Form of Entry primary school, neighbourhood centre and change of use of Hillingdon House to restaurant at ground floor.

Adjacent to the St Andrews roundabout is the proposed town centre extension providing uses compatible with the Uxbridge Town Centre. This includes 2,850sqm of retail space, 13,860sqm of office space as well as a 90 bed, a 3,950sqm hotel, 1,200 seat theatre and retention of the listed cinema for a future community use. Also, there will be a significant contribution to open space in the form of a publicly accessible square at the gateway to the site. A second public open space called 'Heritage Square' is proposed to the south of the listed cinema. Car parking provision for non residential uses will be provided in the town centre extension.

The Sustainability Appraisal and Strategy submitted in support of the application proposes a combined cooling and heat power plant including biopilers and absorption chiller. It is proposed to be located at either basement or ground floor level of the offices in the proposed town centre extension. This will serve the heating, hot water and electricity demand for the mixed use areas of the site. Note that residential areas will use solar thermal panels for domestic hot water and photovoltaic arrays for electricity. A biomass boiler will serve the 29 x Sustainable Homes Code level 6 new build dwellings which are to be located to the south of the town centre extension.

It should also be noted that the decorative ceremonial gates adjacent to St Andrews Roundabout will be retained *in situ* and form part of the public square features.

The parameter plans envisage a series of blocks west of the proposed district park, with intervening streets with the central feature being the public square. Variable building heights of 4 – 6 storeys are proposed adjacent to the public square and listed cinema for the

commercial uses. The hotel is proposed to be up to 5 storeys. Building heights will step down towards the district park to the east, from 6 storeys down to 3.5 storeys.

The 1,200 seat theatre is intended to cater for west end style shows and is of a scale fitting for the Metropolitan Town Centre status of Uxbridge. The building would cater for modern facilities such as stage machinery, a full fly tower of up to 30m for scenery handling and also, an orchestra pit, as well as the range of associated facilities to cater for guests. The application seeks only to secure the use of the land for the future development of the theatre. No other additional financial contributions are otherwise directed towards the theatre.

The 90 bed hotel is sited adjacent to The Chimes roundabout and a building of up to 5 storeys is proposed.

A 3 Form Entry primary school is proposed on Green Chain designated land to the north of the proposed district park and to the east of the River Pinn. A 2 storey school building is envisaged with associated parking (60 spaces) as well as sports pitch and play pitch provision. The school proposal is the subject of ongoing consultation and would be in lieu of a financial contribution for the off-site provision of education facilities.

A neighbourhood centre is proposed in the southern end of the site which is otherwise residential. A total of 150 sqm of Class A1 and A3 retail uses as well as a 225 sqm Primary Car Trust facility catering for 2 GPs are proposed. Adjacent to this will be a publicly accessible open space to compliment the non residential uses and provide a neighbourhood focus in the south of the site.

It should be noted that the Battle of Britain Bunker, associated buildings and the firing range in the south east of the site will be retained *in situ*. However, no uses are specified for these buildings and the Battle of Britain bunker will remain in MOD ownership and management and is unchanged.

Non-residential uses being considered for full planning permission

As previously identified in section 3.2, some non residential uses are being considered for full planning permission as follows:

- The Grade II listed cinema is to be retained on site for a Class D1/2 community use. The building is proposed to be gifted to the Council in a renovated and weatherproof state in consultation with and subject to the final agreement of the Council and English Heritage.
- The Grade II listed Hillingdon House in the east of the site is proposed to be retained. It has been occupied as offices and this use will be retained (other than the proposed change of use of part of the ground floor to a restaurant). Associated building works including decking and improvements to achieve accessible facilities for people with a disability are proposed. The applicant is seeking a change of use for Hillingdon House to Class A3 uses on the ground floor and Class B1 uses on the ground, first and second floors, which is consistent with the description of development.

3.3.4 Public amenity spaces

In addition to the 14.2ha district park there is 1.7ha of other spaces situated throughout the development which will serve future users and residents, as follows:

- Main Square (town centre extension): 5,300 sqm;
- Heritage Square (south of the listed cinema in the town centre extension: 2,360 sqm;

- Local Square (adjacent to the neighbourhood centre in the residential area in the south of the site): 2,230 sqm;
- The remaining 7100m2 comprises open spaces including the following:
    - the gardens adjacent to the apartment blocks next to Hillingdon Road;
    - pocket parks including the park to the south east;
    - linear parks including retained trees;
    - incidental open spaces to the east of the Hillingdon House redevelopment; and
    - landscape areas including boundaries and entrances.

Note there is also 2.1ha open space on the proposed 3 Form Entry primary school site. Detailed design of open spaces will be considered as part of future reserved matters applications as well as appropriately worded conditions of approval.

A total of 6600sqm of publicly accessible play spaces are shown in the illustrative master plan drawings distributed around the site as follows:

- Phase 1, circa plot 3.11, 300 sqm doorstep play area
- Phase 1, circa plot 3.13, 300 sqm doorstep play area
- Phase 2, circa plot 2.5, 300 sqm doorstep play area
- Phase 2, circa plot 2.2, 400 sqm local play area
- Enabling Works Phase, circa plot 3.2, 600 sqm local play area
- Phase 3, circa plot 1.11, three courtyards totalling 900 sqm (300 sqm per courtyard) doorstep play area
- Phase 3a, circa plot 2.3, 200 sqm doorstep play
- Phase 3a, circa plot 3.1, 600 sqm neighbourhood play
- Phase 3a, circa plot 1.3, 600 sqm neighbourhood play
- Phase 4, circa plot 7.1, 300 sqm doorstep play area
- Phase 4, circa plot 5.2, 300 sqm doorstep play area
- Phase 4a, circa plot 8.2, 300 sqm doorstep play area
- Phase 5, circa plot 3.5, 400 sqm local play area
- Phase 6, circa plots 1.3, (150 sqm) 1.4 (150 sqm) & 1.5 (250 sqm), podium terraces totalling 550 sqm doorstep play area
- Phase 7, circa plots 1.7 (250 sqm) & 1.8 (300 sqm) , two courtyards totalling 550 sqm doorstep play area

Note that 1860sqm is proposed within the grounds of the proposed 3 Form Entry primary school.

Note that the above mentioned play areas are set within larger amenity spaces.

The detailed design of public spaces and children's play spaces will be subject to reserved matters and conditions applications in the future. Currently, the Design and Access Statement and Design Code indicate the intent and expectation for the proposal.

3.3.5 Connectivity

Connectivity is a key feature of the scheme and the reintegration of the site with the surrounding area. Extensive consideration has been given to the three points of vehicular entry on the western side of the site, as well as the reinstatement of vehicular access to Vine Lane and improvements to St Andrews and The Chimes roundabouts. Means to improve pedestrian and bicycle connectivity across the site, including the preservation and reinstatement of the Public Right of Way (PROW) running east-west across the site, have been key aspects of the design development.

At the heart of the scheme is a north-south spine road. This will initially facilitate construction and implementation. Later, it will be the principle vehicular accessway between the site and the surrounding network. Along with the works to the three intersections (The Chimes roundabout, Park Road existing main entrance, and The Greenway intersection) that connect to the spine road, a significant focus of the scheme are the proposed improvements to the vehicular and pedestrian environment of St Andrews Roundabout.

St Andrews roundabout improvements will benefit vehicular movements as well as provide a focus on improving pedestrian connectivity to Uxbridge Town Centre. Renovation of the pedestrian subway is intended to improve connectivity and the pedestrian experience whilst at-grade crossings will be introduced to offer an alternative, compliant access between the site and Uxbridge Town Centre for people with a disability.

Pedestrian and cyclist connectivity across the site also features in the planning application, with the site intended to be publicly accessible and reintegrated into the surrounding area. In addition to connections to be established by the spine road and streets in the site, the bridge connections across the River Pinn will be retained as part of the district park. The route of the east-west Public Right of Way across the site has been maintained as part of the building and road layout and will be reinstated when the development is operational.

In light of the extent of the concerns raised by residents at the Central and South Plannign Committee Special Meeting on 5th December 2010 concerning the potential traffic impact to Vine Lane, the Council's Highways Engineer has liaised with the applicant to secure additional traffic counts. Although a finalised analysis is still to be compiled, initial review of the further traffic Counts by the Council's Highways Engineer does not identify any significant impact that would warrant amendment to or refusal of the application. A summary of the further work and findings will be provided at the Committee meeting for further consideration.

Also, in light of the concerns regarding potential rat running across the site, the Council's Highways Engineer has liaised with the applicant. Agreement has been reached for a barrier to be installed on east-west link being St Andrews Road. This barrier will physically prevent rat running across the site, and would be able to be opened with an electronic fob. The only groups to be given 'fob' access would be residents to the east of the barrier, the future Hillingdon House office and restaurant employees as well as larger vehicles such as buses visiting the Battle of Britain bunker. This will reduce traffic on Vine Lane. 'No through road' signage at the junctions on either side of the barrier and elsewhere in the site will ensure that vehicles can loop back around the existing roads. The detailed design and exact location of the barrier between the St Andrews Road crossing of the River Pinn and the junction with Saunders Road will be subject to final agreement with Council's Highways Engineer and a further detailed specification for the gate and associated works will be reported in the Planning Committee meeting. A condition is imposed to secure the above.

In addition a reduced road width of St Andrews Road with a priority direction of movement for vehicles inbound to the site from Vine Lane will act as a deterrent in the use of Vine Lane whilst not contributing to queuing in Vine Lane

Further in respect of connectivity, it is noted that the application site does not encroach on green chain land adjacent the River Pinn which would facilitate a future pedestrian connection from St Andrews Road / District Park to Honeycroft Hill. Although not forming part of this application, it is noted that the adjoining Council owned property being the Honeycroft Hill Day Centre site is the subject of a current planning application. The application reserves a 5m strip of land adjacent the River Pinn for the purpose of a future

potential pedestrian connection between the RAF Uxbridge site and Honeycroft Hill (LBH application Ref. No. 6046/APP/2010/2679).

3.3.6 Off-Site Highways Work

Proposals for highways works, particularly the redesign of St Andrews and The Chimes roundabout are within the application red line boundary and will be secured as part of the conditions and s106 legal agreement and delivered under a s278 Highways Act agreement.

Works to the local highway including any Pedestrian Environment Review Survey (PERS) will be subject to detailed design and construction and agreement pursuant to s278 of the highways Act.

3.4 Relevant Planning History

There is no planning history of relevance to the application in relation to the current use of the site by the Ministry of Defence. Planning records from 1965 (when the London Borough of Hillingdon was formed) generally reflect the utilitarian nature of the site. Until June 2006, the Ministry of Defence and other Crown bodies were exempt from the provision of the Town and Country Planning Act and thus, records are limited.

4. PLANNING POLICIES AND STANDARDS

The following Hillingdon UDP Saved Policies and standards are considered relevant to the application:-

Part 1 Policies:

Pt 1.1 To maintain the Green Belt for uses, which preserve or enhance the open nature of the area.

Pt 1.3 To seek greater public access to the countryside for informal leisure activities.

Pt 1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.

Pt 1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Pt 1.10 To seek to ensure that new development will not adversely affect the amenity and character of the Borough's residential areas.

Pt 1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.

Pt 1.13 To seek to ensure the provision of 8,000 additional dwellings in the Borough between I January 1987 and 31 December 2001.

Pt 1.14 To not normally grant planning permission for a change from residential use.

Pt 1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of adjoining occupiers are not harmed.

Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.

Pt 1.18 To maintain, enhance and promote town centres as the principal centres for shopping, employment and community and cultural activities in the Borough.

Pt 1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of town or local centres.

Pt 1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.

Pt 1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate to help reduce deficiencies in recreation open space or to ensure that provision does not fall below accepted standards.

Pt 1.22 To seek the retention of existing recreation open space where there is an identified demand for such a facility or it makes a significant contribution to the visual amenity of the built up area.

Pt 1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.

Pt 1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Pt 1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

Pt 1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

Pt 1.33 To promote the construction of new roads or the widening of existing roads only where they would: improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.

Pt 1.34 To maintain the road hierarchy set out in this Plan and accordingly seek to segregate different types of traffic by the function of the various tiers of the hierarchy through traffic management schemes, road signing and planning control over development and redevelopment schemes.

Pt 1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network of cycle routes through the Borough to promote safer cycling and better conditions for cyclists.

Pt 1.36 In consultation with public transport operators to improve facilities at bus and rail interchanges, and in consultation with LT and bus operators to promote traffic management measures which give priority to buses.

Pt 1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.

Pt 1.39 To seek, where appropriate, planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

OPEN LAND AND COUNTRYSIDE

Green Belt

OL1 Green Belt – acceptable open land uses and restrictions on new development

OL2 Green Belt – landscaping improvements

Green Chains

OL11 Green Chains

Trees and Woodland

OL26 Protection and enhancement of trees, woodland and landscape features

ECOLOGY AND NATURE CONSERVATION

Protection of Habitats

EC5 Retention of ecological features and creation of new habitats

BUILT ENVIRONMENT

Archaeological Sites

BE2 Scheduled ancient monuments

Listed Buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

Design of New Development

BE13 Layout and appearance of new development

BE14 Development of sites in isolation

BE15 Alterations and extensions to existing buildings

Security and Safety in Design

BE18 Design considerations - pedestrian security and safety

Residential Amenity

BE19 New development within residential areas – complementing and improving amenity and character of the area

BE20 Daylight and sunlight considerations

BE21 Siting, bulk and proximity of new buildings/extensions

BE23 External amenity space and new residential development

BE24 Design of new buildings – protection of privacy

Town Centres

BE26 Town centres – design, layout and landscaping of new buildings

Advertisements and shopfronts

BE28 Shop fronts – design and materials

Road and Rail Corridors

BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London

High Buildings and Structures

BE36 Proposals for high buildings/structures in identified sensitive areas

Trees and landscaping

BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals

OTHER ENVIRONMENTAL CONSIDERATIONS

OE1 Protection of the character and amenities of surrounding properties and the local area

Noise

OE5 Siting of noise-sensitive developments

Air Pollution

OE6 Proposals likely to result in pollution

Surface Water Drainage and Flood Prevention

OE7 Development in areas likely to flooding – requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures

OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity

HOUSING

Safeguarding Existing Housing

H3 Loss and replacement of residential accommodation

Housing Mix

H4 Mix of housing units

H5 Dwellings suitable for large families

Conversions

H8 Change of use from non-residential to residential

Residential Care/Sheltered Housing

H10 Proposals for hostels or other accommodation for people in need of care

RECREATION, LEISURE AND COMMUNITY FACILITIES

Provision of Open Space and Children's Play

R1 Development proposals in or near areas deficient in recreational open space

Town Centres

R2 Provision of recreation, entertainment and leisure facilities in Town Centres

Safeguarding Existing Facilities

R4 Proposals that would involve the loss of recreational open space

R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

Promoting Participation

R6 Ancillary recreational facilities

Arts, Cultural and Entertainment Facilities

R7 Provision of facilities which support arts, cultural and entertainment activities

R8 Loss of facilities which support arts, cultural and entertainment activities

Community Facilities

R10 Proposals for new meeting halls and buildings for education, social, community and health services

Accessibility

R16 Accessibility for elderly people, people with disabilities, women and children

Planning Obligations

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

THE LOCAL ECONOMY

Employment Generating Development in Town Centres

LE6 Major officer and other business proposals in town centres

TOURISM

Demand for Tourist Accommodation

T2 Location of tourist accommodation and conference facilities

Budget Accommodation

T4 Hotels, guesthouses and other tourist accommodation – location, amenity and parking requirements

ACCESSIBILITY AND MOVEMENT

Land Use and Accessibility

AM1 Developments which serve or draw upon more than a walking distance based catchment area – public transport accessibility and capacity considerations

AM2 Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity

Road Construction and Improvement

AM3 Proposals for new roads or widening of existing roads

Road Hierarchy

AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic

AM7 Consideration of traffic generated by proposed developments

Pedestrian and Wheelchair Users

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

Cyclists

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

Public Transport

AM12 Promotion of traffic management measures which give priority to buses

Accessibility to Facilities

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes-

Car Parking

AM14 New development and car parking standards

AM15 Provision of reserved parking spaces for disabled persons

AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas

AM17 Provision of short stay off-street parking space for town centres

Also considered relevant are:

Council's SPD – RAF Uxbridge
Council's SPD – Hillingdon Design and Accessibility Statement
Council's SPD – Hillingdon Design and Accessibility Statement – Residential Layouts
Council's SPG - Planning Obligations
Council's SPG - Community Safety by Design
Draft LDF Core Strategy Spatial Vision March 2007
Sustainable Community Strategy 2008-2018
Draft Site Allocations Policy SA"
The London Plan (Consolidated with Alterations Since 2004) 2008
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 1 Supplement (Planning and Climate Change)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 4 (Planning and Economic Development)
Planning Policy Statement 5 (Planning and the Historic Environment)

Planning Policy Statement 6 (Town Centres)
Proposed Changes to Planning Policy Statement 6
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Statement 10 (Planning for Sustainable Waste Management)
Planning Policy Guidance 13 (Transport)
Planning Policy Guidance 17 (Planning for Open Space, Sport and Recreation)
PPS 22 (Renewable Energy)
PPS23 (Planning and Pollution Control)
PPS25 (Development and Flood Risk)

5. ADVERTISEMENT AND SITE NOTICE

Advertisement Expiry Date: 10 February 2010 (first consultation: submitted scheme)
29 September 2010 (2nd consultation: amended scheme)

Site Notice Expiry Date: 10 February 2010

6. CONSULTATIONS

6.1 External Consultees

6.1.1 Local residents/groups

A total of 3475 surrounding occupiers were notified. Site notices were erected in the surrounding area. A public notice was placed in the Uxbridge Gazette on 20th January 2010, and the application was published on the Council's web site. A total of 21 submissions were received in response to the consultation of the original application as submitted. No petitions were received relating to the original planning application as submitted.

First consultation: submitted scheme

Of the total submissions, 17 letters of objection have been received from residents raising the following concerns:

Principle
(1) Suggest the following uses be considered: Hospital, bus depot, community centre, museum and place of worship
(2) The need for the following uses is questioned: retail, hotel, theatre
(3) Theatre to have greater capacity
(4) Loss of the sports stadium

Density
(5) Increasing density and overpopulation

Impact to Neighbours
(6) Impact on privacy (General comment and also specifically for properties across Hillingdon Road to the west)
(7) Overdominance (Specifically for properties across Hillingdon Road to the west)
(8) Loss of light (General comment and also specifically for properties across Hillingdon Road to the west)
(9) Proximity of the proposed school to properties to the north (impact as a consequence unspecified)

(10) Request consideration of impact to amenity of Yew Tree Road properties (unspecified)
(11) Pollution including contamination during the construction phase
(12) Request limit to construction hours

Transport
(13) Traffic volume
(14) Cumulative effect of existing dwellings
(15) Parking impacts on the surrounding area
(16) Proposed parking levels
(17) Suggestion that underground parking be considered
(18) Concerns of cyclists not addressed (unspecified)
(19) Application is not inventive in improving connectivity to the site
(20) Suggestion that St Andrews roundabout be modified for at-grade pedestrian flows and vehicular traffic be underground
(21) Suggestion for a cycle crossing to the Uxbridge Town Centre
(22) Suggestion for pedestrian connectivity across the site to the town centre
(23) Suggestion for measures in the public highway to control traffic

Urban Design, Access and Security
(24) Building heights to be no greater than 3 storeys in some resident comments and no greater than 2 storeys in other resident comments

Trees Landscaping and Ecology
(25) Tree preservation
(26) Impact to bats from the proposed school siting

Noise and Air Quality
(27) Air pollution and concern about suitability and accuracy of data
(28) Noise pollution

Other
(29) Proposal needs to integrate with the existing community (unspecified)
(30) Impacts to local social and emergency services

Of the total number of submissions, 2 letters in support of the scheme were received from residents raising the following:
Principle
(31) Retail, residential, aged accommodation, primary school and theatre all supported
(32) Suggestion that the PCT facility be larger to accommodate dentists and 24 hour minor injuries treatment
(33) Open Space provision welcomed

Urban Design, Access and Security
(34) Resuse of existing and listed buildings welcomed
(35) Suggestion that the school be located away from big roads

In addition, a submission was made on behalf of the Ickenham Residents Association raising the following matters:
(36) Supportive of a mixed use scheme
(37) Preference for a hospital use
(38) Suggests the theatre be a multipurpose facility including use for conferences
(39) Requests consideration be given for a polyclinic on the site
(40) Requests the River Pinn be protected

(41) Requests avoidance of creating a gated development

A submission was also made on behalf of the Vine Lane Residents Association raising the following matters:

(42) Limiting access to Vine Lane and through traffic
(43) Traffic and parking impacts to Vine Lane associated with school trips
(44) Maintenance of a rural atmosphere along Vine Lane and its trees and hedges
(45) Welcomes district park and tree retention
(46) Querying wildlife protection post construction
(47) Querying timescales for fences and radio mast removal
(48) Suggests limits on the open-air events in the proposed district park
(49) Questions suitability of St Andrews underpass proposal and if there are opportunities for incorporating skate rinks and a cafe for example
(50) Questions demolition of existing buildings including medical facilities
(51) Concern for traffic generation in Vine Lane particularly associated with Hillingdon House and the Battle of Britain Bunker

A submission was also made by MP Mr John Randall expressing support for a museum in the former gymnasium aka the listed cinema that is being retained as part of the proposal for community uses.

Second consultation: Amended scheme

All residents were renotified of the amendments to the scheme. The main amendments to the scheme include the following:

- The layout and design of the scheme has been amended to enhance the setting of the former cinema building, improve proposals around Hillingdon House and ensure that residential properties have appropriate amenity space and separation distances.
- The number of dwellings has been reduced by 7 from 1,303 to 1,296. The proposal still includes a 77 assisted living retirement accommodation unit
- The mix of dwellings has altered slightly to increase the number of one and 4 bed units and reduce the number of 2, 3 and 5 bed units. These changes result from improvements to the illustrative layout to address the requirements for separation distances between units and to remove flats over garages in the southern part of the site;
- The non-residential car parking provision in the town centre extension has been reduced by 74 spaces to address concerns from TfL.
- The 4 arm signalised junction originally proposed at the Chippendale Way entrance has been replaced with a roundabout to enable buses to u-turn to and from Chippendale Waye.
- The St Andews roundabout proposals have been modified to provide a 3rd lane approach from Park Lane to enhance capacity.
- The original proposal to divert the 222 and U9 bus services into the site have been omitted following advice from TfL, but could be reintroduced at a later stage if required.

In response to the reconsultation of the amended application, 14 submissions and three petitions objecting to the scheme were received.

A petition of the Vine Lane Residents Association containing 23 signatures raises the following concerns:

- Vine Lane traffic will be exacerbated by vehicles accessing the Battle of Britain Bunker, Hillingdon House and primary school.

- Vine Lane will be affected by rat-running through the RAF Uxbridge site to avoid St Andrews Roundabout.

A petition of the North Uxbridge Residents Association containing 22 signatures raises the following issues:

- The application does not embrace SPD guidance that the development be an extension of Uxbridge Town Centre.
- The St Andrews underpass does not satisfy the requirement of town centre connectivity as expressed in the SPD.
- It was recommended that the masterplan be reconsidered starting from a position of heritage-led regeneration which this application does not satisfy.

A second petition was received from the North Uxbridge Residents Association containing 25 signatures and raising the same concerns as the abovementioned petition from the North Uxbridge Residents Association.

Of the total number of submissions, 11 letters of objection were received raising the following concerns in addition to concerns raised previously:

Principle
(52) Querying if the stadium will be demolished to make way for the school
(53) Requested consideration of a mix of flats and dwelling houses for the site
(54) Suggest a large medical centre be proposed
(55) Suggest a larger school to include secondary students be proposed

Impact to Neighbours
(56) Impact to light and outlook of a caretaker flat on the first floor of the F-Hinds complex to the north

Transport
(57) Querying parking provision associated with the GP surgery

Urban Design, Access and Security
(58) Security (unspecified)
(59) No references to parade ground in design

Trees Landscaping and Ecology
(60) Habitat loss and impact to wildlife
(61) River Pinn protection

Noise and Air Quality
(62) Noise pollution particularly from the energy centre

Other
(63) Query about the consultation area
(64) Mention made of the RAF Bunker and museum (issue unspecified)
(65) Suggest s106 monies be put towards highway capacity improvements

Of the total number of submissions, 1 letter in support of the scheme was received from residents raising the following matters additional to those raised previously:

Transport
(66) Opportunity to reopen the public right of way

In addition, a submission was made on behalf of the North Uxbridge Residents Association raising issues with supporting explanations as well as the following summary:

(67) *"Failure to create a strategic master plan layout that adequately and positively responds to the existing environmental and built capital of the site, and fails to create an urban grain/structure that engages with the historic grain of the site, such that the proposals will harm the quality and character of the built environment."*

(68) *From the Design and Access Statement there is no clear explanation or rationale behind the proposed urban structure. As a result the masterplan creates an unresolved design solution, and poor integration with the surrounding environment.*

(69) *Failure to demonstrate an adequately innovative approach to improving pedestrian connectivity between the site and the town centre across the St Andrews roundabout, thereby failing to achieve the desired extension to the Town Centre.*

(70) *A failure to adequately address the public transport needs of the site's future users which will lead to the development being overtly dominating by car parking.*

(71) *The absence of a safe highway network that would ensure extraneous traffic does not use the site, having particular regard to the vehicular and pedestrian traffic flows associated with the proposed primary school location and access to Vine Lane."*

A submission was also made on behalf of the Hillingdon Motorist Forum raising the following matters:

(72) Noting only minor changes are described to two road junctions and queuing if there are any other changes

(73) Query in respect of the number of pupils

(74) Comment that the school will generate a lot of traffic and require significant parking facilities

In the course of the first and second consultation exercises, the following issues were raised in submissions which are not considered relevant to the consideration of the planning merits of this application for example, being dealt with as reserved matters or under completely separate legislation:

(75) Comments in respect of a separate and unrelated application for Brunel University

(76) Comments in respect of previous public meetings with the Leader of the Council

(77) General comments about the policy approach to cars and parking in the outer London context

(78) Consideration of amenity space on garage roofs

(79) General comments about desirability of greater balcony provision for flats in Britain

(80) Preference for boundary treatments to be vegetation rather than walls which could be susceptible to graffiti

(81) The assisted living retirement accommodation to be maximum of two storeys for practical reasons (unspecified)

(82) The proposal should be for local people and not students or immigrants

(83) Request that the public right of way (PROW) be reopened

(84) Suggestion that the scheme is passed without further amendment

(85) Concern that other developers will submit applications in the future for larger buildings
(86) Suggest measures be considered to prevent unauthorised use and occupation of the land prior to occupation (unspecified)
(87) Fire evacuation measures in the nursing home
(88) Suggestion of an open day for residents to walk around the site
(89) Loss of views of the green belt land from Bowling Close and Yew Tree Road
(90) Requests consideration for locating a Jehovah's Witness church on the site or elsewhere congregation in the borough including a building seating 250 people and car parking for 100 cars all to be solely for the church's use.
(91) Difficulties downloading electronic plans and understanding them
(92) Queries about the detailed design features of the assisted living accommodation
(93) Suggest multi-use function for the school E.g. community hall
(94) View that the RAF land should be 'sacrosanct' and not redeveloped. Instead it could be used as a military hospital or training site

6.1.2 Submissions from External Consultees and Organisations

Greater London Authority (GLA)

Stage 1 Comments: Summary

London Plan policies on Green Belt, mix of uses, urban design, inclusive design and access, climate change adaptation and transport and parking are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

- Principle of development on Green Belt: There will be no loss of green belt land, and access to the land will be improved through the creation of new routes and a district park.
- Mix of uses: There is an appropriate mix of uses that are logically located throughout the site. These will contribute to the continuing vitality of the town centre and also create a sustainable new residential-based neighbourhood.
- Housing: Assessment of affordable housing provision is presently limited, and will need to be examined in more depth. Although this is only an outline application, the overall standard of housing appears to be high, incorporating a reasonable mix allowing for a range of housing needs, including family accommodation across all tenures. Density levels across the site as a whole are appropriate, but low in certain locations. Although the level of allocated play space is below the recommended level, the provision of alternative spaces ensures that there will a good level and mix of provision across the site.
- Playing fields: The provision of new facilities with better access will mitigate the loss of the soon-to-be redundant existing, specialised facilities.
- Urban design: The quality of the scheme is high, and the use of design codes is welcomed. There are minor issues that could be improved to ensure the optimum quality of life for future residents and users.
- Inclusive design: The scheme is compliant with the London Plan.
- Transport: There are a number of elements of the development proposals and assessment that require alteration or additional work before the application can be considered acceptable and compliant with the London Plan and draft replacement London Plan. In particular, further highway assessment and agreement to the proposed junction layout and designs, appropriate mitigation towards enhanced bus capacity and infrastructure, further works with regard to pedestrian and cycle links,

cycle parking and the travel plan. Importantly, officers will expect to see a reduction in the level of car parking proposed, including a car parking management plan and accumulation/demand assessment.
- Climate change: The proposal is acceptable in principle but further information is required to assess compliance with the London Plan.
- Biodiversity: The proposal will result in short-term detrimental conditions, but there will be an improvement in local conditions over the long term. There will be a loss of bat (protected species) routes, but these will be replaced by new habitats, with plans subject to further approval by statutory authorities.
- Flood risk / Blue Ribbon Network: The measures undertaken to minimise flood risk and improve access to the river are supported, although further comments will be provided by the Environment Agency.

Metropolitan Police

No objection is raised. Appropriately worded conditions are recommended for Safer by Design Accreditation, CCTV as well as future details of car parking, bicycle storage and perimeter treatments to be submitted for approval in writing.

London Fire Brigade

Fire fighting provision is to be addressed by existing fire hydrants in-situ or addition hydrants and conform to British Building Standards.

Environment Agency (EA)

The Environment Agency's considerations have been addressed and the following conditions of approval are recommended:
- Development in accordance with the Flood Risk Assessment (FRA)
- Contamination including a remediation strategy for any previously unidentified contamination that is found during site works as well as verification reporting
- No ground water infiltration without prior approval
- Piling method
- River Pinn buffer zone
- Management plan for flood storage areas

English Heritage (Archaeology)

- Appropriately worded conditions of approval are recommended for archaeology and historic buildings recording.

English Heritage (Statutory)

"Recommendation

Whilst we support the principle of change of use for Hillingdon House and the cinema, we request additional information regarding the secured future of the grade I listed bunker, and we raise objection to the loss of ten heritage assets (nine barrack blocks and the NAAFI building,) and for this and the other reasons set out above
[i.e. Impact to the setting of the listing cinema by the scale of town centre buildings; Impact to the setting of Hillingdon house by the form and materials palette of the proposed dwellings in its cartilage; loss of barrack blocks and parade ground], we believe the proposals to be harmful to the historic environment and therefore unacceptable.

It is our view that the proposals do not accord with national, regional or local conservation and regeneration guidance and legislation, and should be refused. We would urge that the local authority should enter further discussion, seeking to reconsider the masterplan, addressing objections raised herein, and starting from a position of heritage-led regeneration, working with the rich history of the site to secure its distinctiveness and long term future."

Transport for London (TFL)

Following receipt of additional information:

1. Pedestrian Links:
    a. Confirmation of specification costing for St Andrews Roundabout and confirmation of the undertaking through the s106
    b. Agrees for a PERS undertaking in general if no fixed cost is known
2. Highways impact modelling:
    a. Requests confirmation that LBH will accept conditions of approval for further modelling of Chimes roundabout, Sainsbury's access, and Belmont Road junctions
    b. Advice that modelling of A40/Park Road/Swakleys shows junction is overcapacity with considerable delays in the existing situation. Additional traffic from the development would worsen this
    c. Oxford/Harefield junction modelling acceptable as is inter peak and Saturday peak modelling results
3. Northern site access/ Chimes roundabout:
    a. Generally supported although, highway safety audit comments not addressed as well as being capacity issues with queuing up to Honeycroft Hill junction. Further TFL confirmation received that this issue can be dealt with at detailed design stage
4. St Andrews roundabout: acceptable
5. Main site access and Greenway Junction:
    a. No further comments subject to detailed design consideration in future and
    b. Noting significant queuing in northbound and southbound directions in PM peak
6. Overall:
    a. Additional traffic proposed on already exacerbated network which is low in percentage terms but a noticeable effect. TFL considers the impact would be reduced by modifying the scheme including reduced car parking and travel plan package including car club provision and funding
7. Car Parking:
    a. Necessary for parking levels to be revisited as TFL will not give support
    b. Notes a slight reduction in parking but the approach is not as requested by TFL and thus not acceptable. Suggest a maximum commercial car parking spaces in the basement of 216
8. Car club: s106 to include 6 spaces and paid membership for 5 years
9. Trip generation: acceptable
10. Bus stop contribution: £120,000 for possible improvements to 6 stops, capped and subject to an audit
11. Travel Plan: No further work required subject to securing the oystercard pre-pay agreement (6mths travel credited for zones 1 – 6 on first occupancy) and the car club arrangements

TFL objects to the car parking level on site as well as the level of financial contributions for green travel plan measures as above. Unless car parking levels are reduced, TFL is seeking £400 per unit for green travel plan measures.

Planning Officer Comment: This is equivalent to an additional £536,000 being sought through s106 contributions. The applicant has agreed to provide £250 per dwelling for green travel plan measures which amounts to £335,000. The implications and Council's response are set out later in this report in the Planning Obligations section.

BAA Safeguarding (Compass)

Appropriately worded conditions of approval are recommended requiring a bird hazard management, landscaping, renewable energy scheme.

BAA Heathrow

BAA Heathrow advises they have no comments to make.

Department of Communities and Local Government (formerly Government Office for London (GOL))

Advises they have no comments to make.

Ministry of Defence (MoD)

No comments received.

Ministry of Defence (MoD) Safeguarding

MoD advises they have no objection to the proposal.

Hillingdon Primary Care Trust (PCT)

The PCT state a preference for a financial contribution rather than the in-kind provision of a facility on site. Also, to calculate the contribution based on the Hillingdon SPD rather than the national HUDU model.

Health and Safety Executive (HSE)

HSE advises they have no comments to make.

British Waterways (BW)

BW advises they have no comments to make.

Network Rail

Network Rail advises they have no comments to make.

Crossrail

Crossrail advises they have no comments to make.

Sport England

Following receipt of clarification from the Council, Sport England confirms that their issues relating to the replacement facilities at RAF Northolt and the securing of in-kind provision of facilities at RAF Uxbridge have been adequately dealt with and they do not wish to raise objection to this application. This is subject to a robust obligation in the s106 agreement to

secure the facilities associated with the 3 Form Entry Primary School and District Park at RAF Uxbridge.

Natural England

Overall, Natural England is in favour of the scheme and particularly the creation of the district park. Clarification in respect of protected species, bats, and recommendations for the enhancement of the River Pinn, landscaping and temporary habitat creation was sought. Following the amended scheme and second consultation Natural England confirmed that issues had been clarified and agreed that appropriately worded conditions are recommended to address their concerns.

London Wildlife Trust

No objection is raised to the application and recommends proper implementation and management of natural features, particularly in the district park as well as greater enhancement of the River Pinn.

Theatres Trust

The Trust raises no objection to the proposal including the retention and change of use of the listed cinema. The Trust welcomes the proposed 1,200 seat theatre and recommends rigorous investigation to ensure the theatre proposal can be sustained.

Thames Water (TW)

Waste comments

- No objection and recommends a condition requiring a drainage strategy prior to commencement.

Water Comments

- No comment as the area is covered by the Veolia Water Company.

Highways Agency

The Highways Agency advises they have no objection to the proposal.

National Air Traffic Services (NATS)

NATS advise they have no objection to the proposal.

Civil Aviation Authority

The Authority advises they have no comments to make.

EDF Energy

The site is outside of the EDF network and Scottish and Southern should be contacted instead.

Scottish and Southern Electric

No response received.

London Cycling Campaign

Recommends cycling improvements to St Andrews Roundabout as well as links to the north of the development to Hillingdon House farm, the cycle track crossing the A40 and beyond.

Denham Parish Council

Denham Parish Council advises they have no objection to the proposal.

Iver Parish Council

Concern about increased traffic movements, particularly construction traffic and its impact upon the borough of Iver.

Fulmer Parish Council

The Council has no objection to the proposed changes, as long as the Battle of Britain bunker is preserved, because it is part of our heritage.

Buckinghamshire County Council

The Council advises that the proposal does not really affect Buckinghamshire CC. In addition to comments and suggestions about modelling, separate travel plans for residential and non-residential uses as well as a request for more detailed modelling data to consider the proposal.

Comments following amended submission and second consultation

- Consideration of linking signals from Swakleys roundabout to the Majacks roundabout
- A lack of modelling for Western Avenue/Swakeleys roundabout/Park Road
- Traffic congestion on routes via Swakeleys roundabout
- Consideration of a routing agreement preventing large good vehicles travelling via Oxford Road and Denham
- Queries about validity of date in modelling Majacks roundabout
- An absence of raw TRICS data
- Suggest separate travel plans for different uses
- Disagreement with conclusion that junctions operate within capacity

London Borough of Harrow

London Borough of Harrow advises they have no objection to the proposal.

London Borough of Hounslow

London Borough of Hounslow advises they have no objection to the proposal.

South Bucks District Council

The Council is concerned for traffic impact as well as impacts upon the infrastructure and community facilities of the area. The Council requests that the highways authority, Buckinghamshire CC also be consulted.

Surrey County Council

Surrey County Council advises they have no objection to the proposal.

The Garden History Society

The Garden History Society advises they have no objection to the principle of the proposal although, the following concerns are raised:

- The historic landscape and contribution made by the RAF period
- More inclusion of RAF landscape features including the parade ground
- Generally incorporated more RAF landscape references into the design

Coal Authority

Coal Authority advises they have no comments to make

LAMAS Historic Buildings and Conservation Committee

No comments received other than acknowledging the consultation request.

London Borough of Ealing

London Borough of Ealing advises they have no objection to the proposal.

Chorleywood Parish Council

- The site is the home of the Air Defence Museum [a.k.a The Battle of Britain, heritage listed bunker] and it should be retained; and
- Concerns [unspecified] about the road systems in particular the Hillingdon flyover.

No comments received from the following organisations: Nazarya, Hill House, Watts Hall, McDonalds Restaurants, Adecco UK Ltd, Bailey Hall, Jansons West London, Abbots Langley Parish Council, Croxley Green Parish Council, Gerrards Cross Parish Council, Wexham Parish Council, Farnham Royal Parish Council, Hedgerley Parish Council, Taplow Parish Council, Burnham Parish Council, Stoke Poges Parish Council, Dorney Parish Council, Three Rivers District Council, Slough Borough Council, Spelthorne District Council, Babtie Group Multi-Disciplinary Consultant, Mr P Hay Estates & Wayleaves Office, Dilwyn Chambers, Chairman Hayes and Harlington Older Peoples Welfare Committee, Xerox Ltd, The Greenway Conservation Area Panel, Tudor Way Residents Association, Vine Lane Residents Association, Friends of Hillingdon House Farm, Pastures Mead Residents Association, Ickenham Residents Association, Hillingdon Partnership Trust of the Old Brewhouse Rowsham, Hillingdon Partnership Trust, Hillingdon Chamber of Commerce, Asima Mahmood Youth Council, Bishophalt School, Abbotsfield School, Swakeleys School, Ryefield Primary School, Ancient Monuments Society, Council for British Archaeology, The Georgian Group, The Society for the Protection of Ancient Buildings, The Garden History Society, The Victorian Society, The Royal Commission on the Historical Monuments of England, The Department for Environmental, Food and Rural Affairs, Ickenham Conservation Panel, OFSTED, London Waste Regulation Authority, London Buses, Transco, Veolia Water Company.

6.2 Internal Consultees

Urban Design

"The strategically located RAF Uxbridge site, which extends to 46.6 ha, is an important and exciting opportunity to create a new major, sustainable mixed use development in the capital, based on high quality design.

The proposed development provides an excellent opportunity to revitalise the existing Uxbridge town centre, whilst creating a wide range of key complementary activities such as a regional theatre, a town centre hotel development of 5 storeys, 13,860 sq. m of office accommodation, the creation of a local centre with commercial premises and health facilities and a three form entry primary school. The residential led development would provide [1341] *residential dwellings, 77 units of assisted living retirement accommodation as well as a coherent network of urban and landscaped open spaces. The scheme also includes an energy centre of 1200 sq m. The existing landscape setting would provide public access to an extensive district park, which includes large areas of wilderness as well as extensive lawns and ornamental landscaping.*

Existing land use

The existing land use of RAF Uxbridge is the administrative and technical base for the Queen's Colour Squadron, the HQ Music School and Central Band, the Personnel services Wing and London Transit centre. The application site, which is located immediately adjacent to Uxbridge town centre, within 5 miles from Heathrow International Airport and includes large areas of Green Belt, is currently not accessible to the public.

Location

RAF Uxbridge, which is situated to the east of Uxbridge town centre, is bounded to the west by Hillingdon Road and Park Road, to the north by Honeycroft Hill and Hillingdon Golf Course to the south. The western part of the application site is situated adjacent to Uxbridge High Street. The key pedestrian connection to Uxbridge town centre is through St Andrew's roundabout, a currently awkward and unattractive underpass. St Andrew's Road divides the site internally from west to east. RAF Uxbridge abuts residential areas to the north west and south east.

Site characteristics and built context

The existing building stock is situated to the north western part of the site, and contains a wide range of utilitarian buildings of different use, age and origin to facilitate current and former military functions within the site such as living accommodation, mess facilities, welfare and recreation areas, education and administrative functions. Many of the military buildings are characterised by distinct clusters of buildings in a formal layout. The site also contains Hillingdon House, a Grade II listed mansion building of C18 origin, strategically situated up on the hill to the east, overlooking the vast river landscape. The building provides an important landmark for the site, and although the iconic building can be seen from many different parts of the site some of the historic vistas are now partly obscured by vegetation as the existing planting has been growing wild over an extended time. A landscape management plan based on historic evidence would be an important tool for the future development of the site.

The existing Grade I listed Group 11 Operations Room, the centre of operations for the RAF Fighter Command which played a pivotal role in the Battle of Britain during the Second World War, provides another unique built structure within the site. The bunker, which is of national importance, and has high symbolic and pedagogical values, is to be retained within the scheme. Two additional structures in the vicinity form part of the listing of the bunker.

Landscape setting

The eastern half of the application site comprises a large area of open landscape, bisected by the River Pinn. The majority of this open space is designated as Green Belt and also includes the flood plain of the river. The river landscape falls dramatically from 52.0 m AOD in the north west corner of the site, and 52.5 m AOD in the east to 32.5 m AOD by the river. The open landscape around the river has an attractive parkland character, and contains a number of valuable, large specimen trees. The developed area, especially to the west, contains a number of attractive landscape features such as majestic planted avenues and tree planting forming distinct open squares. The western boundary of the site along Hillingdon Road is characterised by a green, leafy appearance, which strongly contributes to the street scene character

The Green Belt surrounding the River Pinn covers approximately one third, 12.6 ha, of the application site. This very spacious existing mature landscape setting is one of the most important characteristics of the RAF Uxbridge site, and an invaluable asset for future residents, employees and visitors to the site. Apart from the spacious, coherent green character, the site also hosts valuable trees, in particular the horse chestnut avenues around the parade ground, the tree planting within the River Pinn open space and the line of hornbeams adjacent to the SNCO.

Connectivity

Considering the strategic location, immediately to the east of Uxbridge High Street, and surrounded by key facilities such as Brunel University, Hillingdon Hospital and Uxbridge High School to the south, Uxbridge New Leisure Centre and Lido to the north and the International School to the east, the proposed re-regeneration of RAF Uxbridge is considered to have a strong positive effect on the existing pedestrian and cycle movements to and from Uxbridge town centre.

Aspirations and visions for the master plan

The proposed regeneration scheme benefits from an extensive pre-application process, including detailed urban design and conservation advice, themed design workshops, as well as extensive public consultation. As a result of officers' advice, the proposal has been informed by rigorous studies of the existing qualities of the site, in particular the extensive and diverse landscape setting, the distinct topography, existing mature trees as well as the wealth of historically and architecturally interesting buildings. Existing and historic vistas, for example of Hillingdon House and of the Green Belt, as well as visual landmarks in the vicinity, such as St Andrew's Gate and St Andrew's Church, are other factors of significance which the proposal responds positively to.

It has also been an ambition to integrate a coherent network of open spaces with individual character throughout the site. As a result of officer's pre-application advice, the scheme proposes sustainable draining solutions as an integral part of the design of the open spaces. The SUDS, which are based on an ambitious design approach, vary from more urban to more organic, green solutions depending on the adjacent built context. From an urban design point of view the integral design approach is considered very positive. RAF Uxbridge has the potential to become a state of the art example of high quality open space design, where landscaped canals and rills will become distinct features which strongly contribute to the local distinctiveness of the area.

Green roofs and sustainable building materials are other important characteristics of the scheme which are considered positive from an urban design point of view.

Principal layout proposal

The key drivers behind the proposed master plan is the aim to retain the existing open character of the river landscape and the Green Belt, and the valuable tree cover else where, as well as the retention, integration and active re-use of the existing historic buildings as part of a sustainability ethos.

The master plan seeks to further emphasize the differentiation in character throughout the site, and creates a new mixed use development with a strong local distinctiveness, based on a wide range of different character areas throughout the site.

Visual and physical links between the site and its surroundings, as well as within the application site forms part of the distinctiveness and are highly critical. The scheme retains the views towards the site from Uxbridge High Street including St. Andrew's Gate and the listed Cinema building, and enhances the views towards Hillingdon House across the Green Belt as well as views from Hillingdon House over the river landscape, the latter which will be further emphasised through a strategic landscape maintenance plan.

One of the key urban design drivers has been to increase connectivity between the site and the existing town centre, as well as connecting the site to adjacent areas to the south and east. As a result a robust network for public transport, vehicular, cycle and pedestrian routes have been established throughout the site. The scheme proposes 4 entrances to the site, The Chimes entrance, St Andrew's roundabout (pedestrian), the Greenway entrance and the Vine Lane entrance (pedestrian, bicycle and emergency vehicles). The re-generation scheme for RAF Uxbridge dramatically increases the accessibility to the Green Belt resources within the site.

A higher density, urban design approach is influencing the area adjacent to Uxbridge town centre, which includes commercial, retail and office development as well as a hotel, a regional, 1,200 seats theatre and a new Cultural Centre at the northern end of the site. This area also benefits from an extensive, new urban landscape with a new town square to the west of the existing cinema building, as the arrival point from St Andrew's roundabout where a new, generous, safe and attractive underpass is being created. The new town square is envisaged to be an attractive, contemporary urban open space framed by the elaborate cinema building, from which a tree lined avenue, Cinema Gardens, links diagonally further into the site and the new District Park. The diagonal approach and the retention of key views increase the legibility of the scheme.

The town centre extension contains built elements up to 30 meters, such as the fly tower of the theatre, 4-6 storey commercial buildings and residential buildings between 3-6 storeys , which from an urban design point of view is fully supported. The scale, density, height and massing is considered to create a landmark development along Park Road on the approach from the town centre, whilst it also relates well to the existing built context, in which buildings such as St Andrew's Church plays an important role.

The existing St Andrew's Gates are considered to be features with strong symbolic and historic values, and will be retained as an important landmark at St Andrew's Roundabout.

<u>Character areas</u>

The scale, density, height, massing, built form and character changes gradually from northwest to east, allowing for key views across the site towards the Green Belt. The height and density decreases as the building pattern takes a more informal, less strict character. The proposed masterplan is considered to respond in a sound and sensitive manner to key characteristics in the green and built environment.

The scheme, which is a [majority] *outline proposal, is followed by an ambitious Design Code, which establishes design standards for the forthcoming design process. The Design Code contains a set of site wide generic design guidelines for the development as a whole, combined with seven different design codes, one for each character area, to provide differentiation and a strong sense of character throughout the site.*

The design codes set out design standards in order to establish a minimum quality threshold, and a framework for the development that promotes good design. It supports the development process by setting well defined standards and criteria to evaluate and assess forthcoming detailed applications, an effective information tool to explain the design rational behind the master plan.

The Design Code covers urban form as well as urban spaces, and includes design principles for street networks, physical links and visual connections, as well as types, distribution and orientation of built form, building lines, density, scale and rhythm. The Design Code identifies 28 building typologies, and a detailed range of public open spaces, in total 18 different types of spaces.

The code also includes standards for street lighting, signage, paving and public art, all factors of great importance for the quality of the street scene.

From an urban design point of view, the development of design codes is a strongly supported tool, especially important because of the scale of the site, and to secure design quality in long term perspective also for a sequenced implementation over a number of years. It is however vital that the submitted Design Code document becomes approved as part of the current application, and that it becomes directly linked to the S 106.

<u>Scale, height, density, massing and built form</u>

The Town Centre Extension

The scale, height, density and massing varies through out the site, with a concentration on higher densities and urban built form at the interface with Uxbridge town centre, including a clearly defined urban edge along Hillingdon Road, created by a coherent building line of 4 ½ storey buildings with two well defined entrances to the site from the west. The western boundary will provide a green, leafy setting with articulated views into the site.

The northern entrance from Park Road creates a strong, urban edge to the street scene as it connects to the Chimes and Uxbridge Underground Station. The proposed regional theatre will become a distinct landmark, with a Fly Tower up to 30 m AOD, and the adjacent 5 storey hotel. The town centre extension also includes 4 to 6 storey commercial elements on the western corner of Park Road, and equally facing the new urban square at St Andrew's Gate. Residential development of 5 ½ to 6 storeys aligns the new diagonal primary street, which connects the RAF Uxbridge site with Park Road.

Strongly defined courtyard developments characterise the scheme in the most western part. The height, density and character of the built form then gradually evolve into in a more flexible, loose pattern of individual villa blocks, which are being submerged into the vast parkland setting. From an urban design point of view this design approach is considered to be a responsive, logical and attractive approach, which creates a strong sense of direction and a flexible interface with the river landscape. The design approach hereby allows the existing Green Belt to integrate into the more urban areas. At a more detailed level also the building material for the villas in the parkland, predominantly wood, reflects the natural character of the Green Belt. The scale of 3 ½ to 4 ½ storeys is considered to respond well to

the existing built and green context, particularly as the buildings have been carefully interspersed in between existing mature vegetation.

The Park Crescent

The distinctly curved built form of the proposed three storey buildings creates a dramatic interface with the extensive open river landscape, and maximises the potential of this very attractive yet sensitive location.

The crescent approach facing the Green Belt, and the new District Park, is strongly supported in terms of position, scale, height and massing, however in the detailed design phase care should be taken to create greater individuality and finer detailing of the organic built form. From an urban design point of view increased ceiling heights on the ground floor or/and the first floor level would be strongly encouraged, in order to provide excellent design quality for these iconic and strategically located residential dwellings.

The District Park

The District Park provides a major open space with a variety of uses, including large areas for informal recreation and play for local and new residents. The parkland also has great potential for education activities for the adjacent new school and established education facilities in the area. The dramatic topography, the long distance views of the landscape and the attractive setting of Hillingdon House also provide a suitable venue for outdoor theatre performances and concerts.

The Eastern Area

Hillingdon House, which is one of the key landmark buildings within the site, will be retained and reused as a public restaurant on the ground floor, in combination with 1,500 sq m of high end office accommodation on the ground, first and second floors. The regeneration scheme, which is considered to fully utilise the potential of the building, as well as the attractive setting, whilst retaining the historic character is much endorsed from a conservation and urban design point of view.

On the eastern side of the River Penn, a low key complementary residential development scheme has been proposed in the vicinity of the Grade II Listed Hillingdon House comprising 29 residential dwellings. The proposal is considered to respect the existing characteristics of Hillingdon House by creating a sensitively designed, low key barn like approach in the spirit of outbuildings. The proposed scale, the height of 2-3 storeys, the positioning as well as proportions are all well conceived and fully supported from an urban design and conservation point of view. Details like exposed eaves as well as plain, natural building materials are all compliant with the low key, vernacular design approach. It is considered very positive from an urban design point of view that the scheme retains large parts of the existing garden walls, as well as the Carpenter's Cottage, a genuine, vernacular building with much character and original fabric, in accordance with pre-application advice.

The mews proposal in the north eastern corner of the site is considered to reflect the organic, small scale building pattern of the adjacent built environment in terms of its general design approach, built form, scale and height of 2 storeys.

Further to the west, the 3 storey crescent maximises the potential of views over the adjacent valley landscape.

The Sylvan Homes will provide an important frontage onto Vine Lane, and the entrance along St Andrew's Road. The design approach of detached dwellings with large gardens in a

woodland setting reflects the existing local distinctiveness of the area, and respects the relationship to the adjacent Hillingdon Court Area of Special Local Character.

The Northern Area

The secluded area to the northern most part of the site is separated from the rest of the development by the Annington Property Ltd-controlled land. The existing Lawrence House will be retained and carefully converted into 4 dwellings, the 'Sick Quarters' will be retained and converted into 4 residential dwellings. Terrace Lane and the Northern Boulevard, characterised by existing mature trees, are all elements of importance for the local distinctiveness, and will consequently be retained within this informal and small scale development. The building height will be kept to two storeys.

The Primary School

The area benefits from an open, spacious character and a strong sense of place, emphasised by the existing vegetation as well as a distinct landform. The site provides a very attractive setting for a new primary school, for which a sustainable design approach and an interesting, stimulating colour scheme including natural timber and coloured render is proposed [subject to future applications for discharge of conditions including reserved matters]. *The position, scale and built form is the result of a coordinated approach at pre-application stage.*

The Southern Area

Three storey residential development characterises the north-south spine road, whilst the southern entrance into the site is emphasised by a 4 storey block. From an urban design point of view, the scale and height of 3-4 storey buildings along the western edge is considered suitable and well motivated, and reflects the establishment of a new urban settlement. It creates dignity to the new development and creates a clear distinction to suburban sprawl. The area, which is accessed from the Greenway entrance, is characterised by a strong definition of block form, streets and public spaces, and an increase in massing towards Hillingdon Road. Existing tree lines of importance are being retained and integrated into the scheme, such as at the Local Centre, furthermore at Greenway Gardens, and in the form of a pocket park in the eastern part of the area. Coherent views are being retained towards the open parkland to the east. An individual V-shaped four storey building visually defines the southern entrance to the site."

<u>Further comments following amendments and second consultation</u>

"The layout, design and content of some important open spaces of the scheme have recently been revised, following detailed urban design advice [in response to objections raised by English Heritage]. *The amendments are considered to fully overcome previous concerns...*

A. The Cinema building

The revised proposal now benefits from:

> *1. A robust boundary planting which provides a green buffer between the public space and the busy road.*
>
> *2. A more formal layout which enhances the character and appearance of the main vehicular arrival point and creates visual legibility at the entrance to the site.*

3. A tree grid has been implemented which creates a strong green structure and connects the various built elements and open spaces at this prominent entry to the site, including key drivers such as the Cinema building and the /Mons Barrack Building.

4. Entrance at the Mons Barrack Building has been enhanced with a screen of clipped hedges and lawns which creates a suitable setting to this impressive building.

5. A spacious, coherent and uncluttered open space in front of the cinema building creates a visual focus of the Cinema entrance, enhances the setting of the building and provides good opportunities for public events such as art exhibitions, community gatherings, film premieres etc.

6. Side elevation softened by lawns/ornamental planting.

7. The re-use of the historic 'Stiffy's' lamp is positive and strengthens the local distinctiveness of the site.

B. Hillingdon House

The layout of the immediate and wider setting of this historic building has been successfully revised.

1. Irregular tree planting to the north disguises the main car park and minimizes the visual impact on the historic setting.

2. The main entrances to Hillingdon House are emphasised and treated in natural stone.

3. A large, new stone terrace has been created to the south of the house, and offers an elegant outdoor amenity space for the restaurant and cafe.

4. The accessible parking has been discretely integrated to the north of the house.

5. Further planting, ornamental as well as structural, which respects the historic character of the area, e g elegant, boxheaded trees has been integrated into the scheme.

6. The proposed neutral and classic landscape materials such as resin bound gravel, brass studs and granite rumble strips, are considered suitable for the historic public realm around Hillingdon House.

C. Parade Ground Square

The revisions to The Parade Ground Square are also considered positive in principle. From an urban design point of view, with reference to the existing scale, character and building pattern of this part of the RAF Uxbridge site, it is considered suitable to increase the building heights further in this part of the development to four storeys, to re-create the local character and appearance which is typical for the area and which reflects the historic use."

Conservation

"This is an undulating and fairly open site that includes a section of the River Pinn. It is bounded by Hillingdon Road and Park Road to the west, Hillingdon golf course to the south; Vine Lane and Honey Hill to the east and Honey Croft Hill to the north. The site contains groups of buildings of varied age, size, construction methods and architectural styles. These are linked by simple tarmac roads and informal paths, including a public footpath, which traverses the open areas of lawn/grassland. The spaces contain and are bounded by mature trees; these include specimen trees, formal avenues and more informal small wooded areas.

The site includes three statutory listed buildings, a number of associated listed curtilage structures. It is not within a designated area, however, Uxbridge Town Centre, which is located to the west of the site, is a Conservation Area and it is also designated as an Archaeological Priority Area. To the west of the site is the Hillingdon Court Park Area of Special Local Character.

An SPD for the development of the site was agreed in January 2009."

Further comments following amendments and second consultation

The Conservation officer concluded there was no objection in principle to the proposed works to the listed structures, or to the curtilage development adjacent to Hillingdon House. Subject to appropriately worded conditions for the detailed design and materials of Hillingdon House i.e.:

- Joinery, doorways, windows, ramps, staircasing, lift overrun treatments;
- Repairs to flanks elevations following part demolition of the existing basement wing and reinstatement of the niche to the south elevation;
- car parking and signage for accessible parking spaces;
- landscaping; and
- Services, fire safety upgrading and soundproofing and roof-top solar panels,

Trees and Landscape

The site
The site forms part of the Ministry of Defence's programme to decommission and relocate seven existing London-based military units to a modernised RAF Northolt.

RAF Uxbridge occupies the former grounds of Hillingdon House, an area of about 44 ha, situated immediately to the south-east of Uxbridge Town Centre. The site also includes 2.8 ha of highway land. The land to the south-east of the site is occupied by Hillingdon Golf course and residential properties. The site is currently accessed from Hillingdon Road, on its western boundary. The northern part of the western boundary adjoins Park Road, which links Uxbridge with the M40. Vine Lane is situated to the north-east of the site.

The site is bisected on a north-south axis by the valley (at approximately 32 metres AOD) formed by the River Pinn and its flood plain, and associated woodland. The land rises to the east and west to heights of between 46-51 metres AOD on the boundaries. The wooded valley and extensive open spaces with parkland trees and avenues to either side make a significant contribution to the landscape character of the site, and the historic landscape setting of Hillingdon House. This is beneficial to both the visual and natural amenity of the site, and to its ecological interest.

Approximately 12.7ha of the site is designated Green Belt and a small area to the north of the site is designated as Green Chain. Although there are currently no Tree Preservation Orders, or Conservation Area designations, on the site, the site contains a substantial

number of trees (individuals, groups, and woodland - whose condition and value have been assessed as part of a full Arboricultural Survey).

The trees forming avenues along some of the internal roads and around the parade ground are significant landscape features.

The belts of trees and woodlands on the fringes of the site are conspicuous features in the local landscape, and are visible from local roads, the golf course and surrounding residential areas. The belt of trees fronting Hillingdon Road forms part of a larger tree mass together with the linear groups of trees in the central reservation.

Many of the existing trees and landscape features on the site constrain the development of it.

<u>The revised application / proposal</u>
The proposal is a hybrid application, part outline (all matters reserved, except for access) to redevelop the site as a mixed use, residential-led development. Proposed uses within the site include residential, offices, hotel, retail, theatre and other associated uses together with new access points.

The second part of the application seeks full planning approval for change of use and alterations to Hillingdon House and other retained (listed) buildings and the creation of residential dwellings to the north of Hillingdon House.

<u>The Environmental Statement (Landscape, Townscape and Visual - Chapter 13)</u>(December 2009, amended September 2010)
The application is accompanied by an Environmental Statement (ES), which was amended in September 2010 to reflect the amendments to the planning application proposals. It is noted that the Landscape, Visual and Townscape (LV&T) Chapter remains unchanged because the amendments do not affect the assessment of LV&T.

The ES includes an assessment of the potential environmental effects of the proposed outline development, and the constraints to be considered. Amongst other things, the ES describes the baseline conditions of the site, and having established 'the sensitivity of the site and its surroundings and its capacity to accommodate the proposed change…' considers the landscape, townscape and visual impacts of the scheme. It also considers the impact on cultural heritage. Landscape is one of the (development) parameters. The ES indicates that the proposals are developed around a number of key concepts including 'natural features', 'views', 'park edge', and 'character areas'. It also considers 'listed buildings', and the impacts on the setting of listed buildings and the historic landscape (under 'Cultural Heritage'). The applicants find that 'the ES predicts that the majority of landscape, townscape and visual effects are likely to be beneficial', but they note that some of the existing character areas will be lost.

The Green Belt, mostly within the parkland associated with Hillingdon House, and the River Pinn are found to have a high sensitivity and a low capacity for change. The topography within the flood plain and Green Belt is of high sensitivity and has a low capacity for change. In general, other parts of the site and the trees are found to have a medium sensitivity and capacity. The extensive boundaries of the site have a range of sensitivities and capacities. The ES also includes an assessment of a number of local character areas and a visual appraisal based on the zone of visual influence of the site.

The analysis and description of the 'temporary' (site clearance /construction) and 'operation' (post construction) impact, is based on a plan illustrating the development, which divides the proposals into nine areas.

The ES outlines a number of proposed, general, site-wide measures as mitigation against adverse impacts at the site clearance/construction and operation stages, and predicts the residual effects on site features and boundaries, character areas, and visual receptors. The applicants acknowledge that the key structural planting elements for the development, which will be subject to the application of design principles set out in the Design Code (submitted with the application), 'will be provided by the existing trees and the new planting (which) will fulfil a supplementary role by extending the tree framework…' (Paragraph 13.199)

The applicants predict the following residual landscape and visual effects (excluding listed buildings) (year 1 – operational, and year 15 – following mitigation).

- *Substantial beneficial effect on the Green Belt,*
- *Moderate beneficial effect on the River Pinn Corridor,*
- *Negligible effect on the topography,*
- *Moderate beneficial effect on vegetation due to tree management and planting (Note: Moderate temporary adverse impact due to the loss of 28% of the trees), and*
- *Minor to substantial beneficial effect on the site boundaries.*

They also predict minor to substantial effects on two of the Character Areas (LCA 2 & LCA 8), Barracks and Parade Ground (LCA 4) and another (LCA 7 Sports Pitches), and note that a number of the existing character areas will be lost. The applicants also predict Minor to Substantial effects on the other Character Areas, the Character Areas outside the site, and all of the visual receptors.

The changes relating to the listed buildings and their settings, the parkland setting of Hillingdon House, and the historic character / landscape of the base, are some of the potential environmental effects that are assessed in the 'Cultural Heritage' chapter (15).

<u>The Design and Access Statement and Addendum</u> (September 2010)

The Design & Access Statement acknowledges in section 2.0 (Context) that the existing landscape character and open spaces can strengthen the green and blue links 'through and around the site' to the benefit of ecological diversity and the enjoyment of people using the site. (2.1). The wider landscape context and local landscape character is described in 2.5.

The report summarises the site analysis in section 4. This includes an appraisal of the topography, landscape, access and movement, views and vistas, ecology, heritage and aviation safeguarding.

The landscape and open space strategy is summarised in chapter 7.3. This describes the principle types of open space proposals relating to the main square and local centre, the landscape setting of Hillingdon House, the communal and semi-private open spaces associated with the residential properties and the creation of the District Park. Themes for the development are to be informed by culture and heritage, healthy living, ecology and biodiversity. A further stated objective is to incorporate a comprehensive sustainable urban drainage strategy (SUDS) which will be achieved through the use of swales, dry basins, living roofs and permeable paving.

The key objectives for the masterplan layout are explained in section 7.8, which intends 'to respond to positive urban design principles'. These principles include the retention of important existing trees, the creation of a 'primary street', the use of key focal points and the consideration of frontages used to both to terminate long views and deflect human

movement. As the 'public face' of the development specific frontages are to be given special architectural treatments.

In chapter 8.0 the six main character areas are described which include the southern area, the primary school (north-east), the town centre extension area, the northern area (north-west corner), the parade ground and the eastern area. The accompanying plan also notes the District Park running through the centre of the site, which is described in the Landscape & open Space Strategy.

The Addendum describes thirteen improvements to the design proposals, which 'focus on the (revised) illustrative masterplan arrangement, the landscape design, the main entrances and some aspects of the detailed design (of the internal arrangements of some buildings)' (Page 1). The main landscape changes relate to the 'Hillingdon House Landscape', 'Parade Ground', and 'Heritage Square'.

The amendments to the landscape design proposals as part of the (revised) hybrid application are described in Chapter 3 of the Addendum, and are summarised below: -

> *'1. Heritage Square*
> *The landscape to the south of the former cinema building has been reconfigured as part of the Heritage Square redesign, to ensure that this key public space is more pedestrian orientated.*
>
> *2. Hillingdon House*
> *The landscape adjacent to the house has been redesigned to improve its relationship with the building.*
>
> *3. Parade Ground Square*
> *The courtyard in the centre of the Parade Ground has been redesigned to provide a simplified and more formal shared use garden.'*

The amendments to the Chippendale Way Entrance show that it will be a four arm roundabout and an island.

<u>The Landscape and Open Space Strategy and Addendum</u> (September 2010)
The Landscape & Open Space Strategy describes the site and its context. A brief summary (at 2.9) lists the general opportunities and constraints identified during the site analysis and with reference to the SPD, including the retention and enhancement of key tree groupings. More specific objectives are noted in the Historic Landscape Report (below). These include the removal of the car park to the south of Hillingdon House and the restoration of the lake, within the corridor of the River Pinn.

The report sets out the guiding principles for the design and function of the public realm and open spaces across the site (section 3.0) based on the three themes of culture/heritage, healthy living and ecology.

Section 4.0 introduces the public realm and landscape strategy which describes and illustrates the objectives for the key landscape characters and elements within the different zones, including play/sport/recreation, existing trees, biodiversity, boundaries/gateways, streetscape/SUDS/green roofs and, finally, the hard and soft landscape components.

One of the intentions of the 'existing tree strategy' is that the trees forming the avenues will be retained together with the best quality trees to provide the development with a mature landscape. The woodland adjacent to the river will also be retained, as will the belt of trees along Hillingdon Road.

Section 5.0 sets out the design parameters for each of the eight key open spaces identified in fig. 39, supported by illustrative design solutions and proposals for each one, as part of the masterplan.

The final section (6.0) confirms the need for robust management and maintenance plans at the detailed design stage to ensure that the landscape components and open spaces are established and maintained to an appropriate standard. Management objectives are outlined in 6.2 and the various management regimes are identified in 6.3 together with the main hard and soft landscape typologies.

The Addendum does not change the overall landscape strategy, but does outline specific changes in relation to play space, and the public square, central gateway (off Hillingdon Road) and the parade ground, which are identified as key open spaces in Section 5.0 (see above).

<u>The Arborcultural Survey</u> (Report - December 2009)
The comprehensive survey report includes a schedule of the trees and a tree surgery schedule, which specifies remedial works to 61 trees and the felling of 20 trees in any event. The report also includes ten tree constraint plans covering the site, and an arboricultural constraints report.

1193 trees and groups of trees were surveyed. There are 15 'A' category (British Standard 5837:2005) trees, 415 'B' category trees, 20 'B/c' and 'C/b' trees, and 685 'C' category trees. The other trees are 'R' (fell) category.

The ES suggests that about 100 'B' category trees and about 200 'C' category trees, mostly located in the north-west part of the site, would be lost as part of the illustrative scheme.

<u>The Historical Landscape Report and Addendum</u> (September 2010)

The historic landscape report describes the site and surroundings and summarises a review of historic documentation of the site, including the site chronology with supporting maps and photographs.

At section 4.0 the report reaches conclusions and makes recommendations for the restoration of the historic landscape and future management of the site. It finds that: -

- *Most of the formal gardens associated with the house have long since been lost, although some of the picturesque (parkland) character remains.*
- *The retention and management of key landscape features should be secured through design and management at the master-planning stage and subsequently through conditions.*
- *The proposal to provide a 'District Park' should safeguard the semi-natural character of the site from additional pressures associated with increased public access.*
- *Consideration should be given to the removal of the car park near the house and vehicle access restricted / pedestrian and cycle access encouraged.*
- *Proposals close to existing trees should take into account their root protection areas.*
- *The existing terracing to the west of Hillingdon House should be re-configured / re-instated.*
- *Play areas should be sited to the west of the river and integrated within the parkland with an emphasis on 'natural play'.*
- *Reference is made to the potential restoration of the lake within the River Pinn (4.8). However, it is noted that this may result in adverse environmental impacts and may compromise aviation safeguarding.*

The Addendum (4.6) includes the revised landscape and design proposals for Hillingdon House, which reflect the revised planning application proposals.

<u>The Planning Statement</u>

The Planning Statement confirms (Paragraph 7.73) that of the 46.6ha site coverage, a total of 19.16 ha will be retained or developed as open space. It also indicates that a 14.2ha District Park will be focused on the River Pinn corridor, which bisects the site, there will be 1.7 ha of additional open public space including squares, shared surfaces, carriageways and key play areas, and 2.4ha of 'structural landscape', including boundary and avenue planting will be created. Further areas will include communal and semi-private gardens (including podiums and decks) and private gardens for homes and apartments.

<u>The Amended Design Code</u> (September 2010)
The Design Code has been prepared to accord with the RAF Uxbridge SPD.
Section 3.0 sets out the vision for the masterplan (3.1) and describes objectives for the site access and movement (3.2), landscape strategy (3.3), land use (3.4), massing (3.5), levels (3.6), phasing (3.7), character areas (3.8) and other key areas (3.9).

In the landscape strategy the report acknowledges the importance of the existing park and existing trees and confirms that these elements will be retained and enhanced.

Other key elements to be incorporated into the scheme include the network of swales and basins which will create sustainable urban drainage systems throughout the site, the creation of new public open spaces, communal gardens and a green-roofed school whose sports pitches will be available for public use outside school operating hours.

Specific visions and illustrative guidelines are then provided in the following sections for the six main (built) character areas.

<u>Relevant Landscape/tree Policies</u>

- *The London Plan represents the Mayor of London's Spatial Development Strategy and includes objectives to accommodate London's growth without encroaching on open spaces, and to make London a more attractive, well-designed and green city.*
- *In the draft replacement London Plan (2009), policy 2.18 seeks to incorporate appropriate elements of open space into the wider network of green infrastructure with a view to encouraging linkage of green infrastructure to the wider public realm through the development of new and improved accessible links – including Green Corridors, Green Chains and use of street trees. The District Park centred on the River Pinn corridor responds to this policy.*
- *Saved policies OL1 and OL2 seek to retain predominantly open land uses and comprehensive landscape improvements to enhance the visual amenity and open land objectives within the Green Belt. 'Approximately 12.7ha of the site fall within the Green Belt designation…includes the River Pinn corridor, historic parkland associated with Hillingdon House, wooded areas and amenity grassland.' (Planning Statement 7.90.)*
- *Saved policy OL15 Protection of landscape and countryside conservation areas*
- *Saved policy OL26 seeks to protect and managed trees and woodlands*
- *Saved policy EC3 requires developments in the vicinity of sites of nature conservation importance to have regard for the potential effects which may arise from the development. Hillingdon Court Park, to the east of the site is a Nature Conservation Site of Borough Grade II or Local Importance. The ecological appraisal identifies the potential for roosting bats and foraging habitat associated with the river*

corridor and woodland. Four badger setts and a further two (potential setts are evident in the north-east section of the site).

- *Saved policy BE 4 requires new development on the fringes of Conservation Areas to preserve or enhance those features, which contribute to their visual qualities.*
- *Saved policy BE19 seeks to ensure that new residential development complements, or improves, the amenity and character of the area.*
- *Saved policy BE38 seeks the retention and development of landscape features of merit, including trees, and landscaping.*

Revised Outline Proposal - Key Landscape - Key Landscape Issues

As 'landscape' is to be dealt with as a reserved matter, with only access to be determined at this stage, the revised illustrative masterplan should show that it is feasible to retain the valuable landscape features and trees, and secure space and provide opportunities for a high quality landscape scheme.

The revised masterplan shows about 75% of the existing trees would be retained, mostly in open spaces and/or on the fringes of the site. It also shows that the woodland in the river corridor would be retained. In this context, there is no objection to the loss of most of the trees in the north-western part of the site (nearest to the town centre) and, if necessary, the loss (and replacement) of the semi-mature Cedar in the roundabout on Park Road (Chippendale Waye Entrance) to facilitate the new access to the site.

There are a number of aspects/elements of the scheme that require further consideration at this stage of the planning process and others in due course (see below).

- *An arboricultural implications assessment / constraints plan, Tree Protection Plan, and Arboricultural Method Statement, and tree work and landscape proposals (consistent with the revised masterplan) will be required for each phase / reserved matters application.*
- *The Landscape and Open Space Strategy refers to the need to enhance the setting of Hillingdon House, which is currently compromised by the car park to the south. The revised masterplan retains the car park in its existing position with tree (screen) planting around it.*
- *The SPD and Historic Landscape Report identify the restoration of the artificial lake as a desirable landscape objective. This element is not included in the revised masterplan, because of constraints relating to migratory birds.*
- *While the use of swales will help the scheme to meet SUDS targets, their use within residential streets will require careful detailing and intensive management, if they are to be visually acceptable and not appear as 'dead space', at the expense of the visual amenity of the streets. (Note: These features are more easily accommodated 'naturally' where they adjoin open space).*
- *Street tree planting is particularly desirable within the built development – both commercial and residential areas.*
- *The New Public Square / Town Centre Extension Area should not be compromised by the necessary changes of level – stepping down towards the roundabout. The design and detailing of the hard and soft landscape in this underpass and the Square will require careful consideration to ensure that it is both functional and attractive to users. The site edges out onto Uxbridge Road and would benefit from more tree screening/visual containment.*
- *The open space /central courtyard of the Parade Ground housing is dominated by hard surfacing and car parking, with a relatively modest area of green space in the centre.*

- *The small areas within dense populations (Parade Ground Square), the walled compound of the rifle range may be ideally suited to support mini-allotments/community vegetable growing, and an orchard.*
- *The new district park and the provision of pocket parks, courtyards and communal gardens are welcomed. Where the courtyards are effectively podium level/roof gardens, the landscape design of the gardens will need to be considered at the outset to ensure that the built structures are designed to support a high quality three-dimensional landscape – including the use of trees and hedges (as shown in the Landscape & Open Space Strategy, fig. 53, p.81).*
- *The provision of extensive car parking courts, without visual relief/screening should be avoided.*
- *The Historic Landscape report suggested that consideration be given to providing play areas to the west of the river which could be integrated into the parkland with an emphasis on 'natural play'. The revised masterplan shows the location of two play areas are proposed within the District Park to the west of the river.*

[These matters are sufficiently concluded at the hybrid stage for the Landscape Architect and Trees officer to support the scheme subject to the appropriately worded conditions below]

Revised Outline Proposal: Conclusion

Subject to the above observations, conditions OUT2 (layout and landscaping), OUT3 (reserved matters: landscape), OUT4, TL1, TL2, TL3, TL4 (including a specification of tree work), TL6, TL7 and TL21 (for each phase as appropriate), and a legal agreement to (a) secure the retention of the existing trees and woodland on the site, and (b) secure the long-term maintenance and management of the open spaces including a district park, the outline scheme (access with illustrative masterplan) is acceptable in terms of the relevant tree and landscape policies.

Revised Detailed Application: Key Landscape Issues

VSM drawing No. 3300-21-106 Rev B indicates the retention of the existing car park to the south of Hillingdon House with tree (screen) planting around it to mitigate its impact on the historic landscape setting.

The revised proposal involves the necessary removal of the mature tree Magnolias growing against the wall of Hillingdon House. The removal of these trees is justified, but their replacement should be part of the proposed landscaping for this part of the site.

The proposed site layout involves adjustments to the road layout which will benefit the mature Oak (T1404), which is the dominant tree in that part of the site (near to the access to Courtyard 02).

The layout also shows the widening the access to Courtyard 02, which will involve the loss of one middle-aged Yew, with a sparse crown, (T1400) and may, depending on the construction methodology and any associated excavation, affect two other trees (T1398 - a topped Sycamore, and T1399 - a relatively small Yew).

Given that the vast majority of the trees on and close to the 'Hillingdon House' site will be retained and that the growing environment of the Oak will be improved, there is no objection to the loss of the Yew, which is showing signs of stress / reduced vigour, and if necessary the loss of the topped Sycamore, which will need to be re-pollarded every 5-8 years in any event, and the relatively small Yew.

An arboricultural method statement, based on an assessment of the implications of the revised scheme, is required together with details of tree removal / retention and protection measures associated with the new development and access roads.

The above matters are secured by appropriately worded conditions of approval if the council was to consider approval of the application.

Revised Detailed Application: Conclusion

Subject to the revisions and additional information suggested above, and conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21 (including the specification of the access to the courtyards), the proposed development is acceptable in terms of the relevant tree and landscape policies."

Highways

The Highways Engineer has provided the following comments.

The following s106 heads of terms are suggested:

1. A contribution of £ 500,000 is required for unforseen highway mitigation works. This is in addition to the identified and to be agreed off site highway mitigation works which the developer is to fund and deliver under a Section 278 agreement. Trigger: following occupation of 164 units

2. 10 year travel plan in accordance with TfL guidance.

3. Off Site Highway Works funded and delivered by the developer under a Section 278 agreement:
   a) Construction of a new signalised site access junction on Hillingdon Road (A4020) generally in accordance with the submitted drawings and to a detailed design to be approved by LBH and TfL, and closure and reinstatement of the existing access. Trigger: completion prior to occupation of the 165th residential unit or any unit in phase 2.
   b) Alterations and improvements to St Andrews Roundabout generally in accordance with the submitted drawing, including surface level pedestrian crossings, and subject to detailed design to be approved by LBH and TfL. Trigger: completion prior to occupation of the 200th residential unit.
   c) Alterations and refurbishment of the St. Andrews Road Roundabout subways in accordance with detailed design to be approved by LBH. Trigger: to be agreed
   d) Alterations and improvements to the Park Road/Chippendale Waye Roundabout generally in accordance with submitted drawings and subject to detailed design to be approved by LBH and TfL. Trigger: completion prior to occupation of any early/independent phase or the occupation of the 200th residential unit whichever is developed first.
   e) Widening of Park Road between St Andrews and Chippendale roundabouts to provide 3 lanes each way including land dedication to achieve the extra width, generally in accordance with the submitted plan and subject to detailed design to be approved by LBH. Trigger: to be agreed

f) Improvements to the signal junction at The Green Way/Hillingdon Hill and Kingston Lane/Hillingdon Hill including signal optimisation and linking these two sets of signals together with SCOOT or UTC and with the new site access signals. The detailed design to be agreed with TfL and LBH following remodelling using TRANSYT and VISSIM. Trigger: completion prior to the occupation of the 30th residential unit.

g) Improvements to the Park Road/Honeycroft Hill signal junction, Hercies/Honey Hill Junction, Park Road/Harefield Road signal junction and the Swakeleys Roundabout. The detailed design and further modelling work to be agreed with TFL and LBH. Trigger: to be agreed

h) Prior to commencement of the development the following 5 junctions are to be assessed and if any mitigation works are deemed necessary by LBH then these, subject to approval of detailed design by LBH, to be delivered prior to occupation of Phase 2 of the development.
   1. Chippendale Way/Montague Road signal junction
   2. Chippendale Way/ Sainsbury Site Access Roundabout
   3. Chippendale Way/Belmont Road Roundabout
   4. Swakeleys Roundabout in conjunction with The Park Road/Harefield Road signal junction.

i) Provision of CCTV to supplement the proposed Urban Traffic Control (UTC) works funded and implemented by TFL at the major Mahjacks and Cedars roundabouts, all subject to TFL and LPA approval.

j) Provide 'yellow boxes' on the carriageway at Honeycroft Hill/Hercies Road for right turners out of Honey Hill and at Belmont Road/Park Road roundabout for right turners out of Belmont Road.

The following conditions are suggested:

1. Prior to the commencement of the development the detailed design, to the Council's adoption standards, of the main internal spine road from The Green Way to the Chippendale Roundabout and the link road to the new signalised site access is to be submitted to LBH for approval. The signalised site access junction, the link road and the spine road from the link road to The Green Way must be completed and operational prior to the occupation of the 30th residential unit. (This assumes no changes to the phasing plan Drg No 3300-10-106 dated 09.11.2009)

2. The remaining part of the spine road from the site access link road to the altered Chippendale roundabout is to be completed and operational prior to the occupation of any part of the Early/ Independent phases. or Phase 2 whichever is developed first.

   The applicant is to bear the cost of any traffic orders required for waiting restrictions and/ or a parking management scheme etc for the new spine road and the link road.

Further comments following amendments and second consultation

In light of the extent of the concerns raised by residents at the Central and South Plannign Committee Special Meeting on 5th December 2010 concerning the potential traffic impact to Vine Lane, the Council's Highways Engineer has liaised with the applicant to secure additional traffic counts. Although a finalised analysis is still to be compiled, initial review of the further traffic Counts by the Council's Highways Engineer does not identify any significant impact that would warrant amendment to or refusal of the application. A summary

of the further work and findings will be provided at the Committee meeting for further consideration.

Also, in light of the concerns regarding potential rat running across the site, the Council's Highways Engineer has liaised with the applicant. Agreement has been reached for a barrier to be installed on east-west link being St Andrews Road. This barrier will physically prevent rat running across the site, and would be able to be opened with an electronic fob. The only groups to be given 'fob' access would be residents to the east of the barrier, the future Hillingdon House office and restaurant employees as well as larger vehicles such as buses visiting the Battle of Britain bunker. This will reduce traffic on Vine Lane. 'No through road' signage at the junctions on either side of the barrier and elsewhere in the site will ensure that vehicles can loop back around the existing roads. The detailed design and exact location of the barrier between the St Andrews Road crossing of the River Pinn and the junction with Saunders Road will be subject to final agreement with Council's Highways Engineer and a further detailed specification for the gate and associated works will be reported in the Planning Committee meeting. A condition is imposed to secure the above.

In addition a reduced road width of St Andrews Road with a priority direction of movement for vehicles inbound to the site from Vine Lane will act as a deterrent in the use of Vine Lane whilst not contributing to queuing in Vine Lane

Further in respect of connectivity, it is noted that the application site does not encroach on green chain land adjacent the River Pinn which would facilitate a future pedestrian connection from St Andrews Road / District Park to Honeycroft Hill. Although not forming part of this application, it is noted that the adjoining Council owned property being the Honeycroft Hill Day Centre site is the subject of a current planning application. The application reserves a 5m strip of land adjacent the River Pinn for the purpose of a future potential pedestrian connection between the RAF Uxbridge site and Honeycroft Hill (LBH application Ref. No. 6046/APP/2010/2679).

The Highways Engineer has been fully involved with the development of the scheme and has no objections to the scheme subject to the above s106 and conditions.

Access Officer and Panel

Revisions and a greater level of detail were requested pertaining to access arrangements to the site as well as the 16 Lifetime homes criteria. This was requested in particular for the retained and converted buildings forming part of the proposal as well as the new dwellings in the curtilage of Hillingdon House.

Following consideration of the amended scheme and second consultation, although there were matters requiring further amendments to the detailed floorplan layouts of the existing buildings being retained and re-used on the site, it was agreed in discussions with the Access Officer that the detailed design matters of existing retained buildings and new build could be addressed by an appropriately worded condition requiring compliance with Life Time Homes standards. In addition, an appropriately worded condition requiring 10% wheelchair accessible housing in all residential phases.

Environmental Protection Unit (EPU)

The EPU team have considered in detail the noise, air quality, energy, construction, contamination as well as the proposed uses. Appropriately worded conditions of approval are recommended to ensure any potential impacts to the surrounding area and on the future users are mitigated if the Council was to consider approval, including:

- Contamination identification, remediation and verification;

- Scheme for protecting the development from noise impacts;
- Details of extract ventilation systems;
- Hours of food premises;
- Hours for deliveries;
- Maximum noise limits for any plant and equipment;
- Construction Environmental Management Plan to be agreed; and
- Construction times informative.

Sport and Leisure

Ongoing liaison from the early work on the SPD through to the current detailed discussions pertaining to the application reaffirm that the team supports the proposal. The development represents a strategic opportunity to secure a 3 Form Entry primary school and district park which will provide the future population as well as the surrounding area with outdoor recreation and sporting facilities in a suitable location. This will be a significant contribution complementing the general improvements and availability of facilities coming forth in the area on other sites including those at educational establishments including Brunel University as well as the revamped Lido and Hillingdon House Farm, all of which are available to the public at large. Given the in-kind offer on the RAF Uxbridge site an SPD-based financial contribution is not being sought for any offsite facilities. Although the Council is yet to complete its own PPG17 study of facilities in the area, it is considered that the studies undertaken by the applicant which informed the SPD (adopted January 2009) are considered up-to-date and show no deficiencies, other than in the area of indoor bowling which is a strategic issue for southwest London and not considered to be a key driver or responsibility for the redevelopment of RAF Uxbridge especially given the priorities and benefits being secured.

Green Spaces

Supportive of the proposal including the district park containing two sports pitches. The team would suggest that the sports pitches which are currently for rugby, should be changed to football which is seeing a growing demand. In the scenario that the Council adopted the district park, the team suggests a maintenance contribution should be secured.

Property

No comments received.

Education

In line with the SPD, the Education team is supportive of the proposal in principle which includes a 3 Form Entry primary school. Education are leading on the parallel work to secure delivery of the school and have recommended clauses for the s106 planning agreement.

Housing

Although disappointed with the low level of affordable housing, they are supportive of the scheme subject to review clauses in the planning agreement to secure a greater provision in the future should the economic situation improve and the scheme become more profitable.

Waste

The Waste team made the following recommendations:

- dwelling houses should incorporate in their design storage provision for an average of 2 bags of recycling and 2 bags of refuse per week plus 3 garden waste badges every 2 weeks;
- internal roadways within the development should be of sufficient strength to support the weight, access and manoeuvring (turning) of standard refuse collection vehicles; and
- flats and houses provided as part of this development must have a food waste grinder included as standard as part of the kitchen sink unit.

Environmental Impact Assessment (EIA) Officer

The officer requested further detail and clarification pertaining to the water resources, archaeology and the assessment of alternatives in the ES. In addition, further information was required in respect of surface water management, energy management and Code for Sustainable Homes. Following receipt of further information, appropriately worded conditions of approval and an undertaking in the planning agreement (to secure the SUDS and their management/maintenance) are recommended if the Council is to consider approval.

Rights of Way Officer

- Public Right of Way U63 runs through the site from Vine Lane to St Andrews gate, St Andrews roundabout. The footpath aligns with St Andrews road through the site.
- The route offers an environmentally friendly connection for residents of the Vine Lane area into Uxbridge town centre. An upgrade / improvement to its surface as part of the process would be in keeping with a new development.

7. MAIN PLANNING ISSUES

7.1 The Principle of the Development

Chapter 3 Development Framework of the adopted RAF Uxbridge Supplementary Planning Document (SPD) establishes the acceptable landuses and their geographical location across the site. In general, the site has been divided into geographical quarters with the following desirable and acceptable uses encouraged in each area:

- Town Centre Extension (west):
    - Arts/cultural facility (theatre/music venue/borough museum) potentially including a community use component
    - Associated restaurants/cafes and drinking establishments
    - Complimentary retail
    - Higher density residential
    - Offices
    - Hotel
    - Employment live/work units supporting creative industries
    - Creche
    - Art galleries
    - Health facilities
    - Public spaces
    - Reuse of the listed cinema
- Northern Quarter:
    - Residential
    - 2 Form Entry primary school
    - Potential re-use of buildings
- Open space/Hillingdon House Quarter (east):

    - Visitor centre/RAF museum based around the bunker
    - Residential
    - Restoration and reuse of Hillingdon House
    - Recreation and other acceptable uses in the Green Belt land
- Southern quarter:
    - Residential
    - Local shops
    - Possible health facility
    - Alternate location for 2 Form Entry primary school

As identified in section 3.3.1 of this report, the scheme provides an acceptable range and location of uses which accords with the SPD. In particular:

- The non residential uses in the town centre extension such as the theatre, hotel, retail of office uses as well as the provision of public open space which are being considered for outline planning permission.
- Also for consideration for full planning permission is the re-use of the listed cinema for a future community use;
- The complimentary retail and PCT facility in the southern quarter which are being considered for outline planning permission;
- Provision of a 3 Form Entry primary school in the northern quarter which is for consideration for outline planning permission;
- Recreation facilities in a proposed district park with no loss of designated Green belt land;
- Retention of the Battle of Britain bunker and its curtilage for its continuing use by the RAF as an education and tourist attraction; and
- The use of Hillingdon House for offices as well as a restaurant which is being considered for full planning permission. This proposal incorporates alterations and additions for the restoration, enhancement and maintenance of the building and it's setting.
- The residential components of the site, the majority of which are being considered for outline planning permission.
- In addition, some residential dwellings are being considered for full planning permission which include those in Lawrence House, Sick Quarters, Mons Barrack Block, Carpenters Building, as well as 28 new dwellings to the north of Hillingdon House.

The range of landuses being variously considered for outline and full planning permission in a hybrid application as cited is therefore considered acceptable and accords with the RAF Uxbridge SPD.

In addition, the Council's Conservation Officer and English Heritage are satisfied with the proposed alterations and additions to Hillingdon House, as summarised in section 3.2. They are considered to positively preserve and enhance the character and appearance and setting of Hillingdon House. Therefore, they accord particularly with Hillingdon Unitary Development Plan (UDP) Saved Policy BE8 which seeks to ensure there is no damage to the historic parts of statutory and locally listed buildings as well as ensuring additions harmonise with their surroundings.

7.2 Density of the Proposed Development

Residential density can be used as an indicator of the overall character and acceptability of a proposal. Applicable guidance for residential development density is provided in Policy 3A.3 'Maximising the Potential of Sites' and Table 3A.2 'Density Matrix' of the London Plan

(Consolidated 2008). Additionally, Policy 4.B.1 'Design Principles for a Compact City' seeks development to maximise the potential of sites as one of its criteria.

The density guidance ranges specified in table 3A.2 are related to the site location, the existing building form and massing, the indicative average dwelling size, and the Public Transport Accessibility Level (PTAL) of the site. Table 3A.2 states that, in 'Central' locations with a PTAL of 4-6, densities between 650-1100 habitable rooms per hectare or up to 405 units per hectare is acceptable. In contrast, in 'Central' locations with a PTAL of 0-1, densities between 150-200 habitable rooms per hectare or up to 110 units per hectare are acceptable. The application site is a 'Central' location, being within 800m walking distance of Uxbridge Town centre, which is designated as a Metropolitan Town Centre for the purposes of the London Plan.

The PTAL of RAF Uxbridge varies across its considerable area as follows:

- Town Centre (West): PTAL 4-2 Central (1100-300 Hab rms per Ha)
- Northern Quarter: PTAL 3 – 1A Central (650-150 Hab rms per Ha)
- Open Space/ Hillingdon House (East): PTAL 2- 1A Central (650-150 Hab rms per Ha)
- Southern Quarter: PTAL 3 – 2 Central (650-300 Hab rms per Ha)

The application proposes the following densities:

- Town Centre (West): 574 Hab. rms per Ha
- Northern Quarter: 174 Hab. rms per Ha
- Open Space/ Hillingdon House (East): 142 Hab. rms per Ha
- Southern Quarter: 388 Hab. rms per Ha

Across the entire 43.8ha site which includes the 14.2ha district park, the density is equivalent to 114 habitable rooms per hectare. Excluding the district park, the density is equivalent to 168 habitable rooms per hectare.

For avoidance of any doubt, the density figures in this section encompass both the outline and full residential components of the hybrid planning application. The density of the scheme is considered acceptable, and in line with London Plan policies 3A.2, 3A.3 and 4B.1 which seek to maximise the use of the site with a design that is appropriate and sustainable.

7.3 Impact on Archaeology

English Heritage has considered the findings of Chapters 14 and 15 of the Environmental Statement, which was submitted in support of the application. English Heritage is satisfied that it is unlikely that any archaeological remains exist on the site. Therefore, no further evaluation is necessary prior to determination. Appropriately worded conditions of approval are recommended for a program of archaeological field work and historic building recording.

7.4 Airport Safeguarding

BAA Safeguarding and Compass, the National Air Traffic Services (NATS), Civil Aviation Authority and Ministry of Defence (MOD) Safeguarding organisations have responded with no objection to the proposal subject to appropriately worded conditions for final landscape, bird hazard management and renewable energy details to be agreed.

7.5 Impact on the Green Belt

Centrally located within the application site is 14ha of designated Green belt land. In the northern portion is 3.25ha of designated Green Chain land. Planning policy requires such land to be safeguarded and only very limited compatible development is considered appropriate.

The application retains and preserves all designated Green Belt land from encroachment by development in a publicly accessible District Park. The illustrative and parameter drawings, as well as the Design Code showing the proposed siting, bulk, scale and massing of adjacent buildings, the majority of which are for residential dwellings which are for outline consideration, are considered appropriate and acceptable. Also, they will subject to appropriately worded conditions for reserved matters of appearance and landscaping including details of external facing materials as well as hard and soft landscaping.

A 3-Form Entry primary school is proposed on the designated Green Chain land, which is an acceptable use of Green Chain land in accordance with the RAF Uxbridge SPD.

Aspects of the development under considered for full planning permission

In respect of aspects of the proposal adjacent to the Green Belt land which are submitted for full planning permission, these include Hillingdon House and new dwellings within its curtilage to the north.

The changes to the external appearance of Hillingdon House including the appearance of the building façade, creation of an outdoor terrace as well as landscaping and car parking are considered appropriate and will not result in any significant impact to the appearance, views and setting of the adjacent green belt land. The proposed changes as described in section 3.2 as well as the separate listed building application (LBH Ref. 585/APP/2009/2754) are acceptable to the Council's Conservation officer and English Heritage.

In respect of the proposed new dwellings to the north of Hillingdon House, Flat Blocks '01' and Townhouse groups '01', '03' and '04' are cited adjacent to the green belt land, in the location of existing curtilage buildings which will be demolished. Other than the exception of the Carpenter's Building which is being retained, these dwellings are all set back from green belt land with private amenity space and a landscaped curtilage. The siting, height, massing and scale of the dwellings is considered sympathetic to the sloping topography of the site and concealed to some extent by the existing historical brick perimeter wall which is being retained. In addition the mature trees on the edge of the green belt land will further soften the appearance of the dwellings. The palette of external facing materials, in particular the slate roofing, is also considered acceptable. For all these reasons, it is not considered that these new residential buildings pose any significant adverse impact on the green belt land including its character, appearance and views.

Proposed Flat Block '02' immediately adjoins the green belt land. Similarly, its siting, height, massing and scale are considered acceptable given the topography of the site. The palette of external facing materials, window openings and defensible landscape planting are considered to achieve an acceptable appearance, posing no significant adverse impact on the green belt land including its character, appearance and views.

For these reasons the proposal is considered acceptable and poses no significant adverse impact on green belt land.

7.6 Impact on the Character and Appearance of the Area

The requirement to consider the proposal's potential future impact on the character and appearance of the surrounding area is contained in PPS1, PPS3, London Plan Policies

4B.1, 4B.10 and Hillingdon's UDP Saved Policies Pt1.10, BE13, BE19. In addition UDP Saved Policy BE35 requires a high standard of design and providing for an attractive view for sites adjacent to major road and rail connections into Central London.

In respect of the RAF Uxbridge SPD, the overall development objectives of the Development Framework for the site include, amongst other things:

- A high quality and sustainable mixed use development;
- To have regard to the general character of the area in making provision for residential, employment and recreational needs of the local and wider population; and
- Enhancement of the Green Belt, historic built and natural environment, the River Pinn and other key landscape features.

The Development Framework elaborates with more specific and detailed guidance for the character of each of the quarters: Town Centre, North, South and Open Space / Hillingdon House.

Although appearance and landscaping are reserved matters (except for the full component of the application relating to the retained buildings on site and the new build in the curtilage of Hillingdon House which are discussed in a subsection below), consideration has nevertheless been given to these matters in the Design and Access Statement, Design Coding and Environmental Statement chapter 13 Landscape Townscape and Visual Assessment. The supporting documents provide an analysis of the scheme from vantage points around and within the development as well as the historical perspective.

The GLA stage 1 report and the Council's Principal Urban Design Officer are supportive of how the built form is integrated into the historic landscape character of the site, and surrounding area in general as summarised in consultation comments in section 6 of this report.

Following extensive pre-application and post submission negotiations and amendments, the Council's Principal Urban Design officer is satisfied that the scheme responds appropriately to the historical context and features of the site including the parade ground, listed cinema, and Mons barracks. As such, the Council does not agree with the objection of English Heritage in section 6.1.2 of this report.

It is noted that English Heritage is supportive of some aspects of the scheme:

- The change of use of the Grade II Listed former cinema building;
- The opportunity created by the redevelopment site to enhance three views of the listed former cinema;
- The change of use of Grade II Listed Hillingdon House and in its curtilage the retention and reuse of the Carpenters Building and wall; and
- The proposed changes to Hillingdon House.

English Heritage nevertheless objects for the following reasons:

- Setting of the listed former cinema: The new buildings in the proposed town centre extension are considered to overwhelm the former listed cinema, by reason of their bulk, height, scale and proximity. Particular mention is made regarding the 7 storey (tallest) component of the buildings and the 30m fly tower of the proposed theatre;
- Hillingdon House curtilage: The form (design of the elevations) and external facing materials of the new curtilage dwellings is considered alien and incongruous to Hillingdon House;
- The loss of the barrack blocks and parade ground which is considered to have fundamental importance to the site's heritage; and

- Questioning of the merit of retaining a single barrack block.

Officers do not agree with the views of English Heritage for the following reasons:

- It is not considered that the cinema will be overwhelmed by the Town centre extension. Rather, the difference in height and proximity of the new buildings will be ameliorated by the following: the layout of the high-quality public spaces surrounding the cinema which include soft landscaping; the control of the elevation design and facing materials (the 'appearance') of the new buildings framing these spaces by conditions of approval and reserved matters. Therefore, it is considered that a sympathetic and positively enhanced setting for the Listed Cinema will be achieved. Furthermore, the opening up of views of the cinema as noted by English Heritage will also be a positive enhancement to the appearance and setting of the Listed former cinema;
- Although different in architectural style and materials, the curtilage buildings are considered to be complementary in terms of preserving and enhancing Hillingdon House. The new buildings are appropriately located to the north of Hillingdon House behind the surviving wall. Combined with the soft landscaping as well as the beneficial aspects of the proposal as identified by English Heritage, namely, the scale of the buildings and their siting within the topography of the site, it is considered that the proposal is sympathetic to Hillingdon House. This leaves the architecture and external facing materials which, rather than mimicking Hillingdon House in a pastiche style, are considered to offer a contemporary alternative which positively preserves and enhances the character of Hillingdon House, rather than diminishing it. Furthermore, the proposal is considered to be a significant improvement upon the existing modern curtilage buildings which would be demolished as part of the proposal;
- The barrack blocks and parade ground are not listed and as such, their loss is not considered fundamentally important to the site's heritage. The current application is the product of a comprehensive design process which was informed by a number of studies, including work undertaken by Alan Baxter Associates, culminating in the 'Cultural Heritage Statement' which forms part of the Environmental Statement (ES). The planning application proposes the retention of one barrack block (which is the only locally listed block) and the mature landscaping around the parade ground as a memory of its previous use. This approach is considered appropriate and acceptable. The remaining blocks are not proposed to be retained. The impact of their removal from a cultural heritage perspective has been assessed in the Cultural Heritage Statement as having only moderate impact, given their low cultural value. Council officers agree with this; and
- Although English Heritage questions the merits of retaining one barrack block, Council officers consider this will form a historical focal point with the listed former cinema in the town centre extension.

In recommending approval of the application on the basis of the above it should be noted that the application does not need to be referred to the Secretary of State having regard to the provision of Circular 01/01 Arrangements for Handling Heritage applications despite the objection of English Heritage.

Officers do not agree with the urban design points raised in the objection by the North Uxbridge Residents Associated in section 6.1.1 of this report. In response, see section 6.2 under Urban Design for the record of the detailed and extensive work in preparation and negotiation of the design of the development, which is considered comprehensive, appropriate and acceptable on balance, being in line with the Council's adopted RAF Uxbridge SPD.

Aspects for full planning permission

The above sections have already dealt in detail with the Cinema, Hillingdon House, Carpenters building and new curtilage dwellings which are all being considered for full planning permission. In addition, other aspects of the development being considered for full planning permission are as follows:

- Lawrence House & Sick Quarters: The Council's Urban Design officer advises in section 6.2 that both buildings are to be retained and carefully converted into residential dwellings. The external appearance is retained and minimally modified. As such there is no significant detrimental impact to the character and appearance of the area
- Mons Barrack Block: Similarly this block is retained and converted into dwellings with the external appearance retained and only minimally modified. Further in respect of external appearance and character, the Council's Urban Design officer notes in 6.2 of this report that the proposed mature tree planting as well as soft perimeter landscaping, including lawns and hedges provide a suitable setting for Mons. As such, the character and appearance of Mons is considered to be retained and enhanced by the scheme.

As such the scheme is considered to suitably integrate with and pose no harmful impact to the character and appearance of the site and surrounding area.

7.7 Impact on neighbours beyond the site

There is a requirement to consider the impact of any proposal on the amenity of its surroundings and neighbours under PPS1, PPS3, London Plan Policy 4B.10 and Hillingdon's UDP Saved Policies Pt 1. 10, BE19, BE20, BE21, BE22, BE23, and BE24. The relevant considerations are discussed below.

7.7.1 During construction

A range of consultees have commented on the Environmental Statement including its potential impacts and their mitigation in the construction phase. Overall, mitigation will be secured with an appropriately worded condition for a Construction Environmental Management Plan to be approved prior to commencement of works. Thereafter, the Council's Environmental Protection Unit and Enforcement Teams will consider any complaints should they arise.

7.7.2 Traffic and Parking

Since the application was presented to the Committee on 1st December 2010, additional information has been provided in respect of concerns raised regarding Vine Lane impacts. The proposed east-west link road across the site now features a gate, preventing rat-running across the site and thereby mitigating impacts to neighbours in this regard.

A condition is recommended to ensure the detailed design, location and operation of the gate are appropriate.

In other respects, the Council's Highways Engineer has considered the traffic and parking impacts of the scheme on the surrounding area including traffic and parking issues raised by consultees and objectors and in the Transport for London objection as recorded in section 6 of this report. Also see section 6 for details of the assessment and recommendations of the Council's Highways Engineer and TFL in recommending that potential traffic and parking impacts can be addressed by appropriately worded conditions of approval and planning

contributions, thereby making the development acceptable on balance. Also note that the Highways Agency raised no objection to the application.

7.7.3 Noise and General Disturbance

In addition to the above mentioned policies for protection of neighbouring amenity, PPG24 specifically requires noise impacts to be evaluated and mitigated.

With the exception of the proposed Town Centre extension and 3 Form Entry primary school, the predominantly residential nature of the scheme is unlikely to pose any significant impact on the surrounding area, given that all dwellings and flats (including Lawrence House which is being retained and considered for full planning permission) are set away from property boundaries and adjacent neighbours.

In respect of the school, any noise or general disturbance will be, most likely limited to normal school hours and any limited community/recreational activities after hours. Also, any impact will be moderated by the orientation of outdoor activity and recreational spaces away from neighbours and towards the proposed District Park.

The location of the proposed Town Centre Extension is not considered to pose any excessive or unreasonable noise or general disturbance, being adjacent to Uxbridge Town centre which is a Metropolitan Town Centre.

Furthermore, no significant concerns are identified by the Council's Environmental Protection Unit.

The application seeks approval to change the use of the Cinema to Class D1, however the future occupant is not known. As such a condition is recommended requiring details of the exact nature of the use and works proposed to the Cinema before any works or use of that building takes place.

7.7.4 Privacy, Overlooking and Outlook

The Hillingdon Design and Accessibility Statement (HDAS) SPD Residential Layouts, amongst other amenity criteria, sets a minimum 21m habitable room window to habitable room window separation distance to address potential privacy, overlooking and outlook impacts to neighbours.

For the new build residential which is being considered for outline planning permission it should be noted that 'layout' and 'appearance' are reserved matters. As such, final window locations are yet to be resolved. This gives the flexibility and further opportunity at the reserved matters stage to address any potential issues should they arise at detailed design stage. For the full application relating to the retained buildings and the new-build in the curtilage of Hillingdon House, an assessment can be made informed by full plans and elevations.

The minimum 21m window-to-window separation is achieved in compliance with the HDAS for neighbours with the following exceptions:

- A dwelling in the southern area (Plot 3.9) of the site is 15m from 3 x single-aspect flats in Village Close. However, there is no privacy/overlooking impact posed as it is only the flank (windowless) wall of the proposed dwelling that faces the flats in Village Close;
- A dwelling in the southern area (Plot 3.6) of the site is 14m from a dual-aspect dwelling in Village Close. However, there is no privacy/overlooking impact posed as it

is only a flank (windowless) wall of the proposed dwelling that faces the existing dwelling in Village Close;

- A dwelling and its garage in the northern area (Plot 8.1) of the site is 19m and 15m respectively from the east- facing windows of the first-floor, dual-aspect caretakers flat of the 'F Hinds' commercial office building. However, there is no privacy/overlooking impact posed as only the flank (windowless) walls of the garage and dwelling face the F Hinds caretaker flat;

Aspects for full planning permission

In respect of the residential buildings being considered for full planning permission, only Lawrence House has relationships to neighbours outside the application site. Note that the other residential buildings being considered for full planning permission, being the Sick Quarters, Mons Barrack Block, Carpenters building and 28 dwellings in the curtilage of Hillingdon House are considered in section 7.8 of this report.

Lawrence House exceeds the 21m habitable room window to habitable room window separation distance to the rear facing windows of Park Road properties to the east.

Concerning relationships to the existing vacant dwellings on Annington Land to the south, whilst the adjacent dwelling is within 21m, there are no habitable room windows in the elevation which faces Lawrence House. It is a flank wall with a ground floor doorway and several small windows at ground and first floor which benefit non habitable rooms such as stairs and bathrooms. As such, the relationship of Lawrence House to neighbours does not contravene the HDAS standard and is acceptable.

It is therefore considered that there are no unacceptable privacy, overlooking or outlook impacts to neighbouring occupiers.

7.7.5 Overshadowing

The Council's UDP Saved Policies BE20 and BE21 require residential amenity to be protected and in particular, adequate daylight and sunlight to be achieved within properties and their amenity spaces. To this end the HDAS SPD Residential Layouts also sets a minimum 15m separation distance and 45 degree rule to address potential overshadowing and overlooking impacts. Provided this criteria is met, the UDP suggests in paragraph 5.23 that ensuring adequate daylight for habitable rooms and amenity space is possible. In addition, the Building Research Establishment (BRE) also publishes the guidance 'Site Layout Planning for Daylight and Sunlight - a Guide to Good Practice' 1998.

Although appearance, layout and scale (which affect daylight and sunlight) are reserved matters (other than for retained buildings on site and the new build in the curtilage of Hillingdon House which are submitted in full), the illustrative masterplan and parameter plans allow the HDAS SPD requirements for Daylight and Sunlight to be evaluated. The references to consideration of daylight and sunlight in the Design Code will also assure the further consideration of daylight and sunlight at reserved matters stage.

There are no built form relationships to sole light-source, habitable-room windows in neighbouring properties involving separations of less than 15m, nor any significant overshadowing of amenity space with the following exceptions:

- A dwelling in the southern area (Plot 3.6) of the site is 14m from a dual-aspect dwelling in Village Close. However, the affected dwelling is dual-aspect with the ground floor living area benefiting from windows in both the north and south elevations, thus off-setting any reduction in light. Furthermore, the proposed

development is to the north of the affected dwelling and as such, it does not shadow the Village Close dwelling and its amenity space to the south; and

- As a consequence of the amendments to the scheme (involving the relocation of future dwellings on the illustrative and parameter plans which are being considered for outline planning permission), the first-floor caretakers flat of the 'F Hinds' commercial office building now has a clear separation of 15m or more for windows facing east and south. This has been achieved by relocating the adjacent dwellings in northern area (plots 8.1 and 8.7) and is considered an acceptable result. Therefore, there is no significant daylight or sunlight impact posed.

Aspects for full planning permission

In respect of Lawrence House which is the only building being considered for full planning permission which has relationships to neighbours outside the red line, all habitable room windows of neighbouring properties are in excess of 15m from Lawrence House. As such there is no impact posed by Lawrence House, notwithstanding that it is an existing building and it's relationships to neighbours in terms of overshadowing are unchanged.

As such the scheme poses no significant overshadowing of neighbours and is therefore considered to be in accordance with UDP Saved Policies BE20 and BE21 which seek to protect neighbour amenity, including daylight and sunlight.

7.8 Living Conditions for Future Occupiers

The consideration of amenity for future occupiers is required by PPS1, PPS3, London Plan Policy 4B.1 and Hillingdon's UDP Saved Policies BE20, BE21, BE23, and BE24. The relevant considerations are discussed below.

7.8.1 Floorspace Standards

In addition to the above mentioned polices, the Council's HDAS SPD Residential Layouts specifically sets minimum floorspace criteria for residential development. These standards are also reproduced in the RAF Uxbridge SPD. It is noted that the Mayor has separately introduced minimum floorspace standards in the draft Replacement London Plan 2009 and the consultation draft London Housing Design Guide July 2009.

In respect of the outline component (i.e. the future new build) the accommodation schedule shows that the flats exceed the minimum floorspace standards of the Council's HDAS Residential Layout.

Aspects for full planning permission

In respect of the detailed component (i.e. retained buildings: Hillingdon House, Carpenters building and new dwellings in the curtilage of Hillingdon House, Mons Barrack Block, Lawrence House, and the Sick Quarters) the dwellings achieve and exceed the minimum standard.

The scheme has addressed Council requirements in respect of floorspace criteria, and therefore achieves a suitable level of amenity for future occupiers. The scheme is considered acceptable in this regard.

7.8.2 Code for Sustainable Homes

The Code for Sustainable Homes - Technical Guide was published by the Department for Communities and Local Government in April 2008. The accompanying Code for Sustainable Homes: Setting the Sustainability Standards for New Homes, details the assessment process and the performance standards required to meet the different Code levels.

The RAF Uxbridge SPD states that, consistent with the aspiration for low carbon development, all new housing developments on the site should achieve, as a minimum, the requirements of Level 4. However, the achievement of levels 5 or 6 of the Code is strongly encouraged for any site proposals, wherever these are feasible. Note separately that any commercial development should endeavour to achieve a BREEAM 'excellent' rating, unless it can be justified why this cannot be achieved.

The supporting documentation for the application makes reference to targeting Level 4 for the new build residential development, whilst a proposed clustering of 28 new-build dwellings in phase 2 are intended to acheive Code 6. The commercial components are to achieve the BREEAM 'Excellent' rating.

The developer's financial viability appraisal has been prepared on the basis of achieving Code Level 4 for residential development. An appropriately worded condition is recommended requiring compliance with Level 4 prior to commencement. A condition is also recommended for the 28 dwellings in phase 2 to achieve Code 6. Also a condition is recommended requiring any commercial development to achieve a BREEAM 'excellent' rating.

Aspects for full planning permission

For avoidance of doubt, the retained and converted residential buildings which are being considered for full planning permission (i.e. Mons Barrack Blocks, Lawrence House and Sick Quarters buildings and Carpenters Building) on the site will achieve EcoHomes standards.

7.8.3 Accessibility and Lifetime Homes

In accordance with London Plan policies and HDAS requirements, at least 10% of all new housing should be provided to full wheelchair accessibility standards. All homes not being built to full wheelchair accessibility standard should be built to Lifetime Homes standards. It is noted that some specialist housing may need to be exempt from the requirements to achieve Lifetime Homes as these will need to be designed to meet the specific needs of the potential resident, for example elderly housing.

Although the majority of the scheme is being considered in outline, there is a commitment to achieving these aforementioned standards. An appropriately worded condition is recommended for full details of compliance with Lifetime Homes Standards if the application is to be approved.

In respect of the wheelchair adaptable housing being provided, 10% of all new housing will be wheelchair accessible and is distributed throughout the site. The Council's Access Panel and Access officer wished to see more detailed information pertaining to accessibility. However, as discussed in detail with the Council's Access Officer, the level of information supplied at this outline stage is sufficiently detailed and further matters are to be agreed at the detailed design stage and secured by an appropriately worded condition as per normal practice.

Aspects for full planning permission

Given the commitment to achieving these aforementioned standards an appropriately worded condition is recommended to secure Lifetime Homes Standards during the implementation of the development of the Carpenters building, 28 curtilage dwellings to the north of Hillingdon House, Lawrence House, Sick Quarters and Mons Barrack Block.

It is noted that, given the constraints of the abovementioned buildings which are existing and being retained, the expectation of achieving the minimum 10% wheelchair housing requirement would be through the new build residential properties. As already stated in section 7.8.3, this will be secured by an appropriately worded condition.

7.8.4 Amenity Space

The RAF Uxbridge SPD and Policy BE23 of the UDP states that new residential buildings should provide or maintain external amenity space which is sufficient to maintain the amenity of the occupants, which is usable in terms of its shape and siting. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Any unusable or inconveniently located amenity space should be excluded from the calculations.

The table below is a summary of the private and communal amenity space at ground floor across the site and shows that the proposed scheme exceeds the minimum requirements.

HDAS Private/Communal Amenity Space Requirement (Ground floor)(sqm)		
Total units	Space required (sqm)	Total provided (sqm)
228	8021.05	8250

A detailed investigation of the illustrative masterplan concludes the following:

- All dwellings are provided with a private garden. Notwithstanding that layout is a reserved matter, any shortfall on a dwelling-by-dwelling basis is considered balanced by the significant District Park and network of other public amenity spaces proposed;
- Flats in the town centre extension are provided with communal amenity space which exceeds the minimum requirements of the HDAS;
- Flats in the curtilage of Hillingdon house are provided with a combination of private and communal amenity space which exceeds the minimum requirements of the HDAS; and
- In respect of 37 x flats in the proposal without any available private/communal amenity space (i.e. the 2 x flats in the building 146A, 2 x flats above car spaces in plots 2.3 and 3.1 of the Illustrative mastersplan and 33 x ground floor flats in plots 1.9, 2.5, 3.11, 3.12, 3.13 of the Illustrative masterplan) it is considered that the overall distribution of public amenity space as well as the district park will provide an acceptable alternative compromise which exceeds the HDAS requirements.

In addition, an appropriately worded condition is recommended for flats above ground/podium levels to be provided with a private balcony/terrace.

On balance, it is considered that the scheme will provide a sufficient and satisfactory quality of amenity space. As such the provision of amenity space is considered to accord with the intent of RAF Uxbridge SPD, UDP Saved Policy BE23 and the HDAS, which require sufficient provision of amenity space for future occupiers in the interests of residential amenity.

In addition to private and communal spaces, the provision of well-connected and integrated publicly accessible open space is a central feature of the design. A total of 18ha of publicly accessible open space is proposed as follows:

- District Park (14.2ha)
- Other Public Open space including town centre square and neighbourhood centre (1.7ha)
- 3 Form Entry primary school (2.1ha)

Aspects for full planning permission

The amenity space provision for residential uses being considered for full planning permission are as follows:

- Carpenter's Building: Private gardens considerably exceed the minimum HDAS requirements
- 28 new build dwellings in curtilage of Hillingdon House: The combination of private amenity gardens and communal amenity space exceeds the minimum HDAS required provision
- Lawrence House: Private gardens considerably exceed the minimum HDAS requirements
- Sick Quarters: Private gardens exceed the minimum requirements
- Mons Barrack Blocks: All dwellings exceed the minimum requirements with the exception of 2 x 2bed flats on the upper levels. This is not considered a significant reason for refusal given constraints of incorporating balconies for the existing blocks and the availability and proximity of significant public open spaces of the town centre as well as the district park.

Overall, the scheme is provided with an acceptable range of open space sufficient for the needs of future residents.

7.8.5 Children's Playspace

Policies 3A.17 and 3D.13 of the London Plan (Consolidated 2008) as well as the Mayor's SPG 'Providing for Children and Young People's Play and Informal Recreation', seek a sufficient quantum (10sqm per child), quality and amenity of children's playspace in developments. Saved Policy R1 of the Hillingdon UDP also seeks the suitable provision of playspace in developments. In considering this requirement, the child yield estimated for this scheme is 230. Therefore the scheme should provide a total of 5,013sqm in accordance with the Hillingdon UDP Policy or 4,956sqm based on GLA London Plan Policy.

In the course of negotiations, clarification was supplied confirming the quantum of playspace integrated with the design of the public realm and amenity spaces of the development. A total of 6600sqm of dedicated child playspace is distributed across the site, thereby exceeding the minimum requirements of Hillingdon and the GLA. The spaces proposed are as follows:

- Phase 1, circa plot 3.11, 300 sqm doorstep play area
- Phase 1, circa plot 3.13, 300 sqm doorstep play area
- Phase 2, circa plot 2.5, 300 sqm doorstep play area
- Phase 2, circa plot 2.2, 400 sqm local play area
- Enabling Works Phase, circa plot 3.2, 600 sqm local play area
- Phase 3, circa plot 1.11, three courtyards totalling 900 sqm (300 sqm per courtyard) doorstep play area
- Phase 3a, circa plot 2.3, 200 sqm doorstep play

- Phase 3a, circa plot 3.1, 600 sqm neighbourhood play
- Phase 3a, circa plot 1.3, 600 sqm neighbourhood play
- Phase 4, circa plot 7.1, 300 sqm doorstep play area
- Phase 4, circa plot 5.2, 300 sqm doorstep play area
- Phase 4a, circa plot 8.2, 300 sqm doorstep play area
- Phase 5, circa plot 3.5, 400 sqm local play area
- Phase 6, circa plots 1.3, (150 sqm) 1.4 (150 sqm) & 1.5 (250 sqm), podium terraces totalling 550 sqm doorstep play area

This is in addition to the 1,860sqm of playspace associated with the 3 Form Entry primary school grounds and the 14.2ha district park whose entire area could be considered as playable space.

The scheme is considered to comply with the above mentioned policies which seek to ensure the adequate provision of child playspace within developments.

7.8.6 Privacy, Overlooking and Outlook

Addressing potential privacy, overlooking and outlook aspects has been the subject of considerable review, negotiation and amendment to achieve suitable relationships on a block-by-block and unit-by-unit basis having regard to the HDAS 21m habitable room window to habitable room window guidance. This level of detailed assessment is a key aspect underlying the up-to-date illustrative masterplan.

The detailed review of the revised illustrative masterplan for outline planning permission concludes the following:

- For dwellings, the 21m habitable-room-window to habitable-room-window separation is achieved across rear gardens. Given dwellings are dual aspect, this is considered to off-set lesser separation distances across public street frontages where other urban design and character matters have priority and furthermore, reflect a traditional London street pattern where more intimate relationships exist and are successful in overall amenity and design terms;
- The only exceptions to the above situation are for 3 dwellings in the northern area (Plots 8.1 & 8.4) and 3 dwellings in the southern area (plot 3.6). Despite the separation across their garden to the adjacent dwelling being less than 21m, there is no actual privacy or overlooking impact posed as they face a flank (windowless) wall of the adjacent dwelling. Therefore, the relationship is acceptable on balance;
- The 21m habitable-room-window to habitable-room-window separation is not achieved for flats in the town centre extension and between some flats in the southern area in blocks adjacent to Park Road. However, this impact is off-set by the majority of these flats having more than one aspect which provides relief. Furthermore, separation distances are considered to be balanced by the benefits of the mixed-use and central location which is considered to outweigh the compromises in residential amenity as would be expected in a metropolitan town centre extension. Also, the availability and close proximity of the district park which is an extensive open space is a valid consideration.

Aspects for full planning permission

The detailed review of the revised application drawings concludes the following for the aspects of the proposal being considered for full planning permission:

Carpenters Building: The following measures are proposed to address potential privacy and overlooking impacts as a consequence of habitable windows of the Carpenters building on the western and northern elevations being less than 21m from adjacent residential properties:

- Whilst the separation distances and overlooking across a public thoroughfare is reflective of a typical London street and not considered to pose sufficient demonstrable harm to warrant refusal refusal, it has been agreed with the applicant for windows on the western facade to be obscure glazed to address this potential impact. Windows in the southern elevation of the block of flats to the north are also to be obscure glazed to prevent overlooking of the Carpenters Building.
- The habitable rooms of the Carpenters building will not suffer a significant loss of amenity by reduced outlook as every affected room benefits from a generous alternative aspect into its rear garden. Other windows to be obscure glazed relate to hallways and bathrooms, and as such, the loss of outlook does not represent an unacceptable amenity issue
- Additionally, defensible planting adjacent bedroom No. 3 will assist in protecting residential amenity for future occupiers.

Townhouses 01: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this townhouse group:

- These 4 dual aspect maisonettes have an outlook for habitable living room windows at ground floor into their rear gardens
- Upper level western facing bedroom windows look onto their respective private garden and out to the district park
- First floor eastern facing windows face onto the court yard. They will offer passive surveillance and given they are on upper floors will not result in unacceptable impacts. Furthermore, any potential overlooking of the Carpenters building is addressed by the obscure glazing of its windows as mentioned above.

Townhouses 02: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this townhouse group:

- These 4 dual aspect townhouses have an outlook for habitable living room windows at ground floor into their rear gardens
- Upper level eastern facing bedroom windows look onto their respective private garden
- Where there are upper level rear gardens, screening will be necessary to prevent undue overlooking and relevant conditions are recommended in this regard. By reason of the angle and slope of upper level bedroom windows, and subject to conditions, there is not considered to be any unacceptable overlooking posed by the elevated rear gardens. The overlooking would be no more than would otherwise be expected and acceptable of typical London terrace housing. It is not considered that such harm would be caused as to warrant refusal.
- For windows facing west and the public thoroughfare, the ground floor windows are non habitable rooms and therefore pose no issue. Notwithstanding this, they are nonetheless set back and afforded protection by intervening defensible planting. Upper level windows benefiting bedrooms are approximately 21.5m away from the adjacent terrace and therefore exceed the minimum HDAS separation distance.
- Flank wall bathroom windows, serving as supplementary light sources will be obscure glazed to ensure that they pose no overlooking and privacy impacts.

Townhouses 03: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this townhouse group:

- These 3 dual aspect town houses have an outlook from habitable living room windows at ground floor into their rear gardens

- Upper level western facing bedroom windows look onto their respective private garden and further out to the district park
- For windows facing east and the public thoroughfare, the ground floor windows are non habitable rooms and therefore pose no issue. Notwithstanding this, they are nonetheless set back and afforded protection by intervening defensible planting. A condition is recommended to ensure upper level windows are obscure glazed.
- There are no windows in the flank walls
- It is worth noting that the applicant has reduced the scale of these townhouses in number and size, thereby increasing separation

Townhouses 04: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this townhouse group:

- These 2 dual aspect maisonettes have an outlook for habitable living room windows at ground floor into their rear gardens
- For ground floor windows facing south and the public thoroughfare, they are for non habitable rooms and therefore pose no issue. Notwithstanding this, they are nonetheless set back and afforded protection by intervening defensible planting.
- Upper level bedroom windows face north into their rear gardens which is considered acceptable.
- East and west facing flank windows look out to the curtilage space of the dwelling. They are not adjacent to any neighbouring dwellings and therefore are not adversely affected nor pose any impact in respect of privacy and overlooking.

Flat Block 01: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this flat block:

- The dual aspect ground floor flats have adequate landscaped defensible space to separate habitable rooms from the public thoroughfare. The relationship is considered acceptable and consistent with the Council's approach on other sites.
- For the ground floor east facing windows and private amenity space a landscaping and fencing buffer will mitigate any overlooking potential from the elevated communal amenity space.
- Car parking spaces will be allocated to the respective adjacent flat to mitigate noise and nuisance impact.
- Upper level north facing windows look out to the public throughfare.
- Upper level south facing windows face flank walls of townhouses to the south. For the western-most flats on upper levels, their habitable rooms have more than 1 aspect and as such, any loss of outlook posed by the flank wall of the adjacent terrace to the south is not considered to pose a significant demonstrable harm. The same is true of the eastern-most top floor flat.
- For the eastern-most first floor flat, the south eastern bedrooms have been consolidated to achieve a dual aspect. The east facing window will be obscure glazed to prevent overlooking by the adjacent, elevated communal amenity space. The availability of the alternative light source and larger dimensions of the room is considered to offset any loss of outlook out of the window to the south which is partially interrupted by the flank wall of the adjacent townhouse which is less than 21m away.

Flank Block 02: The following summary demonstrates that there are no significant privacy and overlooking impacts upon the future occupiers of this flat block:

- The dual aspect ground floor flats have adequate landscaped defensible space to separate habitable rooms from the public thoroughfare. The relationship is considered acceptable. The west facing ground floor window has a high sill height to mitigate privacy and overlooking, notwithstanding that is serves as a secondary light source for those rooms which have alternative sources of light and outlook.

- Upper level windows of the dual aspect flats similarly face to the north and south, overlooking the public thoroughfare. Upper level east and west facing windows look out to publicly accessible open space.

Lawrence House: The following measures are proposed to address potential privacy and overlooking impacts:

- At the ground floor, the windows in town house A, which adjoin the garden of town house B are to be blocked up. This will prevent any privacy and overlooking impacts. It is noted that these windows are not the sole sources of light for the affected rooms. Windows in the southern elevation will still provide access to light and outlook.
- Otherwise, windows for the 4 town houses at ground floor face their respective private amenity gardens or the front area across the public thoroughfare, being setback by a generous landscaped verge.
- Other than one first floor hallway window in Townhouse A, all first floor windows of the town houses otherwise overlook their own amenity space or across the public thoroughfare. As for the 6 ground floor windows across the public thoroughfare with a separation distance to neighbouring properties of between 17.25m to 18.5m, this is comparable to a typical London street and is not considered to pose an unacceptable impact to warrant refusal.
- It should be noted that the relationships to properties outside the red line boundary were discussed previously under section 7.7.4 and are considered acceptable.

Sick Quarters: The following measures are proposed to address potential privacy and overlooking impacts:

- Windows for the 4 dual aspect town houses face their respective private amenity gardens or the front setback area across the public thoroughfare.
- Ground floor windows in the northern elevation of the northern most town house (Town House D) are either secondary windows or windows to non-habitable rooms. A condition is recommended to prevent overlooking from/to these windows.

Mons Barrack Block: The following measures are proposed to address potential privacy and overlooking impacts:

- The ground floor windows of the 4 dual aspect maisonette flats face their rear gardens to the east or towards the public thoroughfare to the west. There are no habitable room to habitable room window relationships less than 21 metres.
- The centrally located ground floor flat has windows facing into its rear garden from all sides of the rear projecting section of the building. Obscure glazing has been agreed for the east facing windows in this rear projection to prevent any possible overlooking impact to the adjacent terraces to the east. Although, at ground floor, the boundary fencing and landscaping would otherwise mitigate any possible overlooking.
- On the upper levels of the rear projection, obscure glazing has been agreed for the east facing windows in this rear projection to prevent any possible overlooking impact to the adjacent terraces to the east.
- On upper levels in respect of the relationship between north and south facing windows of the rear projecting section of the barrack blocks, there are only 4 habitable room windows on the east facing façade that are potentially affected. The location of these habitable room windows, their size, distance away and oblique orientation are such that any possible overlooking impact is not considered so significant as to warrant refusal or require further alterations. Notwithstanding this, the majority of the windows relate to non habitable rooms and are thus not a concern in respect of privacy and overlooking.
- A condition is recommended to ensure there is defensible space at ground level.

Overall, it is considered that there are no unacceptable privacy, overlooking and outlook impacts despite instances where there are separation distances less than 21m. Extensive negotiations with the Council's Urban Design and Conservation Officer have achieved a desirable design-driven layout with landscaping and plot-by-plot arrangement of terraces properties and larger flat blocks. The resultant proposal achieves suitable amenity for future residents and is therefore supported on this basis.

7.8.7 Noise and General Disturbance

As with noise and general disturbance to neighbours, the scheme is not considered to pose any significant impacts upon itself. In addition, the Council's EPU have recommended measures to mitigate the impacts of the surrounding environment on the future residents particularly the impact of road noise.

Aspects for full planning permission

The exact nature of the future user of the Cinema building is unknown. Additionally, Hillingdon House is to accommodate an A3 use, in relatively close proximity to dwellings. Given the uncertainty over the future use of the Cinema building, a condition is recommended to ensure further details are provided before any use or works commence.

To prevent harmful impacts to dwellings, conditions are recommended to control the use of Hillingdon House, including hours of operation, deliveries, refuse, amplified music etc. Subject to conditions, it is not considered that the non-residential component of the full planning element would cause such harm as to warrant refusal of the application.

7.8.8 Overshadowing

The Council's UDP Saved Policies BE20 and BE21 require residential amenity to be protected and in particular, adequate daylight and sunlight to be achieved inside properties and for their amenity spaces. To this end the HDAS SPD Residential Layouts also sets a minimum 15m separation distance and 45 degree rule to address potential overshadowing impacts.

Although layout, scale and appearance are reserved matters, overshadowing of any amenity space is considered likely to be within a reasonable limit having regard to the illustrative masterplan and parameter plans because all properties achieve the minimum 15m separation distance in accordance with the HDAS across their rear garden, with the following exceptions

- A total of 7 dwellings in plot 3.6 where separation is approximately 12.7m; and
- A total of 4 dwellings in plots 8.1 and 8.4 where separation is approximately 12m.

However the above mentioned instances are not considered to represent unacceptable overshadowing impacts for the following reasons:

- The affected dwellings are dual aspect which offers relief for internal light levels. Notwithstanding this, 'appearance' including final window locations, will be given further consideration at reserved matters stage; and
- Their gardens are south facing with the encroaching structure being the flank wall of a two storey dwelling rather than a more substantial building.

As such, it is considered that any overshadowing is within a reasonable limit and reflective of low scale residential development. Furthermore, this is a very small number of affected dwellings relative to the whole development.

On balance the impact of the scheme on itself in terms of overshadowing is considered minimal and only in a few isolated cases. As such, the proposal is considered to be balanced and offset by the overall amenity for future residents and benefits of the scheme in other respects.

Aspects for full planning permission

With regard to the full planning elements, the orientation of the Barrack Block, Sick Quarters and Lawrence House will remain unchanged. Given the levels of glazing, and separation distances it is not considered that these buildings would either introduce any additional overshadowing or be unacceptably overshadowed by future development as part of the outline scheme.

In relation to the new dwellings to be located within the curtilage of Hillingdon House, the applicant has undertaken BRE daylight/sunlight calculations for each dwelling, and for the garden areas, which accord with minimum BRE standards. As such no objection is raised.

7.9 Traffic Impact, Car/cycle Parking, Pedestrian Safety

PPG13 seeks to integrate planning and transport. Its objectives include:

- promoting more sustainable transport choices;
- promoting accessibility using public transport, walking and cycling; and
- reducing the need for travel, especially by car.

Both PPS1 and PPS3 seek to create sustainable developments.

The London Plan (Consolidated 2008), Policies 2A.1 and 3A.7 state that developments should be located in areas of high public transport accessibility. In addition to this criteria Policy 3C.1 also seeks to promote patterns and forms of development that reduce the need for travel by car. Policy 3C.2 advises that, in addition to considering proposals for development having regard to existing transport capacity, boroughs should *"…take a strategic lead in exploiting opportunities for development in areas where appropriate transport accessibility and capacity exists or is being introduced"*. Policy 3C.19 indicates that boroughs as well as TFL should make better use of streets and secure transport, environmental and regeneration benefits, through a comprehensive approach of tackling adverse transport impacts in an area. In respect of Policy 3C.20, the Mayor, TFL and boroughs will work together to improve the quality of bus services, including consideration of the walkways *en route* to bus stops from homes and workplaces, to ensure they are direct, secure, pleasant and safe.

In respect of Hillingdon UDP Saved Policies AM1, AM2, AM6, AM7, AM8, AM9 and AM10 the following issues have been listed in the RAF Uxbridge SPD to help inform the master planning of the site, and matters to be specifically addressed in a Transport Assessment (TA) and Travel Plan. These include, but are not limited to:

- Integrating the site within the surrounding area;
- Improving connectivity, permeability and accessibility, whilst incorporating secure by design principles;
- Aiming to prioritise walking and cycling over other modes of transport, by providing high quality walking/cycling routes and facilities;
- Mitigating against adverse impacts on existing transport infrastructure;
- Improving access to, and quality of, local transport services; and
- Reducing the need to travel, and reducing reliance on the private car.

The RAF Uxbridge SPD also states the redevelopment of the site should have regard to the following:

- Provision of a high quality pedestrian and cycle connection to the High Street to ensure the vitality and viability of both the new town centre extension and the existing high street;
- Provision of a high quality pedestrian and cycle link connecting the High Street through the town centre extension, to the proposed open space (green belt) and through to Vine Lane/Hillingdon East;
- Provision of internal access to the site where major vehicular movements are channelled towards the A4020/B483 and only essential access movements occur to Vine Lane. In this regard east-west traffic movements within the site should be minimised, to ensure the quality of the Green Belt as public realm and maintain the ecological values of the River Pinn corridor;
- Internal road design to discourage north-south or east-west *"rat-running";*
- Limit the creation of new entry points onto the A4020 / B483;
- Ensuring that provision for servicing and freight delivery, particularly for the town centre extension;
- maintain amenity values and pedestrian and cycle accessibility in the design of the internal main connector roads;
- Restrict any significant traffic generation to Vine Lane and the east of the site;
- Recognition of the traffic impacts from Annington Properties Ltd;
- Early identification and promotion of travel planning concepts. Car parking management is likely to be required on the site due to the location of the town centre and public transport facilities;
- Incorporation of public transport provision in the site design;
- Provision of pedestrian and cycle paths;
- Provision of easy and safe access from the site for pedestrians to public transport on both sides of Park Road and Hillingdon Road and to the existing and proposed bus and tube stations, along with key destinations;
- Provision of quality pedestrian and cycle links from the Annington Property Ltd land;
- Improve and enhance short and long views, along with the retention of existing tree lined routes; and
- Provision of recreational pedestrian routes in the proposed open space.

With respect to transport, the application is supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, 6 car club space, 10% accessible parking provision allowance). Transport has also been considered as part of the EIA, specifically chapter 7 Transport of the ES.

The car parking provision is summarised below.

Car Parking		
Landuse	**Maximum Allowed**	**Proposed**
Residential (Class C3)	1615 *(plus spaces shared between 1 bed flats)*	1,649
Hotel (Class C1)	*Assess on individual circumstances*	19
Cinema (Class D1/D2)	*Assess on individual circumstances*	3
Theatre	*Assess on individual circumstances*	265

Offices (Class B1)	1536	
Shops (Classes A1/A2/A3/A4/A5)	72	
Assisted Living Retirement Home (Class C2)	*Assess on individual circumstances*	20
Energy Centre	*Not specified*	0
Primary School (Class D1)	*Assess on individual circumstances*	60
GP surgery (Class D1)	*Assess on individual circumstances*	12
Neighbourhood centre shops	3	4
Hillingdon House office and restaurant	12	55
Battle of Britain Bunker		12
Total	**3,228** *(plus spaces for 1 bed flats plus uses assessed on individual circumstances)*	**2,099**

Bicycle parking provision across the development is summarised below.

Bicycle Parking Provision		
Use	**Required spaces**	**Proposed**
Residential	1612*	2943 - condition
Assisted Living Retirement Home	Unknown *(1 per 2 staff)*	Unspecified - condition
Health Facility	4 *(2 x spaces per consulting room)*	Unspecified - condition
Offices**	308 *(1 x space per 50sqm)*	105 - condition
Shops**	144 *(1 x space per 25sqm)*	Unspecified - condition
School	*189* *(0.3 x spaces per child)*	Unspecified - condition
Future D1/2 (Cinema)	*Requirement not specified*	Unspecified - condition
Theatre	400 *(1 x space per 3 seats)*	Unspecified - condition
Hotel	*24* *(1 x spaces per 20 bedrooms + 1 x space per 3 staff)*	Unspecified - condition
District Park	*Unspecified*	Unspecified - condition
Total	**+2,681**	**+2943**

The transport requirements, implications of the scheme as well as objections regarding potential transport and parking impacts have been considered in depth by TFL and the Council's Highways officer.

In addition to comments by TFL and the Council's Highways Engineer in Section 6 of this report, the following brief summary is provided in respect of the key transport considerations:

- All vehicular access points (other than the northern access at the Chimes roundabout) reflect the historical points of entry onto the site;
- The level of parking provision is considered to be balanced by the need to reduce car use in favour of alternative sustainable transport modes in recognition of the site's outer London location and the objective of ensuring suitable parking provision on site. It addresses the needs of future residents and not at the expense of putting further pressure of parking in surrounding streets;
- The local road system, although busy, is capable of accommodating the increase in traffic associated with no highway safety issues being identified to warrant refusal;
- Planning contributions are secured in support of bus stop upgrades to DDA standards to mitigate the increased demand posed by the development;
- The scheme allows for improved connectivity across the site and in connection to the surrounding area for pedestrians and cyclists. Key aspects are that the development enables the reinstatement of the east west public right of way across the site from Vine Lane to St Andrews roundabout;
- Specific details including the allocation of car parking spaces, minimum 10% accessible parking spaces, car club spaces, cycle parking, construction management plan, construction logistics plan, Delivery and Servicing Plan will be secured as part of planning conditions and/or through the s106 agreement; and
- No unacceptable impacts to buses or their routes have been identified by TFL. A s106 contribution is requested to make accessibility upgrades to 6 existing bus stops along Park Road.
- The Council's Highways Engineer anticipates that all outstanding modelling issues will be resolved prior to Planning Committee.

TFL objects to the car parking level on site as well as the level of financial contributions for green travel plan measures as above. Unless car parking levels are reduced, TFL is seeking £400 per unit for green travel plan measures which is equivalent to £536,400 being sought through s106 contributions. The applicant has agreed to provide £250 per unit which amounts to £335,000.

It is considered that the proposed car parking levels are appropriate for an outer London borough. Regarding sustainable travel plan contributions, see section 7.21 of the report which indicates that the maximum contributions are being sought and that the scheme cannot afford this additional request by TFL. The level of financial contribution being offered by the applicant per residential unit underlying the commitment to the sustainable travel plan initiatives is considered reasonable in the circumstances.

In light of the extent of the concerns raised by residents at the Central and South Plannign Committee Special Meeting on 5th December 2010 concerning the potential traffic impact to Vine Lane, the Council's Highways Engineer has liaised with the applicant to secure additional traffic counts. Although a finalised analysis is still to be compiled, initial review of the further traffic Counts by the Council's Highways Engineer does not identify any significant impact that would warrant amendment to or refusal of the application. A summary of the further work and findings will be provided at the Committee meeting for further consideration.

Also, in light of the concerns regarding potential rat running across the site, the Council's Highways Engineer has liaised with the applicant. Agreement has been reached for a barrier to be installed on east-west link being St Andrews Road. This barrier will physically prevent rat running across the site, and would be able to be opened with an electronic fob. The only groups to be given 'fob' access would be residents to the east of the barrier, the future Hillingdon House office and restaurant employees as well as larger vehicles such as buses visiting the Battle of Britain bunker. This will reduce traffic on Vine Lane. 'No through road' signage at the junctions on either side of the barrier and elsewhere in the site will ensure that vehicles can loop back around the existing roads. The detailed design and exact location of the barrier between the St Andrews Road crossing of the River Pinn and the junction with Saunders Road will be subject to final agreement with Council's Highways Engineer and a further detailed specification for the gate and associated works will be reported in the Planning Committee meeting. A condition is imposed to secure the above.

In addition a reduced road width of St Andrews Road with a priority direction of movement for vehicles inbound to the site from Vine Lane will act as a deterrent in the use of Vine Lane whilst not contributing to queuing in Vine Lane

Further in respect of connectivity, it is noted that the application site does not encroach on green chain land adjacent the River Pinn which would facilitate a future pedestrian connection from St Andrews Road / District Park to Honeycroft Hill. Although not forming part of this application, it is noted that the adjoining Council owned property being the Honeycroft Hill Day Centre site is the subject of a current planning application. The application reserves a 5m strip of land adjacent the River Pinn for the purpose of a future potential pedestrian connection between the RAF Uxbridge site and Honeycroft Hill (LBH application Ref. No. 6046/APP/2010/2679).

It is considered that the application has addressed the potential transport impacts of the scheme on balance with the highway mitigation measures. The scheme accords with the abovementioned policies which seek to ensure that developments are suitably located and sufficiently cater for the transport needs of its occupiers. The impacts to the surrounding area and road network in terms of additional queuing and congestion are balanced by the benefits of these scheme as discussed through this report and summarised in section 1.

7.10 Urban Design, Access and Security

Exemplar design quality is an aspiration of PPS1, PSS3 as well as London Plan Policies 4B.1 and 4B.10.

The RAF Uxbridge SPD provides guidance for the individual characters of the different areas of the site guiding the design framework of the illustrative masterplan and Design Code, namely:

- To respect and be influenced by the forms and layout of the existing historic routes and block patterns on the site and the surroundings and the height of retained buildings and landscape features, based on the landscape master plan;
- To provide attractive and interesting landmark buildings and a mix of dwelling types and tenure;
- To provide a development which is well connected, readily understood and easily navigated;
- To respect the existing attributes of the landscape and built environment where appropriate;
- To create places for people with a distinctive sense of character and identity, informed by local history;

- To provide a socially inclusive and accessible development without fear of crime; and
- To limit vehicle trip generation and the associated negative impacts.

Whilst the majority of the scheme is in outline, it is supported by a comprehensive range of information including illustrative masterplan, parameter plans, Design and Access Statement, Design Code, Landscape and Open Space Strategy and Environmental Statement (ES) pertaining to such matters as appearance and landscaping. Therefore, the makings of a high quality development is already a well established principle underlying the hybrid application stage. The proposal is based on a comprehensive illustrative masterplan which has been the subject of extensive pre-application negotiation as evidenced by the supporting information.

The Council's Urban Design officer considers the scheme to be appropriate and acceptable, being the makings of a high quality scheme for reasons as discussed in section 6 and summarised below:

- The proposal is an excellent opportunity to revitalise Uxbridge Town Centre whilst recreating a range of key complimentary activities;
- Connectivity: A strong positive effect on pedestrian and cycle movement to and from Uxbridge Town Centre;
- Masterplan aspirations and vision: an extensive pre application process, including detailed urban design and conservation advice, themed design workshops as well as extensive public consultation mean the proposal has been informed by rigorous studies of the existing qualities of the site;
- The scheme achieves a coherent network of open spaces with individual characters and sustainable drainage solutions as an integral part of the design of the open spaces. The scheme has the potential to be a state of the art example of high quality open space design;
- Layout: key drivers of the masterplan are to retain the existing open character, the river landscape, the green belt and trees as well as the integration and re-use of existing historic buildings;
- Visual and physical links between the site and surroundings are a key aspect and connectivity is a key driver in the design;
- A high density, design led approach to the redevelopment is proposed;
- The town centre extension is fully supported from an urban design point of view. The scale, density, height and massing will create a landmark development whilst relating well to the existing built context;
- The design approach allows the green belt to integrate with the built form;
- The scale of the development is considered to relate well to the green belt context of the site;
- Park Crescent: the distinctive built form maximises the potential of the attractive, yet sensitive location in a positive way;
- District Park: provides a major open space for informal play, education and performance/concert opportunities;
- The eastern area: Hillingdon House will be retained and reused, with its potential fully realised whilst retaining its historical character. The 29 dwellings proposed in the curtilage respect the characteristics of Hillingdon House;
- Northern Area: Lawrence House, Sick Quarters and mature trees are all distinctive elements of importance which are being retained;
- Primary school: The position, scale and built form is the result of a coordinated approach at pre-application stage;
- Southern area: The scale and height is suitable and existing tree lines and vistas are being retained; and

- The Cinema Building, Hillingdon House and Parade Ground: Amendments in response to the English Heritage (EH) objection are considered positive and supported.

In terms of security, the Metropolitan Police Crime Prevention officer supports the scheme, subject to appropriately worded conditions to secure Safer by Design standards accreditation at the detailed design stage. Also, separate conditions for details of CCTV, parking, bicycle storage and boundary treatments are recommended.

As discussed in section 7.6 'Impact on the Character and Appearance of the Area', officers disagree with the urban design points raised in the objection by the North Uxbridge Residents Associated in section 6.1.1 of this report. In response and in addition to the above summary, see section 6.2 under Urban Design for the record of the detailed and extensive work in preparation and negotiation of the design of the development, which is considered comprehensive, appropriate and acceptable, being in line with the Council's adopted RAF Uxbridge SPD.

Overall, the outline application and its illustrative masterplan are considered to be the makings of a high quality development, with future detailed design coming forward as part of the reserved matters, and the discharge of conditions of approval. The scheme is therefore recommended to Committee as being a high quality, design-driven development. It is in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

In terms of the full planning elements of the scheme, these was referred to the Metropolitan Police Crime Prevention Design Advisor who raised no objection to the aspects of the scheme for full planning permission subject to conditions to ensure the dwellings meet secure by design standards and to ensure further details of gates and CCTV are provided.

The boundary treatment around a portion of the Barrack Block will eventually form part a system of pedestrian access ways between residential developments. As such it is important that the design at this stage is such that it will integrate with outline proposals. Relevant conditions relating to boundary fencing, CCTV, gates, and Secure by Design are recommended.

7.11 Access for People with a Disability

See section 6 for comments by the Council's accessibility officer and Access Panel. In respect of provision for access for people with a disability see section 7.8.3 in respect of housing and 7.9 in respect of transport and parking. Further detail will come forward as part of reserved matters for the outline component of the application. Specific car parking and amenity standards for residential and non-residential uses will be secured by appropriately worded conditions if the Committee was to approve the application.

In relation to the elements of the scheme for which full planning permission is sought, these details have been referred to the Council's Access Officer, who has advised that the difficulties of making existing (and historic) building comply with contemporary disabled access standards is difficult, but that the scheme does achieve an adequate level of compliance. All dwellings would be life time homes compliant, conditions are recommended to ensure both the residential and non-residential components of the full planning element comply with relevant standards.

7.12 Housing Mix, Affordable Housing and Special Needs Housing

In accordance with the Mayor's Policy 3A.5, boroughs should identify housing needs within their area, including affordable housing and family housing.

7.12.1 Housing Mix

Paragraph 20 of Planning Policy Statement 3 states that the *"key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people"*.

Policy 3A.5 of the London Plan states that the development should *"…offer a range of housing choices, in terms of housing sizes and types, taking account of the housing requirements of different groups, such as students, older people, families with children and people willing to share accommodation".*

The Mayor's Housing SPG also provides strategic level guidance on the unit mix for new residential development, to meet the needs of London's future population.

In relation to the Council's UDP Saved Policies, H4 states that wherever practical, that a mix of units of different sizes should be provided including and in particular units of 1 or 2 bedrooms. Policy H5 states that the Council will also encourage dwellings suitable for large families where appropriate.

The RAF Uxbridge SPD states that a mix of housing sizes will be required across the site, in accordance with the West London Housing Partnership Investment Guide 2008-11, published 2007, or its replacement. Particular reference is made in respect of the preferred mix of the affordable housing tenure as follows:

1 bedroom – 15%
2 bedroom – 35 %
3 bedroom – 25%
4 bedroom – 15%
5 bedroom – 10%

The application proposes 1,340 residential units. The mix of the affordable tenures is set out below having regard to the RAF Uxbridge SPD (and aspirations of the West London Housing Partnership Investment Guide 2008-11) as well as the GLA's Housing SPG.

Total Scheme					Market Housing			
Unit size	Total	Total Hab. rooms	%	GLA Target %	Total	Habitable rooms	%	GLA Target %
Studio	0	0	0	0	0	0	0	0
1bed	245	490	18.3	20	190	380	16.9	20
2bed	535	1614	40.1	70	452	1356	40.3	70
3bed	282	1128	21.1		236	944	21.1	
4bed	257	1542	19.2	10	226	1356	20.1	10
5bed	18	126	1.3		18	126	1.6	
Total	1340	4900	100	100	1122	4162	100	100

Affordable Housing										
Social rented						Intermediate				
Unit size	Total	Hab rooms	%	LBH Tgt %	GLA Tgt %	Total	Hab rms	%	LBH Tgt %	GLA Tgt %
Studio	0	0	0	0	0	0	0	0	0	0
1bed	29	58	14.9	15	10	26	52	14.9	15	30
2bed	46	138	35.6	35	80	40	120	34.3	35	60
3bed	96	96	24.7	25		22	88	25.1	25	
4bed	16	96	24.7	15	10	15	90	25.7	15	10
5bed	0	0	0	10		0	0	0	10	
Total	388	388	100	100	100	103	372	100	100	100

In addition, the RAF Uxbridge SPD refers to the aspiration of the West London Housing Partnership Investment Guide 2008-11 that boroughs should seek a target of at least 15% family sized housing (3+ bedrooms) which is also encouraged in the Mayor's draft Housing Strategy. The amount of family sized housing proposed is 41.8% based on habitable rooms, thereby exceeding the minimum requirements.

The Council's Housing Team has undertaken pre-application negotiations with the applicant and Homes and Communities Agency (HCA) in respect of the offer and on balance the Housing Team support the scheme within the prevailing economic viability constraints. The scheme is considered acceptable on this basis.

7.12.2 Affordable Housing

PPS3 states that the Government is committed to providing high quality housing for people who are unable to access or afford market housing.

Policy 3A.9 of the London Plan sets the strategic target that 50% of all new housing provision should be affordable through all available mechanisms and not just planning gain. In addition, Policy 3A.10 encourages councils to have regard for the need to encourage rather than restrain residential development, as well as having regard to the individual circumstances of a site. Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

The Council's UDP Saved Policy Pt1.17 states that the Council will seek the maximum acceptable amount of affordable housing.

However, paragraph 3.52 of the London Plan states that in estimating affordable housing provision from private residential or mixed-use developments, boroughs should take into account economic viability. Boroughs should take into account the individual circumstances of the site as part of financial viability and the subsequent level of affordable when assessing the scheme.

Taking into account the viability of the scheme, and noting that the level of affordable housing was raised by the GLA in their Stage 1 advice, the Council has sought an independent financial viability appraisal of the scheme. The financial viability appraisal was assessed by an independent consultant. This assessment has confirmed that the Council is seeking the maximum affordable housing offer having regard to the need to provide for other necessary planning obligations.

However, it is proposed that review clauses be included in the s106 to ensure that further financial viability reviews are carried out prior to each phase of the development so that the package of planning obligations can be increased to accommodate 'deferred' contributions and to reflect any uplift in values.

The scheme proposes 15% affordable housing based on habitable rooms, along with a package of planning contributions to mitigate the impacts of the scheme. Given the balance to be struck between providing affordable housing and other planning contributions to mitigate the impacts of the scheme, in accordance with Circular 05/05, it is considered that the maximum amount of affordable housing has been achieved at the present time. As noted previously, the Council's Housing Team has undertaken extensive pre-application negotiations with the applicant and Homes and Communities Agency (HCA) in respect of the offer and supports the scheme, subject to a financial review mechanism being included in the s106.

With respect to the affordable housing split and London Plan Policy 3A.9, 70% of the affordable housing should be social rent and 30% should be intermediate rent. Of the 15% affordable housing offer, 53% is social housing and 47% is intermediate rent. The GLA did not raise objection to the scheme in this regard in the Stage 1 comments, but indicated that the acceptability of this would be judged against the economic viability assessment. On balance, in light of economic the development economics on this site, affordable housing has been maximised as part of a comprehensive package of planning contributions.

7.12.3 Specialist Housing

PPS3 states that local planning authorities should plan for a mix of housing on the basis of different types of households that are likely to require housing. This specifically includes people with a disability and the elderly.

Policy H10 of the Council's UDP Saved Policies states that the provision of accommodation for people in need of care including nursing homes or shelter housing should be:

- Conveniently located for shops, services and public transport; and
- Comply with parking and amenity guidelines.

The RAF Uxbridge SPD states that provision should be required for specialist housing for older people and for adults with learning disabilities.

The application proposes a 77 bed assisted living retirement accommodation. It has suitably addressed the above mentioned policy in the following ways, namely:

- The accommodation is suitably located with respect to facilities and transport on the edge of the proposed town centre extension and adjacent to the proposed district park; and
- The accommodation provides for car parking and amenity space provision to facilitate its operation. An appropriately worded condition is recommended to secure bicycle parking.

Note that no objection was raised by the Council's Housing Team or the GLA in respect to the provision of the assisted living retirement accommodation on site or the non-provision of a sheltered accommodation.

As such the proposal is acceptable in this regard as having addressed the policy aspiration of providing specialist housing in an appropriate way.

7.13 Trees, Landscaping and Ecology

The requirement for consideration of the range of natural features of a site and locality including tree protection, landscaping and ecology are identified in PPS1, PPS9, London Plan Policies 2A.1, 3D.8, 3D.14, 3D.15 and the Council's UDP Saved Policies BE38, EC2, EC3 and EC5.

The RAF Uxbridge SPD states that a high standard of landscape design should be provided as part of any development. Landscaping should be carefully considered at an early stage in the design process. The development should consider existing trees which can be retained particularly the mature trees identified on site.

The RAF Uxbridge SPD also states that the minimum requirement for any comprehensive masterplan should include the following:

- Provision of public open space for both formal and informal play and recreation;
- Larger areas of landscaped open space in the Green Belt and the River Pinn corridor to be retained and enhanced for wildlife conservation and/or public access as a linear park;
- The historic landscape associated with the site;
- Selected trees, hedgerows and woodlands throughout the site be retained and managed; and
- The submission of an approved landscape management plan for the River Pinn corridor.

UDP Saved Policies EC2, EC3 and EC5 are of relevance to nature conservation and wildlife. In addition, it is noted that UDP Saved Policy BE38 seeks the protection and enhancement of the landscape

The Trees and Landscape officer noted the recommendations for ecological enhancement including:

- Sustainable Urban Drainage Systems (SUDS) in the form of a network of swales, dry basins, living (ecological) roofs and permeable paving;
- Retention and enhancement of key tree groups including the woodland adjacent to the River Pinn and the belt of trees along Hillingdon Road;
- A Construction and Environmental Management Plan to be agreed that sets out the detailed mitigation measures during the construction phase for wildlife and habitats and features such a trees and the River Pinn;
- Recommendations for management and maintenance plans to be secured to ensure the landscape components are established and maintained; and
- Detailed surveying of trees and recommendation of specific remedial works where needed.

The Council's Trees and Landscape officer also advises that there are no Tree Preservation Orders or Conservation Area designations affecting trees on, or close to the site. The officer also noted the considerable array of supporting information with which to consider trees, landscaping and ecology including the ES, Design and Access Statement, Landscape ad Open Space Strategy, Arborcultural Survey, Historic Landscape Report and Design Code. Notwithstanding this, landscaping is a reserved matter for the outline component of the hybrid planning application.

Overall, the Council's Trees and Landscape officer concluded there was no objection to the scheme subject to appropriately worded tree/landscape conditions being recommended if the Council was to consider approval of the application, as follows:

- OUT2 - Reserved matters submission (Layout and Landscaping)
- OUT3 - Approval of details
- OUT4 - Reserved matters - submission and approval
- TL1 - Existing Trees - Survey
- TL2 - Trees to be retained
- TL3 - Protection of trees and plants during site clearance and development
- TL4 - Landscaping Scheme for outline application (including s specification of tree work)
- TL6 - Landscaping Scheme implementation
- TL7 - Maintenance of Landscaped Areas
- TL21 - Tree Protection, Building & Demolition Method Statement

The application was also referred to Natural England and the Wildlife Trust. No objection was raised by these organisations. Natural England made reference to opportunities for mitigation measures to protect the River Pinn, the greening and softening of the urban environment and consideration of opportunities for temporary habitat creation. These opportunities can be considered at reserved matters stage when 'Landscaping' is being considered as well as at the detailed design stage through appropriately worded conditions of approval.

7.14 Sustainable Waste Management

PPS10 Planning for Sustainable Waste Management requires a sustainable approach to waste management, moving the management of waste up the 'waste hierarchy' of reduction; reuse; recycling and composting; using waste as a source of energy; and, only disposing as a last resort.

The application is supported by a Sustainability Appraisal and Strategy which includes as part of its consideration waste management and minimisation. Also, Chapter 16 of the ES deals with waste management.

Although layout and appearance are reserved matters and therefore, the final details for waste and recycling storage and collection, the Highways and Waste teams confirm that waste arrangements can be suitably accommodated. An appropriately worded condition is recommended for a site waste management plan for the construction and operational phases if the Council is minded to approve the application.

Aspects for full planning permission

In relation to the elements of the scheme for which full planning permission is sought, these details have been referred to the Council's Waste Officer, who raised no objection subject to conditions, which are recommended.

The townhouses would have refuse areas within the curtilage of the dwellings and the flats all have integral refuse storage rooms. The plans indicate that the refuse areas are appropriately located for collection and of an adequate size. Subject to conditions to ensure the final details are adequate, no objection is raised.

7.15 Renewable Energy/Sustainability

The RAF Uxbridge SPD refers to the London Plan, PPS 1 and supplement to PPS 1 which state that dealing with climate change is an integral and essential part of the development process. The London Plan specifically states that dealing with climate change cannot be

considered as a set of add-ons and must be integral to the development process. The Government has recently announced very ambitious targets to limit greenhouse emissions through the Climate Change Act, 2008. There is a wide range of planning policies and building control regulations that will assist in achieving the targets. Proposals need to demonstrate measures to mitigate against climate change, by limiting greenhouse gas emissions, and adapting to the already inevitable impacts of climate change, through layout, design and a range of other measures. Initiatives have other beneficial environmental, economic and social outcomes.

In respect of energy in particular, PPS 22 Renewable Energy, outlines the government's preferred approach to planning for renewable energy, and encourages small-scale renewable energy projects in all new developments. The London Plan and the Mayor's Energy Strategy also outline the requirements for renewable energy. In accordance with the London Plan Policy 4A.4 *(Energy assessment)*, an assessment of the energy demand and carbon dioxide emissions is required, including consideration of energy and carbon dioxide (CO2) emissions. A scheme needs to demonstrate the expected energy and CO2 emission savings (an overall 20% reduction is targeted) from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of combined cooling, heat, and power (CCHP), combined heat and power (CHP) and community heating systems. This assessment should form part of the sustainable design and construction statement in support of a planning application.

Proposals are also required to demonstrate compliance with London Plan Policy 4A.6 *(Decentralised Energy: Heating, Cooling and Power provision)* illustrating that their heating, cooling and power systems have been selected to minimise CO2 emissions. The GLA sought clarification regarding the energy assessment including remodelling with approved data and procedures as well as consideration of the wider use of district network heating.

In relation to energy, the application is supported by an Energy Strategy. In addition, information provided in response to the GLA Stage I comments included an 'Addendum to Energy Strategy'.

The scheme proposes the following potential features with strategies for individual retained buildings on the site as well as the new build phases:

- Mayor's 'Be Lean' policies 4A.3 and 4A.4 (31% reduction in CO2 emissions predicted):
    - Passive design measures including larger window choices, roof lights, astria and light tubes; natural ventilation where the acoustic environment allows; building orientation and glazing decisions to maximise solar gain but minimise overheating; and insulation
    - Thermal Performance measures including insulation; air tightness, continuous thermal break around buildings, zoned temperature controls that can be adjusted by the occupiers; triple glazing or spec double-glazing with thermally broken frames; whole house mechanical ventilation with heat recovery exchange; and insulated hot-water storage
    - Electrical efficiency measures including control of lamp specifications; automatic lighting sensors for daylight and motion in cores, external, occasional use areas and rooms; only approved ventilation systems; a building management system to control energy consumption of non-residential uses; and only using A-rated or equivalent high energy efficiency white goods
- Mayor's 'Be Clean' policies 4A.4 and 4A.6 (8% reduction in CO2 emissions predicted):
    - Gas-fired Combined Heat and Power (CHP) engine for heat and electricity needs

    - Combined cooling heat and power via a heat sink or absorption chiller (CCHP)
    - Waste to energy opportunities to utilise the energy potential of waste collected on site to fuel the CHP although this may be discounted due to practical constraints
- Mayor's 'Be Green' policy 4A.7 (15% reduction in CO2 emissions predicted):
    - Wind turbines although issues such as airport safeguarding and visual impacts may preclude their use in this location
    - Photovoltaics will also need to be evaluated at reserved matters stage in light of airport safeguarding
    - Solar Thermal domestic hot water (for code 6 housing)
    - Biomass boilers (for code 6 housing)
    - Ground source heat pumps

Appropriately worded conditions in respect of achieving Code Level 4 (and 29 x Code 6 dwellings in phase 2) as well as BREEAM 'Excellent' for the commercial uses is recommended if the Committee is to consider approval.

Subject to further consideration by the Mayor at Stage II, the scheme is considered to have addressed the above mentioned policies and is supported in this aspect. If the Council is minded to support the application, appropriately worded conditions of approval are recommended in respect of securing the efficient, sustainable and renewable energy measures proposed.

7.15.1. Environmental Impact Assessment (EIA)

In accordance with the statutory procedures set out in theTown and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999, the subsequent amendments of 2006 and 2008 and following the EIA scoping report issued by the Council on 19 March 2009, the current application is supported by an Environmental Statement (ES).

The following considerations form part of the ES:

- Methodology
- Summary of potential environmental issues
- Socio economic impacts
- Transport
- Air quality
- Noise and vibration
- Soils, geology and contamination
- Water resources
- Ecology
- Landscape, townscape and visual assessment
- Archaeology
- Cultural Heritage
- Waste Management
- Cumulative effects

Impacts and mitigation are considered for both the construction and operational phases of the development.

In the course of the assessment, issues and points of clarification were sought by the Council's EIA officer. Information was received and the application was renotified/reconsulted prior to bringing this report to Committee. There were no outstanding

matters in respect of the ES, the development being considered acceptable having regard to the full range of issues summarised in this report.

7.15.2 Sustainable Design and Construction

The London Plan Policy 4A.3 *(Sustainable Design and Construction)* encourages development to meet the highest standards of sustainable design and construction. In accordance with London Plan Policies 4B.1 and 4A.9 any proposals should contribute to the mitigation of the effects of climate change which includes minimising overheating and heat island effects, managing solar gain in summer, contributing to reducing flood risk, minimising water use and protecting and enhancing green infrastructure for example. The RAF Uxbridge SPD states that consistent with the aspiration for low carbon development, all new housing developments on the site should achieve, as a minimum, the requirements of Level 4. However, the achievement of levels 5 or 6 of the Code are strongly encouraged for any site proposals, wherever these are feasible. Any commercial development should endeavour to achieve a BREEAM “excellent” rating.

With regard to this hybrid application stage, for which means of access is the only matter for consideration (in the outline component), Sustainable Homes 'Code 4' and a BREEAM 'Excellent' rating is the target aspiration. The application also proposes that 29 dwellings achieve Code 6 for Sustainable Homes. In addition, consideration has been given to GLA requirements for renewable, efficient and sustainable measures and management of flood risk has been evaluated by the EA for example. Relevant matters have been considered throughout section 7 and where applicable, appropriately worded conditions of approval are recommended if the Council is minded to grant planning permission. Notwithstanding this, sustainable design and construction will be dealt with in detail at reserved matters stage.

7.16 Flooding Issues

The national Planning Policy Statement (PPS25) seeks to avoid inappropriate development in areas of flooding risk as well as directing development away from areas of highest risk. London Plan Policies 4A.12, 4A.13 and the Council’s UDP Saved Polices Pt1.12, OE7, OE8 and OE9 require flood risk to be addressed in proposals.

Within Chapter 11 of the Environmental Statement (ES), a flood risk assessment has been undertaken confirming that part of the site adjacent to the River Pinn is situated in an area of risk (Flood Zone 3b). The Floor Risk Assessment demonstrates that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

Following extensive negotiation and submission for further information, the Environment Agency is satisfied that the potential risks and impact have been fully considered such that they support the application, subject to an appropriately worded condition for the development to be carried out in accordance with the floor risk assessment. The scheme is therefore considered to comply with the above mentioned policies.

7.17 Noise and Air Quality Issues

In accordance with central government, Mayoral and borough policies and guidance and the borough’s environmental screening opinion, the ES has considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval are recommended if the Council is minded to grant planning permission.

Conditions are imposed to ensure noise from the use of Hillingdon House or from the use of the Cinema building, or from plant or equipment is controlled.

7.18 Phasing

The applicant has provided an indicative phasing programme notwithstanding an appropriately worded condition for the final phasing details to agreed. The number of dwellings in each phase is as follows:

Phase 1: 178 dwellings
Phase 2: 161 dwellings
Phase 3: 301 dwellings
Phase 4: 127 dwellings
Phase 5: 163 dwellings
Phase 6: 172 dwellings
Phase 7: 238 dwellings

In respect of the illustrative phasing diagram supplied, it is noted that the works to St Andrews roundabout, The Chimes roundabout adjacent town centre square and listed cinema are not specifically identified in any particular phase of the development. Nor has the timing of their implementation been clarified in the Phasing and implementation plan.

In respect of the highways works, the Transport Assessment indicates that the timing of junction improvements at The Chimes and St Andrews roundabout is subject to agreement with the local highways authority, noting that these works are not required for construction traffic.

The planning agent confirms that these aspects of the scheme are likely to come forward as independent phases. This can be acceptably addressed as part of an appropriately worded condition for the final plan of phasing to be agreed prior to commencement of the development. The timing and implementation of the highways works is suitably addressed in the heads of terms of the s106 planning agreement.

7.19 Contamination

Pursuant to PPS23 as well as the borough's environmental screening opinion, the ES has considered the potential contamination associated with the previous use. Both the Council's EPU team and the Environment Agency raise no objection, subject to appropriately worded conditions of approval if the Council is minded to grant planning permission.

7.20 Comments on Public Consultation

Petition issues
Section 7.9 of this report covers the issues raised by the petition of the Vine Lane Residents Association.

Sections 6.2 and 7 of this report cover the issues raised by the two petitions of the North Uxbridge Residents Association.

The Principle of the Development
Section 7.1 of this report covers issues 1, 2, 3, 4, 31, 32, 33, 36, 37, 45, 52, 53, 54, 55 raised by submissions

Density
Section 7.2 of this report covers issues 5 raised in submissions

Impact to Neighbours
Section 7.7 of this report covers issues 6, 7, 8, 9,.10, 11, 12, 56 raised in submissions

Transport
Section 7.9 of this report covers issues 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 42, 43, 50, 51, 57, 66, 72, 74 raised in submissions

Urban Design, Access and Security
Section 7.10 of this report covers issues 24, 34, 35, 41, 58, 59, 67, 68, 69, 70, 71 raised in submissions

Trees, Landscaping and Ecology
Section 7.13 of this report covers issues 25, 26, 46, 60, 61, 40 raised in submissions

Noise and Air Quality Issues
Section 7.17 of this report covers issues 27, 28, 62 raised in submissions

Planning Obligations
Section 7.21 of this report covers issues 65 raised in submissions

Other Comments

29 The discussions throughout section 7 of this report deal with the ways in which the proposals integrates with the community the environment and the area

30 In addition to the package of planning contributions to mitigate the impacts of the scheme, key service and utility providers have been consulted and no significant demonstrable harm or objections have been identified to warrant refusal of the application;

38 This is an operational issue although the suggestion is considered beneficial and for future consideration;

39 It is noted that the scheme proposes a GP surgery which is considered acceptable in principle;

44 This is not a relevant consideration as Vine Lane is not in the red line boundary. Nevertheless, it is noted that potentially affected trees in the red line boundary have been considered by the Council's arborculturalist (see 7.13 of this report);

47 Although the Phasing and Implementation plan suggests when fences and radio masts might be removed, this does depend on the applicant and their situation and is not a valid planning issue as such

48 The request is noted but not a valid planning consideration if there is no associated 'development'. Nor is it a relevant consideration in general or under other specific legislation until such time as there is an application

49 The suggestion is noted but does not form part of the current proposal

63 See section 6.1.1 which summarises the key dates and extent of public consultation

64 The Battle of Britain Bunker and curtilage will remain *in situ* and in MOD ownership and control and unchanged by the proposal.

7.21 Planning Obligations

Planning obligations are normally entered into under Section 106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991). There are exceptions to this, namely s.278 agreements under the Highways Act 1980, which relate solely to highway works and s.299 agreements that apply to Crown and Duchy land.

As part of the proposal the applicant has submitted an open book financial viability appraisal in support of the scheme. The Council independently engaged consultants to evaluate the open book financial viability appraisal. Following extensive negotiation with the applicant, the Council's financial consultant confirmed that viability is affected by the current difficult economic climate.

Clause B10 of the Government's Circular 05/2005 - Planning Obligations makes it clear that in some instances, perhaps arising from different regional or site-specific circumstances, it may not be feasible for the proposed development to meet all the requirements set out in local, regional and national planning policies and still be economically viable.

In such cases, and where the development is needed to meet the aims of the development plan, it is for the local authority and other public sector agencies to decide what is to be the balance of contributions made by developers and by the public sector infrastructure providers in its area supported, for example, by local or central taxation.

In such cases, Circular 05/2005 states that decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.

Bearing this in mind, the Council has sought the planning obligations necessary to mitigate harm from the development, whilst ensuring that the scheme would remain financially viable. The level of affordable housing is clearly well below the GLA required level of 50%. The cost estimate for building the equivalent of a 2 Form Entry primary school may prove to be insufficient as could the costs of off-site highways works. The costs for maintaining the District Park have also been scaled to the absolute minimum. It is proposed that any legal agreement will contain review clauses which will enable the scheme to be re-evaluated over time, so that if the development economics of the site improve, the Council will secure more in terms of deferred planning obligations (such as an increased delivery of affordable housing or other financial contributions necessary to mitigate impacts from the proposal). In addition, due to the discounted nature of this scheme, an undertaking from the Developer that, if for whatever reason, it becomes apparent that a contribution is no longer required for a particular purpose, the Local Planning Authority will have the option to allocate the monies to another purpose that will also mitigate the impacts of this development.

The minimum contributions requested are as follows:

(i) The provision of affordable housing equivalent to a minimum of 15% of the total number of habitable rooms comprised within the residential units on the site and for which 53% are to be of the social rent tenure.

(ii) The gifting of land for a to be used to accommodate a theatre

(iii) Gift of the land for 3 Form Entry school and contribution of £8,608,900 to build the equivalent of a 2 Form Entry primary school

(iv) The provision of a Primary Care Trust facility PCT facility on site with a peppercorn rent and to a fitout in a detailed design to be agreed by LPA and the Hillingdon Primary Care Trust or a one-off contribution of £624,507.94 (if the Hillingdon PCT prefer an off-site facility)

(v) An undertaking for provision of land and 'laying out' of the District Park plus a management and maintenance of the Sustainable Urban Drainage Systems in a plan to be agreed with Hillingdon Council and the Environment Agency and Thames Water plus a separate maintenance contribution of £285,000

(vi) A financial contribution of £1,620,000 for the St Andrews roundabout upgrade for the St Andrews roundabout pedestrian subway upgrade (For avoidance of any doubt, this is different and in addition to the highways related surface level works being requested in item 'xiii')

(vii) A financial contribution of £500,000 towards a transport fund to cover the costs of implementing supplementary mitigation measures (both interim and permanent) to address unforeseen highway impacts that emerge during the course of the development (For avoidance of doubt, this is different and in addition to the undertaking in item 'xiii')

(viii) A financial contribution of £45,000 towards parking management

(ix) The provision of a 10 year Sustainable Travel Plan and an undertaking to implement initiatives not necessarily limited to and likely to include an Oyster-card program to be agreed with the Council and TFL. A contribution of not less than £250 per dwelling shall be provided to implement these initiatives (totalling £335,000)

(x) A financial contribution of £120,000 for bus stop upgrades or lesser figure as identified in a bus stop audit to be undertaken at no cost to and for approval of by the Council and TFL

(xi) An undertaking to enter into a s278 agreement for pedestrian connectivity works as recommended in the Pedestrian Environment Review System (PERS) Audit and subject to a detailed design to be finally agreed between TFL and the Council

(xii) The provision of a car club on site for at least 6 car parking spaces and subject to a detailed design to be finally agreed between TFL and the Council

(xiii) An undertaking to enter into a s278 agreement and to fund the cost of highway works subject to a detailed design to be agreed between TFL and the Council, not necessarily limited to and likely to include the following:

a. Construction of a new signalised site access junction on Hillingdon Road (A4020) and closure and reinstatement of the existing access
b. Alterations and improvements to St Andrews Roundabout including surface level pedestrian crossings
c. Alterations and improvements to the Park Road/Chippendale Waye Roundabout
d. Widening of Park Road between St Andrews and Chippendale roundabouts to provide 3 lanes each way including land dedication, alterations to street lighting and replacement of all highway trees affected by the widening
f. Improvements to the signal junction at The Greenway/Hillingdon Hill and Kingston Lane/Hillingdon Hill including signal optimisation and linking these two sets of signals together with SCOOT or UTC and with the new site access signals. The detailed design to be agreed with TfL and the Council following remodelling using TRANSYT and VISSIM.
g. Improvements to the Park Road/Honeycroft Hill signal junction, Hercies Road / Honey Hill Junction, Park Road/Harefield Road signal junction and the Swakeleys Roundabout. The detailed design and further modelling to be agreed with TfL and the Council.
h. Prior to commencement of the development the following 5 junctions are to be assessed and to deliver any mitigation works which are deemed necessary, being:

i. Chippendale Waye/Montague Road signal junction
ii. Chippendale Waye/ Sainsbury Site Access Roundabout
iii. Chippendale Waye/Belmont Road Roundabout
iv. Swakeleys Roundabout in conjunction with the Park Road/Harefield Road signal junction.

i. Provision of CCTV to supplement the proposed Urban Traffic Control (UTC) works funded and implemented by TFL at the major Mahjacks and Cedars roundabouts, all subject to TFL and Council approval.

j. Provide 'yellow boxes' on the carriageway at Honeycroft Hill/Hercies Road for right turners out of Honey Hill and at Belmont Road/Park Road roundabout for right turners out of Belmont Road

(xiv) The provision of CCTV equipment as well as a financial contribution of £200,000 towards its maintenance towards its maintenance and control room monitoring. Details of the CCTV equipment and locations are to be agreed in writing by the Council and Metropolitan Police Crime Prevention Officer. They shall include public areas of the application site (Not limited to an including the town centre square, neighbourhood square, St Andrews Roundabout, District Park, in particular its bridge crossing points) as well as consideration of locations outside the application site

(xv) The gifting of the listed cinema as well as a financial contribution of £750,000 for improvement or completion of the improvements works to the specified value in a detailed design to be agreed with the Council and English Heritage

(xvi) A financial contribution of £100,000 towards libraries

(xvii) The provision of satisfactory training and employment opportunities as part of the construction works on site to be agreed with the Council

(xviii) The provision of hotel and leisure employment opportunities associated with the hotel on site to be agreed with the Council

(xix) An undertaking to provide a heat distribution network on site with the final detailed design to be agreed with the Council and the GLA

(xx) An undertaking to establish and maintain a management company with responsibilities to be agreed with the Council as set out but not necessarily limited to those referred to in the Outline Estate Management Strategy including a parking management plan as well as Sustainable Urban Drainage (SUDS)

(xxi) An undertaking to protect any trees to be retained as part of the application to ensure that the felling of trees and woodlands will not be allowed without the prior approval in writing of the Council

(xxii) An undertaking to prepare applications for the discharge of conditions including reserved matters in accordance with the provisions of the supporting documents for the outline permission and in particular the Design Code

(xxiii) An undertaking to prepare and implement an Ecological Mitigation, Enhancement and Management Plan for the site

(xxiv) An undertaking to prepare and implement a management plan for Hillingdon House

(xxv) An undertaking to prepare and implement a wayfinding and signage strategy linking measures within the application with external routes to bus stops, the town centre and station and Brunel University

(xxvi) A financial contribution of £148,000 for the Council to monitor the s106 and viability reviews at each phase of the development

(xxvii) An undertaking from the Developer to commit to a financial review mechanism in the legal agreement which will enable deferred contribution payments to be paid and affordable housing units to be provided if the justification for discounting the standard provision no longer applies.

The financial review mechanism will require (as a minimum) the following;

a. To submit to the local planning authority, at triggers to be agreed by both parties, up-to-date economic viability assessments to enable viability reviews over the course of the development.
b. Together with the economic viability assessment, the developer will submit a detailed supporting report evidencing the developer's financial positions and justification for the conclusion in each viability assessment.
c. At each submission, to provide to the Local Planning Authority and/or an independent financial consultant any additional information or clarification as and when required at no cost to the Council.
d. At each submission, the local planning authority will confirm an agreed form of viability assessment, including any deferred contributions to be paid and/or deferred affordable housing units to be built out and the timescales for doing so.
e. The economic viability assessments, supporting report and any other accompanying documentation will be compiled and submitted at no cost to the Council.
f. The Developer will undertake to pay the costs of the Local Planning Authority's independent financial consultant and any subsidiary assistance required to enable the consultant to properly consider the assessment and reports submitted during the course of the development.

(xxviii) Due to the discounted nature of this scheme, an undertaking from the Developer that, if for whatever reason, it becomes apparent that a contribution is no longer required for a particular purpose, the Local Planning Authority will have the option to allocate the monies to another purpose that will also mitigate the impacts of this development.

8. OBSERVATIONS OF BOROUGH SOLICITOR

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

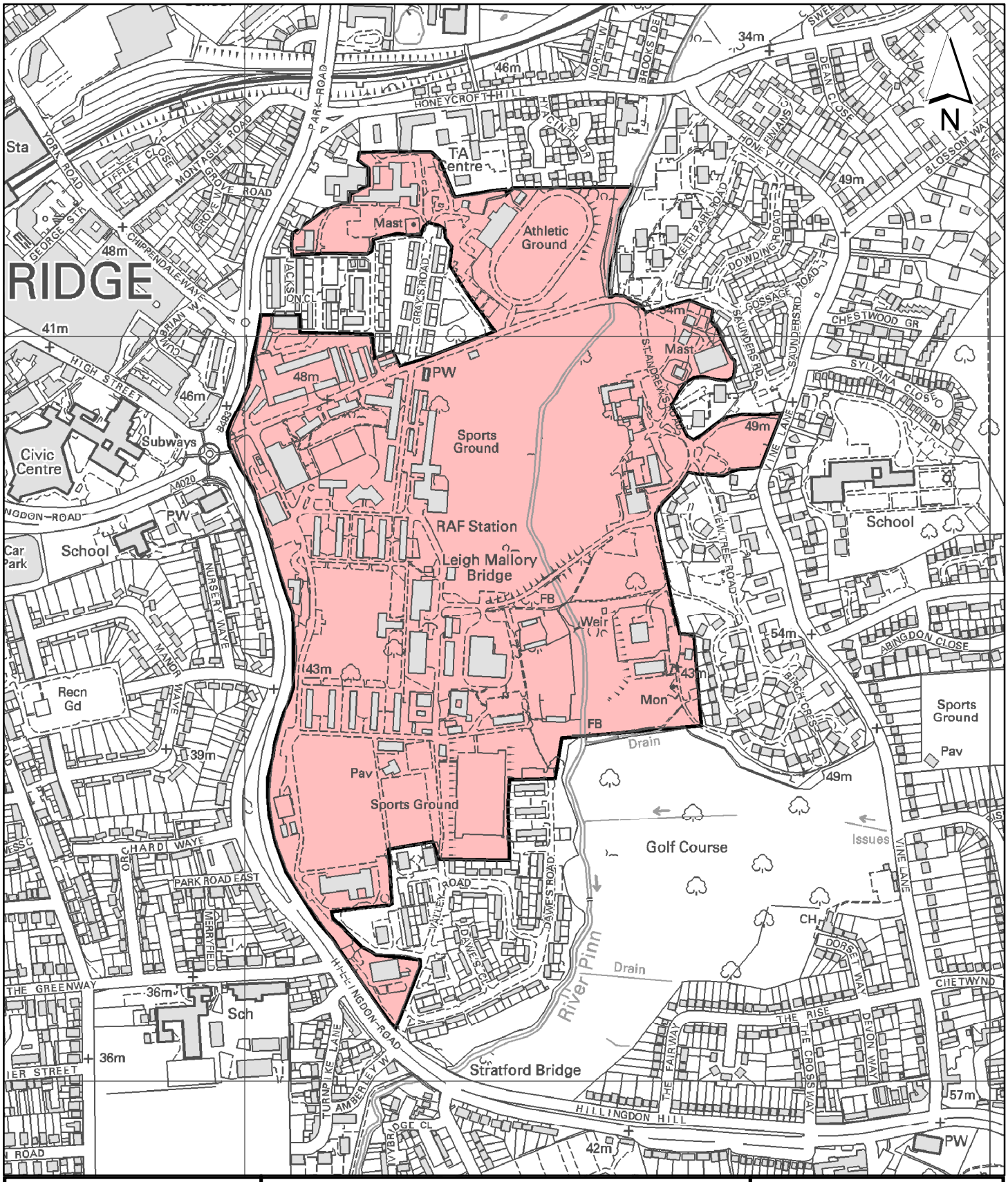
Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. CONCLUSION

For the reasons provided throughout this report, the scheme is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Subject to the conditions of approval and heads of terms in section 2, the application is recommended for approval.

10. REFERENCE DOCUMENTS:

Contact Officer: Jason Traves **Telephone Number:** 01895 250230



Notes

Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2010

Site Address

RAF Uxbridge

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
585/APP/2009/2752

Scale
1:7,000

Planning Committee
Central and South

Date
November 2010

HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address: RAF Uxbridge, Hillingdon Road, Uxbridge

Development: Alterations to Hillingdon House and demolition of modern single storey wing, portacabins and other buildings within the curtilage of the house. Alterations to the 'Carpenters' Building, and alterations and repairs to curtilage walls (Application for Listed Building Consent)

LBH Ref Nos: 585/APP/2009/2754

Drawing Nos: Heritage Statement: Hillingdon House and Curtilage, incorporating plans:

3300-21-101 A	3300-21-106 D
3300-21-107 C	3300-21-108 D
3300-21-601 A	3300-21-602 C
3300-21-610 D	3300-21-611 D
3300-21-612 C	3300-21-613 C
3300-21-614 F	3300-21-615 F
3300-21-710 B	3300-21-711 C
3300-21-712 C	3300-21-713 B
3300-21-714 D	3300-21-715 D
3300-22-201 A	3300-22-202 A
3300-22-203 A	3300-22-204 A
3300-22-205 A	3300-22-206 A
3300-22-207 A	3300-22-208 C
3300-22-209 B	3300-22-210 B
3300-22-211 A	3300-22-301 A
3300-22-302 A	3300-22-303 A
3300-22-304 A	3300-22-305 B
3300-22-306 C	3300-22-307 A
3300-22-308 B	

Date Documents Received: 21.12.2009 **Date(s) of Amendment(s):** 17.09.2010
28.09.2010
09.11.2010
23.12.2010
07.01.2011
12.01.2011

Date Application Valid: 21.01.2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site falls within the north east of the RAF Uxbridge development site. It includes the area within the immediate curtilage of Hillingdon House and contains the listed

house, a single storey nineteenth century brick built outbuilding and the original service courtyard walls. These structures, whilst not listed in their own right, are considered as listed by virtue of being "curtilage structures". Within the courtyards, which are located to the north of the house, there are also a number of modern single and two storey buildings, comprising offices and workshops, some of which are in a very poor state of repair.

Hillingdon House is a key building within the former RAF Uxbridge site being one of three listed buildings. These include Hillingdon House which is grade II listed, a WWII Bunker and associated structures, listed grade I (not currently part of the development site) and the former cinema building, located at the main site entrance and listed grade II.

Hillingdon House is the earliest building within the site and was originally built by the Duke of Schomberg as a hunting lodge in 1717. Following a fire in 1844, it was rebuilt to a design by George Mair, a well known architect whose works include Kneller Hall in Twickenham. Whilst the fenestration of the house has been altered, overall the external appearance of the building has changed little since this time. The early origins of the house are still evident in its internal layout and the building retains a particularly fine entrance hall and staircase, with a series of elegantly proportioned ground floor rooms, and inter-connecting bedrooms and dressing rooms at first floor. The single storey wing running north from the house is twentieth century in date and projects into the first of the two service yards. Whilst parts of the original courtyard walls remain in these areas, only one of the original service buildings, the Carpenters Building, remains.

The RAF took procession of the Hillingdon House estate in 1917. Since that time the house has had various uses, most recently as offices. The landscaped gardens surrounding the house have been incrementally developed for military use, although many mature trees, the river valley and the lake remain as important features.

In addition to the national, regional and local policies and guidance identified in section 6 of this report, the development of the site has been guided by the Supplementary Planning Document (SPD) for RAF Uxbridge, adopted by the Council in January 2009. This document includes character guidance for the "Hillingdon House Quarter", which seeks to ensure that any new development within the curtilage of the house is sympathetic to the setting of the listed building. The aims also include the restoration, enhancement and maintenance of Hillingdon House and its historic landscape setting. The document stresses the importance of finding suitable new uses for the listed building, such as an hotel or residential use, which would secure its long term future and also allow public access to the building and its immediate environs.

1.2 Proposed Scheme

Listed Building Consent is sought for alterations to Hillingdon House to create a restaurant at ground floor and self-contained offices, accessed via the main hallway, on part of the ground floor and the upper floors. These works include the installation of roof-light glazing over an existing, open, internal-facing light well and to create a lift shaft and new escape stair. Within the entrance hall the removal of modern partitions is proposed and the principal ground floor rooms are to be linked to create a restaurant with a kitchen at basement level. The demolition of the modern wing to the north of the house is proposed together with the removal of a recent escape stair from roof level. The restoration of the original fenestration pattern to the building is also proposed together with the removal of a modern fire door to the southern elevation. In addition, the scheme proposes alterations to the single storey 'Carpenters' Building, currently fitted out as offices, to create a residential unit. Alterations to the original tall red brick walls and gate piers to the service yards adjacent to the house are

proposed, together with their consolidation and repair. New hard and soft landscaping around the house and within the existing car park to the south is also proposed.

1.3 Relevant Planning History

Until June 2006 the Ministry of Defence and other Crown bodies were exempt from the provisions of the Town and Country Planning Act and as such, records are limited. In this case, there is no relevant planning history relating to the current use of the site by the Ministry of Defence.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 10 February 2010
29 September 2010

2.2 Site Notice Expiry Date: 10 February 2010

3. Comments on Public Consultations

Along with the hybrid planning application (LBH Ref. 585/APP/2009/2752), the Listed Building Consent application was also subject to public consultation. This included the notification of 3475 surrounding occupiers.

A total of (3) three submissions have been received raising the following concerns:

(1) The reasons for the modifications to the listed building are questioned
(2) Opinion that heritage should be preserved and a public parkland be established

The following matters raised were not considered relevant:

(3) Overpopulation
(4) The *"message"* that demolition of the RAF base will send to terrorists (unspecified)
(5) Uxbridge won't be the same
(6) Concern that approving small details will mean the Council is viewed as a *"pushover"* leading to applications like 24hr McDonalds and traveller sites
(7) Reference to development in Stanmore
(8) Impact to adjacent properties

4. Comments on Statutory Consultations

English Heritage

English Heritage was consulted on the application as the works required the demolition of the modern wing to the house. Whilst concerns were raised with regard to the main planning application, the advice received in respect of this application stated:

> The proposed change of use of Hillingdon House is considered acceptable in principle, subject to detailed design. This similarly applies to the retained 'Carpenter's' Building, itself a listed curtilage structure, and to the retained boundary walls.

English Heritage confirmed they will provide the necessary Direction following Committee for the Council to release the Listed Building Consent.

The Greater London Archaeological Advisory Service (GLAAS)

The GLAAS advised that the archaeology of the site should be dealt with in phases as the site is developed. A modified standard condition was suggested:

Condition: No development shall take place *in each development phase* until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.'

Informative: 'The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

With regard to historic building recording, a condition to secure further building recording, including interiors, on both the hybrid planning consent and the listed building consent was requested.

These have been included in the recommendations, and are covered in conditions 5 and 6.

5. Internal Consultations

Listed Building and Conservation

The Council's Conservation Team have been fully involved with the development of the scheme for Hillingdon House. Comments provided on 4th October 2010 advised that:

> The applicant's response to comments contained in the consultation schedule has been reviewed and the comments noted. It is important that the decision notices, if approval is granted, should be carefully considered and drafted to enable the archaeology of the site to be protected and the buildings to be demolished to be fully recorded to the appropriate level. The archaeology of the area adjacent to Hillingdon House may also yield information about the previous buildings in this area and should also be considered as a part of this process. The Conservation Team and GLAAS should advise on these matters.
>
> The Section 106 Agreement should make provision for the repair of the shell of the listed cinema building and ensure that Hillingdon House is repaired and reused, ideally before the residential development, which forms part of the same phase of the development, is sold/ occupied. If this cannot be achieved, provision should be made (as a minimum) to repair and maintain the building until a new occupier can be found- this may require a 24 hour security presence. A conservation management plan for the house should be required as part of the legal agreement, this should inform the long term management contract for the building.

Revised drawings - courtyard development: Details of the repair works (a detailed schedule and specification of works) to the listed walls and design details of the new openings will also be required. Details of the design of the new enclosing walls to the west and east, and the gates to both new and existing openings should be subject to the submission of further information by condition**.**

The opening to the original forge area within the gardener's building needs to be more carefully considered as there are decorative timber brackets in this location. It is suggested that this is conditioned, as it had been hoped that this area could be glazed in such as way as to retain this feature. The brickwork repair and details of the design (1:10, 1: 5 and to full size, including cross-sections) and materials of the new windows and external doors will need to be conditioned**.**

Hillingdon House:

Ideally, the ugly flue to the side elevation should be removed.
The revised drawings are acceptable and we will need to condition details of:

1. All new internal joinery –doors, architraves, chair rails and skirtings at 1:10, 1:5 and to full size as appropriate (including cross-sections).
2. Internal elevations to be submitted showing the dimensions of all new internal doorways at 1:5 or 1:10.
3. New windows, dormer window and French doors- including cross-sections of frames and glazing bars to scales as above- these should not be double glazed.
4. Repairs to internal decorative plaster work
5. Hall way ramp-design materials and finishes
6. New staircase- design, materials and finishes and details of refuges
7. Making good of flank elevation following demolition of the existing basement wing
8. Details of enclosures and over runs etc for all new lifts
9. Details of new wall to service area- design, materials and finishes (bond, mortar mix and pointing style) - sample panel to be agreed on site before this part of the works start.
10. Repair/reinstatement of niche to south elevation
11. Details of design and materials for the roof and roof structure over enclosed light well
12. All upgrading works for fire and sound proofing, including signage
13. Vents, flues and services- position, type and runs to be agreed
14. Details of the type, position and cable runs for solar panels at roof level

Samples of the materials for terrace/steps and road/parking areas immediately adjacent to the house need to be agreed. The detailed design and layout of these areas, including the detailed layout and signage for disabled parking bays, should be subject to a condition requiring further detailed drawings to be submitted for agreement.

Details of all landscaped areas will be required, but will be subject to the advice of the Trees and Landscape Team.

CONCLUSION**:** There is no objection in principle to works to the listed structures, or to the curtilage development adjacent to Hillingdon House, subject to the above comments and safeguarding conditions as noted.

These matters have been addressed in conditions 10,11, 12 and 13

Access Issues

The Council's Principal Access Officer commented:

> Ground Floor: The ramps leading via the lounge and reception and entrance provide insufficient space between room 101 and 102. A minimum of 1500 mm is needed to permit safe wheelchair landing and turning space.
>
> First Floor and Second Floor: The provision of a refuge in stair room 312 is noted. In addition, a communication point should be provided to enable people unable to escape by stairs to contact/remain in contact with building management and rescuers: details of which should be submitted.

These points are addressed in condition 10.

Trees and Landscape

The Council's Tree and Landscape Officers noted that the revised scheme had been redesigned to improve its relationship with the listed building, commenting that:

> VSM drawing No. 300-21-106 Rev B indicates the retention of the existing car park to the south of Hillingdon House with tree (screen) planting around it to mitigate its impact on the historic landscape setting.
>
> The revised proposal involves the necessary removal of the mature tree Magnolias growing against the wall of Hillingdon House. The removal of these trees is justified, but their replacement should be part of the proposed landscaping for this part of the site.

6. UDP/LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Pt1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the borough.

Pt1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Listed Buildings

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

The following London Plan Policies are considered relevant:-

4B.1 Design Principles for a Compact City

4B12 Heritage Conservation

4B.13 Historic Conservation-led Regeneration

4B.15 Archaeology

Also considered relevant are:-

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

7. MAIN PLANNING ISSUES

With regard to the proposed demolition of the courtyard buildings and also the demolition of the northern wing of the main house, there is no objection in principle to these works as no features or fabric of historic interest would be lost. All of the structures, together with below ground remains, are to be recorded prior to the works commencing on site and to a level as agreed with Greater London Archaeological Advisory Service (GLAAS).

The works to the listed buildings have been subject to extensive discussion with the architects and English Heritage, and have been revised to take account of the comments raised during this process. It is considered that the proposed internal alterations to Hillingdon House are minimal and sympathetic to the listed building, retaining its historic layout and fabric, whilst revealing original features, such as the entrance hall, which has been obscured by later partitions. The main area of work is within an existing internal lightwell and these changes would allow the building to be upgraded to modern standards, creating useable and accessible spaces, without damage to the integrity or external appearance of the building. At first floor and above, the removal of original fabric would be limited, with openings being cut through walls, rather than their complete removal, thus the original layout of these floors could still be “read”. The restoration of the original doors and windows and the removal of modern, inappropriate additions is to be welcomed and would greatly improve the external appearance of the building, allowing features such as the external niches on the southern elevation to be restored. Conditions covering the detailed design of the new works and requiring additional information and samples of materials regarding the repairs will ensure that these works are appropriate and enhance the listed building.

The external works within the immediate vicinity of the house have also been carefully considered to reflect the character and architectural quality of the main house. The details of these works together with samples of the materials to be used need to be agreed and appropriate conditions to deal with these matters have been included as part of the recommendations.

In order to safeguard the future of the building, a condition requiring the agreement of a conservation/management plan for the building has been included and the repair of the building linked with the sale of the new build forming part of this phase of the site's development.

The works to the ‘Carpenters’ Building, which has been extensively altered in the past, are considered appropriate and will safeguard the future of this building. The works to the listed walls, which include new openings and extensive repairs, are subject to safeguarding conditions to ensure that the detail and quality of these works is appropriate in listed building terms.

It is considered that the proposed works to Hillingdon House would meet the requirements of the SPD for RAF Uxbridge by safeguarding the future of this important building and its associated structures, and allowing greater public access to the house and the grounds. The works will include the restoration of a number of the buildings original features, whilst also upgrading it to meet, as far as is possible, modern standards of accommodation and levels of accessibility.

8. RECOMMENDATION

That delegated authority be given to the head of Planning and Enforcement to approve the application subject to no Direction from English Heritage and the following conditions:

1. NONSC Non standard condition

The works hereby permitted shall be begun before the expiration of five (5) years from the date of this consent.

REASON
To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. CAC5 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority, in conjunction with English Heritage.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007

5. NONSC Archaeology

No development shall take place in each development phase until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development of each relevant phase shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

REASON
Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with PPS5 and appropriate English Heritage Guidelines and in accordance with Policies BE3 of the of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. NONSC Historic Building Recording

No development shall take place until the applicant has secured the implementation of a programme of recording of the standing historic buildings including video and still photography, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority and to include video and still photography.

REASON
The planning authority wishes to secure the recording of the existing buildings prior to development, in accordance with in accordance with PPS5 and appropriate English Heritage Guidelines and in accordance with Policies BE3 of the of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7. CAC11 Measures to protect the building

Measures to protect the buildings from the weather, vandalism and accidental damage shall be agreed with the Local Planning Authority prior to the start of works on site and these shall be retained during the construction phase of the development.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8. NONSC Protection of interior features

Precautions shall be taken to secure and protect the interior features of Hillingdon House against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as Local Planning Authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Local Planning Authority, in conjunction with English Heritage.

REASON
In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9. NONSC Protection of hidden features

Any hidden historic features, which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority. Particular regard shall be given to the following areas within Hillingdon House:-

a) cellars
b) entrance hall
c) internal walls and floors
d) internal light well

REASON
In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10. NONSC Submission of details

Prior to the commencement of any works in relation to Hillingdon House, its curtilage, (including the existing curtilage boundary wall, courtyard areas and the Carpenters Building) shown on Plan 3300-21-106 Rev D, detailed drawings and supporting documentation relevant to the work to be commenced and to a standard to be agreed with the LPA shall be submitted to and approved in writing by the Local Planning Authority and include but not necessarily be limited to the following:

Walls
- Details of the design of any proposed new openings to the existing courtyard walls and any gates to both new and existing openings in the wall around the cartilage of Hillingdon House.

Courtyard areas and Carpenters Building
- A detailed layout for the hard / soft landscaping, samples of materials and details of surfaces, lighting, signage, ramps, steps and additional means of enclosure
- Details at an appropriate scale of the design, construction and materials of the new windows and doors (internal and external) to the Carpenters Building
- Repair methodology and schedule of repairs to the Carpenters Building

Hillingdon House
Details of the design and appearance of the Hillingdon House goods lift, the new external staircase and the enclosing wall to the basement service area, including samples of materials and finishes (bond, mortar mix and pointing style)
- Details of the new Hillingdon House lift, its enclosure, atrium roof and lift mechanism
- Elevational drawings at an appropriate scale illustrating the appearance and design of the new Hillingdon House doors and openings. (It is noted that, where new openings are created between original bedrooms and dressing rooms, cornices and a down stand over each should be left).
- Details of the repair / reinstatement of the Hillingdon House niches to the south elevation
- Details of design (1:10, 1:5 and to full size, including cross-sections) construction and materials of the new Hillingdon House windows, dormers and external doors

- Details of all new Hillingdon House internal joinery –doors, architraves, chair rails and skirtings at 1:10, 1:5 and to full size as appropriate (including cross-sections)
- Repairs to internal decorative plaster work in Hillingdon House;
- Details of the Hillingdon House hallway ramp, including design, materials and finishes
- Details of the new Hillingdon House staircase, including design, materials and finishes; details of refuge and communication points
- Works to make good the flank elevation of the main Hillingdon House following the demolition of the existing basement wing
- Details of the methods and materials to be used for fire and sound proofing

Thereafter and prior to occupation of any part of the relevant building(s), the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11. NONSC Submission of details

Details of the following, including scale drawings, manufacturers information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage, before the commencement of the relevant part of the works:

a) Soil vent pipes including terminating features, rainwater down pipes (cast iron and lead) and hopper heads
b) Ducts, cabling, flues, grills, heat pumps and other services
c) Communications and information technology equipment and security devices.
d) Solar panels

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12. NONSC Submission of details

A schedule of works including methodologies for the stabilisation, repair and restoration of the courtyard walls shall be submitted to and agreed by the Local Planning Authority, in conjunction with English Heritage, prior to commencement of works to this structure. The works shall be carried out in accordance with the approved schedule.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13. NONSC Courtyard repairs

Samples of materials to be used in the repair of the courtyard walls must be made available on site for the approval in writing by the Local Planning Authority and English Heritage, prior

to commencement of any works to the courtyard walls. Works must not start on the repair of these walls until such time as the materials and methodologies have been approved in writing by the Local Planning Authority, in conjunction with English Heritage.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14. NONSC Joinery details

The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON
In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15. NONSC Protection of features

All new partitions shall be scribed around the existing ornamental mouldings. Detail drawings at a scale of 1:10 should be submitted to and approved by the Local Authority in conjunction with English Heritage showing how any new walls will scribe around existing mouldings, cornices, skirtings etc.

REASON
In order to safeguard the special architectural or historic interest of the building, in compliance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16. NONSC Phasing of works

No part of the development in the relevant phase shall be occupied until the works hereby approved completed to the satisfaction of the Local Planning Authority.

REASON
To ensure that any enabling works are related to the proper repair and conversion of the Listed Building and that the historic asset is protected, in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17. NONSC Management plan

Prior to the commencement of works, a detailed conservation management plan in accordance with English Heritage guidance, should be submitted to and approved by the Local Planning Authority.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1. The historic buildings are of intrinsic archaeological interest and any alteration or demolition of the historic structures should be recorded before they are damaged or destroyed by the development hereby permitted. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

2. The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3. The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

Pt1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the borough.

Pt1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

BE8 Planning applications for alteration or extension of listed buildings

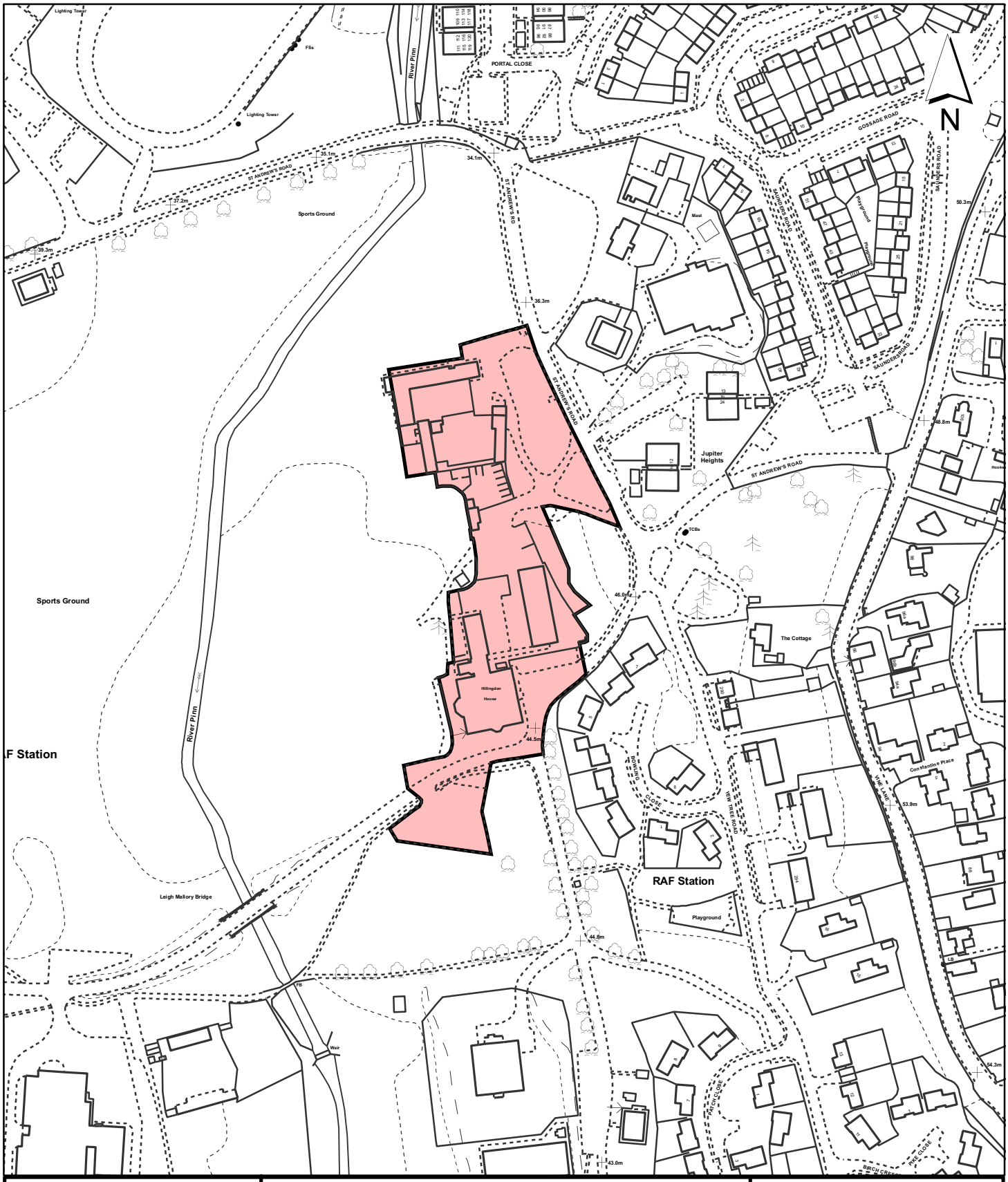
BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

Contact Officer: Jason Traves/Sarah Harper **Telephone Number:** 01895 250230



Notes

Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved.
London Borough of Hillingdon
100019283 2010

Site Address

RAF Uxbridge

Planning Application Ref:

585/APP/2009/2754

Scale

1:2,500

Planning Committee

Central and South

Date

November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

HILLINGDON
LONDON