

Report of the Head of Planning, Sport and Green Spaces

Address FORMER RAF WEST RUISLIP HIGH ROAD ICKENHAM

Development: Erection of 55 tailored care living units (extra care accommodation) with communal facilities (variation of 38402/APP/2008/2733) and the erection of 25 retirement living (category II type) sheltered apartments with communal facilities including basement car parking.

LBH Ref Nos: 38402/APP/2013/2685

Drawing Nos: 10-1666-105 Rev. G
10-1666-104 Rev. E
10-1666-109 Rev. A
Design, Access and Sustainability Statement, August 2013
Site Investigation Report, Volume 1, October 2008
Site Investigation Report, Volume 2, October 2008
Utilities Statement Part 1, October 2011
31042-01 Rev. A
Refuse and Waste Minimisation and Management Plan, 2012
Statement of Community Involvement, February 2012
Statement on Amenity Space Provision in Respect of McCarthy and Stone Sheltered Housing Developments
31535-01 Rev. A
Agent's email dated 28/10/13
Agent's email dated 17/1/14
Agent's email dated 29/10/13
Agent's letter dated 12/12/13
Agent's letter dated 17/12/13
Agent's letter dated 8/1/14
10-1666-Bound
10-1666-103 Rev. C
10-1666-106 Rev. E
10-1666-107 Rev. D
10-1666-108 Rev. B
10-1666-101 Rev. F
6909/02 Rev. A
Site Noise Level Survey and PPG24 Assessment, dated 8 November 2011
Arboricultural Report, dated 29/02/2012
Drainage Survey, July 2013
Energy/Sustainability Statement, January 2012
Extended Phase 1 Habitat Survey, dated 15/8/13
LLD580-01 Rec. 01
Landscape Design Strategy and Outline Plant Specification, Revision 01, dated 11th July 2013
Supplementary Ground Investigation Report, July 2013
Planning Statement, September 2013

Date Plans Received:	16/09/2013	Date(s) of Amendment(s):	16/09/2013
Date Application Valid:	28/10/2013		28/10/2013
			17/01/2014
			12/12/2013

08/01/2014
29/01/2014
17/12/2013

1. SUMMARY

Members may recall a similar application for a part three storey, part four storey building, comprising 55 tailored care living units (extra care accommodation) and 25 retirement living (category ii type) sheltered apartments with communal facilities and a surface car park (App. No. 38402/APP/2012/1033 refers) which was originally presented to the North Area Planning Committee on 3/1/13, when it was deferred for further information to provide greater clarity over how the level of planning obligation had been justified and to allow a Member's training session to be held to explain how Financial Viability Appraisals are assessed. The application was re-presented to the North Area Planning Committee on the 16/04/13. Although Members agreed the officer's recommendation for approval, as the S106 Agreement has yet to be finalised (although it is believed this is imminent), accordingly the permission has not been released.

This application differs from the previous scheme in that a basement car park is now also proposed in addition to a slightly smaller surface car park. The basement would provide 27 car parking spaces to serve the retirement living units, retaining 23 spaces in the surface car park for the tailored care living accommodation/visitors. This represents an increase of 22 car parking spaces on the 28 spaces previously agreed at committee. The basement car park would be accessed through the previously proposed undercroft parking area to the rear of the building.

The Council's Highway Engineer advises that the additional traffic generated would not have a significant affect on the local highway network, particularly during peak periods. Following the receipt of revised plans, the access arrangements are also acceptable.

The only external alteration to the building above ground level is the ramped access through the previously approved undercroft parking area which would not have a significant impact on the building's external appearance to which the Council's Conservation/Urban Design Officer raises no objection. Alterations are also shown to the internal layout of the building, such as the re-positioning of a stairwell, but these are considered to be very minor in nature.

Drainage and air quality considerations are acceptable and the scheme proposes the same commensurate package of S106 benefits.

The scheme is considered to be acceptable.

2. RECOMMENDATION

That subject to no adverse issues being raised by English Heritage (Archaeology) that could not be dealt with by appropriate condition, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

- (i) An affordable housing review mechanism,
- (ii) Health contribution: a financial contribution to the sum of £17,333.60
- (iii) Construction training

2. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 31st March 2014, or any other period deemed appropriate that delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The applicant has failed to provide a commensurate package of planning benefits to maximise the health and social benefits (in particular affordable housing) of the scheme to the community. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

3. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

4. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture 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.

5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

6. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers.

7. That if the application is approved, the following conditions be attached:-

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10-1666-101 Rev. F,

10-1666-103 Rev. C, 10-1666-106 Rev. E, 10-1666-107 Rev. D, 10-1666-108 Rev. B, 10-1666-104 Rev. E, 10-1666-105 Rev. G, 10-1666-109 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. 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 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

2.a There shall be no changes in ground levels;

- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES9 Landscaping (car parking & refuse/cycle storage)

Notwithstanding the plans hereby approved, no development shall take place until a landscape scheme and basement plan have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Cycle Storage for 16 cycles (which shall be covered and secure)
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts (including demonstration that 10 parking spaces are served by electrical charging points (5 active and 5 passive) and 5 spaces are design to disabled standards)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 40% from 2010 Building Regulations (Part L) unless otherwise agreed in writing by the Local Planning Authority. At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must show photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

9 NONSC Non Standard Condition

Prior to the commencement of development, details of the inclusion of ecological enhancement measures within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate the number and location of bat and bird boxes to be installed in the fabric of the development, and how the landscaping scheme incorporates areas of high ecological value. The proposed development must be completed in accordance with the approved scheme.

Reason

To ensure that the development improves the ecological value of the site in accordance with Policy 7.19 of the London Plan.

10 NONSC Non Standard Condition

The acoustic specification for glazing shall be as set out in Appendix C of the site noise level survey and PPG assessment undertaken for the applicant by Applied Acoustic Design reference 11501/001/pc and maintained for so long as the approved use may endure.

REASON:

To protect the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

11 NONSC Non Standard Condition

Deliveries and collection, including waste collections, shall be restricted to the following hours:

0800 hrs to 1800 hrs Monday to Saturday
1000 hrs to 1600 hrs on Bank/Public Holidays
and not at all on Sundays.

REASON:

To protect the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

12 NONSC Non Standard Condition

None of the retirement living units hereby approved shall be occupied at any time by any person other than:

- (a) A person or persons aged 55 years of age or over; or
- (b) A person aged 45 years of age or over residing in the same unit with their spouse or partner aged 55 years or over, as "a couple"; or
- (c) A person falling wholly within the scope of (b) above who continues to reside in the same unit upon and following the demise of such older spouse or partner.

REASON

To safeguard the residential amenities of the occupiers of the units and surrounding area, to safeguard the adequacy of ancillary vehicular parking provision at the site and to mitigate the impacts of the development on local educational facilities and to accord with policies BE19, AM14 and R17 of the London Borough of Hillingdon Local Plan (November 2012).

13 COM30 Contaminated Land

- (i) The development hereby permitted shall not commence until a scheme to deal with

contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

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

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Supplementary Ground Investigation Report, dated July 2013 and Drainage Survey, July 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the water on the site and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

c. any groundwater flooding or flows should be shown and measures taken to mitigate those as well as methods to prevent pollution of the receiving groundwater and/or surface waters;

d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. incorporate water saving measures and equipment.

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the

development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

15 RES24 Secured by Design

The development shall achieve '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). The development shall not be occupied until accreditation has been achieved.

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 exercising 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 London Plan (July 2011) Policies 7.1 and 7.3.

INFORMATIVES

1 I52 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 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).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF1

NPPF4

NPPF6

NPPF7

NPPF8

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 3.16 (2011) Protection and enhancement of social infrastructure

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 13 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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 115 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

5 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

6

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant, or ecologist, to agree an acceptable time for carrying out any work.

7

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

8

The applicant is advised that the low level bollard lighting as described in the lighting statement on P. 45 of the Design and Access Statement is unsatisfactory as it will not meet SBD standards. You should consider discussing this and other Secured by design issues associated with this scheme with the Secure by Design Officer at an early opportunity.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the south eastern side of High Road, Ickenham, immediately to the north east of its junction with Aylsham Drive and is square shaped, with a 76m wide frontage onto the High Road and a 83m wide frontage onto Aylsham Drive. The site is currently vacant and has been cleared and secured with hoarding. It previously formed part of a larger 8.5 ha site known as RAF West Ruislip which has now largely been redeveloped for a mixed use development, the remainder of the site mainly providing housing, playing fields and open space.

3.2 **Proposed Scheme**

This scheme is almost identical to a previous application (App. No. 38403/APP/2012/1033 refers) for the erection of a part three storey, part four storey building, comprising 55 tailored care living units (extra care accommodation) and 25 retirement living (category ii type) sheltered apartments with communal facilities and car parking. The only change is that a basement level car park is now proposed providing 27 spaces for the retirement living apartments, with the surface car park reduced from 28 to 23 spaces to serve the tailored care accommodation/visitors. Ramped access would be through a previously proposed undercroft parking area at the rear of the building, this being the only external change to the building above ground level. 6 cycle spaces and 8 buggy spaces would be provided for the retirement living apartments and 10 cycle spaces and 10 buggy spaces would be provided for the tailored care accommodation. The site would be accessed at the same point from Josiah Drive.

Various changes are also proposed to the internal layout, such as the re-positioning of a stairwell and altering the shape of some of the servicing facilities such as a buggy store.

As with the previous scheme, the proposed building would be 'U'- shaped with the main

building fronting High Street to the north west, Aylsham Drive to the south west and Josiah Drive to the south east, with car parking mainly being provided along the north western frontage, accessed from Josiah Drive and which would adjoin a public footpath.

The building would be four storey on the High Street frontage, although for much of its length the fourth storey would be set back from the main elevation, only presenting its full four storey height on the corner with Aylsham Drive, with the recessed fourth floor continuing along Aylsham Drive before stepping down to three stories at the south eastern end of this frontage. The building would return along Josiah Drive at three stories. A recessed roof level plant room would also be provided on the four storied corner element of the building.

The overall mass of the building would be further broken up with the staggering of its elevations, incorporating projecting elements and the use of contrasting materials with a stuccoed ground floor. The corners of the building would provide recessed balconies and juliette balconies feature on the elevations. Landscaped areas would be provided around the building and within the internal courtyard.

The building would be sub-divided, with the tailored care units occupying the front half of the building, and the retirement flats the rear. Each half of the building would have a separate main entrance, accessed from the internal courtyard. The main communal uses would be provided on the ground floor.

The tailored care living units would comprise 41 one-bedroom units and 14 two-bedroom units and the retirement living flats would comprise 15 one-bedroom and 10 two-bedroom units.

The application is supported by the previously submitted reports, some of which have been updated as necessary, together with two new reports, mainly to deal with drainage issues:

Design, Access and Sustainability Statement, August 2013:

This provides an introduction to the development, describes the site and its historical context. Land use and the character of the wider area is then assessed and then the statement focuses upon the character of the site and its immediate area. Relevant planning policies and design guides are then discussed and opportunities and constraints of the site are evaluated. The report advises that the amount of car parking has been re-considered in the light of growing evidence that car ownership among the elderly is increasing, particularly among women who make up 80% of new residents in McCarthy and Stone developments. The new basement car parking would provide one space per later living unit. The planning background is then described and the evolution of the layout, height, scale, massing and design of the scheme. Accessibility and sustainability issues are then discussed.

Planning Statement, September 2013:

This provides the background to the development. National and local population trends are then assessed which show an ageing population. The nature and concept of retirement housing and total care living accommodation is then described, the former is known as sheltered housing and allows older people to remain in the community and out of institutions, whilst still receiving care and support, with the latter equating to a more traditional care home where greater care and support are provided. The planning

statement then goes on to describe the need for the accommodation and its planning and social benefits, including better use of housing and health resources. The suitability of the site is discussed and then the statement assesses national, regional and local planning policies and guidance. Various aspects of the development are discussed. The report concludes by stating that this scheme is almost identical to the earlier scheme (38402/APP/2012/1033) other than the northeast corner of the building to allow a ramp to be created down to the new basement parking and that the acceptability of the scheme has mainly already been established.

Transport Report:

This provides the background to the study and then assesses the characteristics of retirement housing for the elderly and typical car ownership levels against age of residents. It advises that very few residents would be in the youngest age group (55-60) with the majority being over the age of 75 with relatively low car ownership levels. Traffic generation is then assessed, having regard to the permitted 80 bed care home scheme and taking traffic levels generated at other similar sites. The report concludes that traffic generation levels would be comparable to the approved scheme. Car parking is then assessed and again comparisons are made with similar sites. Taking the peak parking demand between 9 and 10am, when 0.35 vehicles per apartment are generated, the proposed 25 retirement flats would require 8.75 spaces. This, taken together with the traffic generated by the total tailored care development using the approved ratio on the previously approved care home scheme $27 \times 55/80 = 18.56$), would generate a typical maximum peak demand of 27.31 spaces.

The report then goes on to advise that it is increasingly common practice of the applicant to sell parking permits for the number of spaces allocated to residents. This allows prospective residents to know in advance whether there would be a space available at the site before purchasing the unit. The report then describes the site access and sustainability. The report concludes by stating that the proposal would be very unlikely to generate more traffic than the approved scheme, car parking provision is adequate to meet peak demand by residents, staff and visitors and the site is in an accessible location and guidance will be provided to assist with more sustainable means of travel.

The agent's email dated 29/10/13 updates the Transport Report and this concludes that matters relating to the site's location and transport have already been explored and found to be satisfactory so the only issue is whether a net increase of 22 parking spaces and the associated traffic generation is demonstrably harmful and would cause a highway danger. It concludes that the traffic movements associated with 25 retirement apartments is negligible in the scale of traffic movements from the estate as a whole and on the High Road and surrounding area.

Extended Phase I Habitat Survey, dated 15 August 2013:

This report updates the report submitted with the 2012 application. It describes the site, the scope of the survey and relevant legislation. The methodology is described, including a desktop study and a field survey conducted on 7th August 2013. Results are presented and the report concludes that the site is generally of low ecological value, with only some habitat being of value for nesting/foraging birds. No protected species were recorded on site and is of low value for foraging bats. No further survey work is recommended. The report concludes by recommending ecological enhancements in the form of bat and bird boxes to be included within the new development and for wild flower seed mix and native trees and shrubs used within the landscaping, any site clearance to take place outside of

the bird nesting season and a Fox earth within the centre of the site to be closed in a humane way to stop foxes returning to the site.

Supplementary Ground Investigation Report, July 2013:

This provides the background to the report and describes the site and its geology. The report goes on to describe the proposal and makes recommendations for the design and construction of retaining structures and foundations having regard to the ground conditions.

Drainage Survey, July 2013:

This assesses the drainage options on site and recommends that foul water drainage should gravitate to the 225 diameter public sewer crossing the site and surface water should drain to an attenuation tank and controlled at 8.3 l/sec before discharging to the public surface water sewer. The car park will drain to permeable paving.

Arboricultural Report:

This assesses the impact of the development on existing trees on site. It concludes that the existing trees are all young, being of a size contemporaneous with the existing re-development of the larger former RAF West Ruislip site and are mainly of low quality. There are three trees of medium quality on the prominent High Road frontage that would be retained. These will be adequately protected during the construction phase and a landscape strategy master plan will add 37 new trees around the periphery of the site. As such, the report considers that there are no arboricultural or landscape reasons to prevent permission being granted.

Site Noise Level Survey and PPG24 Assessment:

This describes the background to the study and a description of the site. Details of the assessment are provided, together with relevant noise criteria. Results are presented and assessed. The report concludes that the site falls into NEC C in accordance with PPG24: Planning and Noise which suggests that permission should not be granted, but the assessment shows that through using building envelope elements and appropriate sound insulation, internal noise levels would accord relevant British standards (BS8233:1999).

Energy/Sustainability Statement:

This provides the background to the study and advises that all dwellings will be designed to achieve Level 3 of the Code for Sustainable Homes and the energy efficiency technologies that will be employed.

Refuse and Waste Minimisation and Management Plan:

This specifies the measures that will be employed to ensure that construction methods and materials will be sustainable.

Statement on Amenity Space Provision:

This provides an introduction to the study, and advises that the use of arbitrary amenity space standards prevent each application being assessed on its individual merits. Sheltered housing schemes, by their very nature, tend to be located with or very close to

town or local centres where conventional housing often has no or little amenity space and such housing also is unlikely to have the communal facilities within the building which are a feature of sheltered schemes. The statement then goes on to assess government guidance and recounts the experience of the applicant and points to a study that suggests external amenity space is not a factor that influences the decision to move to sheltered housing and occupants of sheltered housing rarely use communal gardens. The statement goes on to advise that there is sufficient space around the building for residents to sit outside and this situation is no different to many other similar developments. The report goes on to advise that similar schemes have won many prestigious awards. Townscape considerations are then considered and the statement advises that amenity space is often utilised in a passive manner, with landscaped areas providing privacy but at same time allowing opportunity to view daily life in the surrounding area. Residents experience is then assessed, which suggests the low importance placed on external amenity space and activities associated with it, with indoor activities being the most popular. The statement then contains various extracts from appeal decisions which deal with amenity space and the response of Inspectors when S106 Agreements have sought contributions in lieu of it. The statement concludes that amenity space standards are crude and inappropriate when assessing sheltered housing schemes and not appropriate with the increased emphasis on making effective and efficient use of previously developed land.

Site Investigation Report, Volumes 1 and 2:

This assesses the ground condition on site.

Landscape Design Strategy and Outline Plant Specification:

This advises on the landscaping scheme that has been prepared for the site and details the plant specification.

Utilities Statement, Part 1:

This provides information on utility company services within the vicinity of the application site.

Statement of Community Involvement:

This advises on the consultation undertaken by the developer on the application.

Agent's letter dated 12/12/13 and 8/1/14:

This letter re-iterates previous concerns expressed as regards the Section 106 Agreement and in particular the prospect of affordable housing being provided. The agent advises that affordable housing was never part of the discussions with the S106 Officer on the previous scheme, but raised by Members at committee. It was concluded that a contribution, for reasons of viability could not be justified. Members also raised issue of 'claw back' during the committee debate. Although the agent's advice to his client was that this was not justified, it was agreed to accept this, subject to some limitations on timing, if only to get early agreement and allow the development to proceed. The premise to the acceptance of 'clawback' has been undermined by the time taken with the S106 Agreement and the landscape has changed from where we were in April last year. The agent requests that any clause for on-site affordable housing is removed from the current draft Section 106 Agreement and advises that his client will not accept such a clause on

the current application so this issue needs to be dealt with in clear terms on this application. A briefing note attached to the letter goes on to advise upon the difficulties of mixing affordable retirement housing with open market housing, within one building due to the communal facilities with on-going service and maintenance arrangements with a weekly service charge. Housing associations are unable or unwilling to meet these charges. The size of the block would also not allow the mixed tenures to be separated, either physically or separately and it is likely that there would still be some communal facilities which would result in conflict. Various case law is cited.

The letter dated 8/1/14 concerns the clawback clause and the agent advises that such a clause should not be used on this scheme as he considers that Government, HCA and RICS guidance are all in agreement that re-appraisals should only be considered for multi-phased developments, and not single phased developments such as this. However, the letter advises that the client is reluctantly willing to accept a similar Section 106 Agreement but requests that some of the terms are altered, as the draft agreement requires commencement within 15 months of the date of approval and substantial completion within 24 months of the date of approval. The agent advises that the pre-commencement conditions which would need to be discharged may not necessarily preclude development commencing within 15 months, but this would erode the 24 month period for substantial completion and this period will already be tight, due particularly due to the additional works required with the basement. Instead, they suggest for a 34/36 month period. The letter goes on to discuss access/egress from the site and advises on recent policy guidance concerning S106 issues and care homes.

Officer's response:

These letters raise detailed issues concerning the drafting of S106 which goes beyond the normal broad Heads of Terms considered at committee. Also, the S106 Agreement on the previous scheme has nearly been finalised with both parties being in agreement with the content so that the issues raised have largely been resolved. On the basis that current (advanced) negotiations suggest that Hillingdon Council is securing obligations stricter than the applicant is agreeing with other local authorities it is recommended that delegation remains with officers on the matter.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission (App. No. 38402/APP/2007/1072 refers) was granted on the 10th July 2007 for the redevelopment of the larger RAF West Ruislip site for a mixed use development comprising 415 dwellings (Class C3), an 80 unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to existing highways) of which the care home was shown on this site. This was followed by the approval on the 5th January 2009 of a reserved matters application (App. No. 38402/APP/2008/2733 refers) which also sought the discharge of various other conditions attached to the outline permission and this included full details of the care home.

A subsequent application (App. No. 38402/APP/2012/1033 refers) sought permission for a very similar care home building on this site in terms of its siting, scale and massing and although it still comprised a total of 80 units, the proposed composition was for 55 tailored care living units (Class C2) and 25 retirement living units (Class C3). The internal layout of the building and external layout of the site was also altered to accommodate the new mix of uses. The other main change was to the elevations of the building. Following an initial deferral of the application from the North Area Planning Committee on 3/1/13 for further

information concerning the S106 Agreement, Members did resolve to approve the application at the North Area Planning Committee meeting on 16/4/13. However, the S106 Agreement has not been finalised and planning permission has yet to be granted.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- | | |
|---------|---|
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |
| PT1.BE1 | (2012) Built Environment |
| PT1.E5 | (2012) Town and Local Centres |
| PT1.CI1 | (2012) Community Infrastructure Provision |
| PT1.CI2 | (2012) Leisure and Recreation |
| PT1.CI3 | (2012) Culture |

Part 2 Policies:

- | | |
|----------|--|
| NPPF1 | |
| NPPF4 | |
| NPPF6 | |
| NPPF7 | |
| NPPF8 | |
| LPP 3.4 | (2011) Optimising housing potential |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 3.8 | (2011) Housing Choice |
| LPP 3.16 | (2011) Protection and enhancement of social infrastructure |
| LPP 5.2 | (2011) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2011) Sustainable design and construction |
| LPP 5.6 | (2011) Decentralised Energy in Development Proposals |
| LPP 5.7 | (2011) Renewable energy |
| LPP 5.11 | (2011) Green roofs and development site environs |
| LPP 5.12 | (2011) Flood risk management |
| LPP 5.13 | (2011) Sustainable drainage |
| LPP 5.14 | (2011) Water quality and wastewater infrastructure |
| LPP 5.15 | (2011) Water use and supplies |

LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th December 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 neighbouring properties have been consulted, together with the Ickenham Residents' Association. 2 site notices have been displayed on site. No responses have been received.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

Advice: There are no objections in principle to the current proposal, as it is similar to that previously submitted, save for the introduction of basement parking.

Elements that require some further consideration are;

- The landscape master plan does not concur with the ground floor layout - the bike parking area at the entrance has been omitted from the former. If it is to be included, then the landscape plan needs to include a proposal for screening this feature. It would be useful if the landscape plan could also include details of the various boundary treatments to the site.
- The elevational drawing of the NE courtyard (three openings) does not tie in with the ground floor plan (two openings) in terms of the entrance to the basement car park.
- It would be wise to ask GLAAS for an opinion on archaeology in this instance.

CONCLUSION: No objection in principle subject to the above.

Officer's comments:

Revised plans submitted have corrected these discrepancies and the bike store has been re-located and screening is shown. English Heritage (Archaeology) have also been consulted and their response is awaited.

HIGHWAY ENGINEER:

Original Comments:

An application for a change from the 80 bed home to 55 tailored care living units and 25 retirement living apartments (min. age 60 for a single and 55 for a second person living in the same apartment) was previously approved at committee subject to a Section 106 agreement. A total of 28 car parking spaces were accepted with this application.

The proposal now is to provide 27 car parking spaces in a new basement car park retaining 23 in surface car park for the TCL/visitors, ie an addition of 22 car parking spaces. It could result in an additional 6 vehicular trips during each peak hour. Whilst it is acknowledged that the whole West Ruislip development resulted in increased journey times for traffic along High Road and Long Lane, it is not considered that this level of additional trips during peak hours is likely to result in a significant or severe increase in journey times.

The access to the basement car park is located too close to the access to the tailored care unit creating an unacceptably wide cross over. The access to the basement should either be located adjacent to the exit from the basement off the internal access road to the TCL car park or alternatively a new separate access off the main access road. The ramp to the car park should be wide enough to provide 2 way access.

The application cannot be supported until these access issues are satisfactorily resolved.

Comments on Revised Plans:

In accordance with my previous comments the entry to the basement car park, which was previously located off Josiah Drive, has now been relocated alongside the exit. Shuttle traffic signals provide access/egress to the single width ramp. Incoming traffic will have priority over outgoing. The ramp gradient is 1:12. Revised auto tracks for the access egress and the car park are acceptable.

No objections are raised on highways grounds.

TREE/LANDSCAPE OFFICER:

LANDSCAPE CHARACTER / CONTEXT:

The vacant (cleared) site is situated to the south-east of the High Road and north of the recently completed phase of residential dwellings to the south of Aylsham Drive.

The south-east boundary is defined by a new tree-lined access road, Josiah Drive and the northern boundary bisects the cleared land, leaving a vacant plot to the north of this plot.

Much of the cleared land is covered by ruderal vegetation. However, there are also a number of trees on the site, some of which are worthy of consideration for retention. Trees on this site are not protected by TPO or Conservation Area designation.

PROPOSAL:

The proposal is to erect 55 tailored care living units (extra care accommodation) with communal facilities (variation of 38402/APP/2008/2733) and erect 25 retirement living (category II type) sheltered apartments with communal facilities including basement car parking (variation of 38402/APP/2012/1033)

LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement assesses the physical context and character of the site and evaluates the opportunities and constraints, including the consideration of existing trees (section 4, p.25).
- An Arboricultural Report, by Ian Keen, dated February 2012 has assessed the condition and value of 21No. trees on the site. Most of the trees (12No.) are low quality (C grade) with the remaining fair (B grade). 3No. Norway Maples are to be retained along the High Road frontage.
- Provision of an additional 37No. trees is proposed, to mitigate for the trees to be removed, as part of a comprehensive landscape scheme.
- Landscape and amenity design objectives are set out in section 6 (p.37) of the D&AS, and the evidence-based design approach tailored to the needs of future residents of the proposed care home. This is supported by a Statement of Amenity Space Provision.
- A Landscape Design Strategy, by Lizard Landscape Design, sets out the landscape rationale and objectives for the site. An indicative planting palette is to include a mix of native and ornamental species with the intention of enhancing the biodiversity of the site as well as creating visual interest for the enjoyment of residents. As noted previously, selected trees are to be retained and re-inforced with many new trees.

- An Extended Phase 1 Survey, by Marishal Thompson, concludes that bat and bird boxes should be provided and that a fox on the site should be humanely excluded. Otherwise, no further survey work is required.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS:

- Ash, beech and Oak are among the tree species indicated on the draft schedule.
- The specification of Ash trees should be avoided, in accordance with current Forestry Commission advice (in response to the threat of *Chalara fraxinea*).
- The specification of other large /spreading forest trees (Beech and Oak) should only be considered where space is available. It is considered likely that these trees will become too large for this site, creating too much shade and possible nuisance so close to the building.
- Native plants should only be specified if they are suitable for this residential site (ie they have some ornamental, as well as wildlife benefits). BRE have confirmed that non-native planting can be equally good for biodiversity if it provides a know benefit and attraction to local wildlife. Wildlife benefits should be noted on the plant schedule.

No objection subject to the above observations and conditions RES7, RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

INFORMATIVE:

- The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant, or ecologist, to agree an acceptable time for carrying out any work.

EPU (Contamination):

The following additional information was submitted with the above application for land contamination:

- High Road, Ickenham, UB10 8UN Supplementary Ground Investigation Report by Crossfield Consulting Limited for McCarthy & Stone (Developments) Limited, Report No. CCL01648.BR75-R1, July 2013

Previous comments are appended below, and still apply to the application, especially with regard to the removal of materials. It is likely a lot of made ground would be dug out as part of the proposed basement, however there is likely to be limited excavation of previously investigated or remediated areas which were infilled. I have no objections to the variation on contamination grounds. As indicated previously, a watching brief needs to be maintained during ground works. This can include photographs of the basement excavation. Given the proposed use, the new basement would need to be adequately ventilated.

Appendix I

The following information was submitted with the application:

- RAF West Ruislip, High Road, Ickenham Site Investigation Report Volume 1 & 2 by Crossfield Consulting Limited for McCarthy & Stone (Developments) Limited, Report No. CCL01648.BH77, October 2008

The Summary Geo-Environmental Report & Construction Phase Remediation Action Plan, RAF West Ruislip by RSK Group plc for CALA Ventures Limited (October 2008) submitted previously for

the whole retained RAF site indicated some remedial works may still be required to be carried out at the site.

Verification information for the remedial works will need to be submitted before condition 36 can be discharged. I have no objections to development works commencing on site with regard to land contamination. It is advisable that a watching brief is maintained during development.

Soil Contamination

There may be some slightly elevated nickel at depth (1.0-1.2 metres) most likely in the made ground. This should not present a significant risk due to a lack of a pathway. Some areas of the site have been remediated however, it is possible some previously unidentified contamination remains at the site. Asbestos containing materials (ACM) and hydrocarbon contamination have been previously identified and remediated in parts of the application site and adjacent to it. The Crossfield report also refers to the possibility of slightly elevated PAHs (polycyclic aromatic hydrocarbons), particularly benzo(a)pyrene in the made ground, where ashy material is evident. Slightly elevated heavy metals are also a possibility where ash is present.

Remediation Proposals

The risk from soils in the made ground will be addressed by ensuring a clean capping layer of 450 mm of soil in areas of planting and 300 mm soil below grassed areas. It is indicated information to demonstrate the imported (or site derived) soil used for landscaping is suitable for use and verification of the depth of soil will be provided. The Crossfield report in line with the RSK report concludes that no gas protection is required for the buildings and identifies the need for the use of contamination resistant drinking water supply pipes.

Remedial Verification Requirements

The following information needs to be submitted in due course before condition 36 on contamination levels can be discharged:

- Details of the GACs to be used to determine the suitability of garden and landscaping soils (some of the GACs submitted in the report may need to be reviewed with regard to phytotoxicity, and visual evidence of hydrocarbon contamination)
- Details of the final foundation designs for the buildings would be useful
- Information gathered as part of the watching brief (unidentified tanks, residual hydrocarbon contamination, asbestos containing materials etc.) and any additional remedial verification works that had to be undertaken
- Soil contamination testing and details of the depth of 'clean' soil
- Materials/waste transfer notes for materials/waste imported/exported
- Verification of the use of contamination resistant water pipes

The SPG on land contamination can be referred to for further information on what is required to satisfy the contaminated land condition.

EPU (NOISE):

Please attach the following condition to deal with potential noise from the carpark ventilation system.

Air extraction system noise

No air extraction / ventilation system shall be used on the premises until a scheme for the control of noise and odour emanating 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 LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Designing Out Crime Officer:

Having noted the scale and the plan for a retirement home I would make the following observations.

- The inclusion of an underground car park and or undercroft parking.
- The design and access statement page 44 stating the development will include principles of Secured By Design and Designing Out Crime.
- The lighting statement page 45 which states low level bollard lighting will be used.

All of the above give me some cause for concern. The development should comply with all principals of Secured By Design in its entirety not a select few principles as implied. The lighting as explained is unsatisfactory and will not meet SBD standards.

Therefore I would invite you to put a condition on this application that it must meet Secured By Design standards completely. I will welcome a meeting with the developers at the earliest opportunity.

Police preferred standards and advice for Home Security can be found at www.securedbydesign.com

Secured by Design is an ACPO crime reduction initiative.

ACCESS OFFICER:

Having re-evaluated the plans and documents related to application Nos. 38402/APP/2008/2733 and 38402/APP/2012/1033, in addition to the drawings attached to the original applications, this Variation of Condition presents no concerns from an accessibility perspective.

Plan Nos. 10-1666-101 Rev. D, 10-1666-103 Rev. C, 10-1666-104 Rev. C, 10-1666-105 Rev. E, 10-1666-106 Rev. E, and, 10-1666-107 Rev. D have been evaluated against the requirements of the 2011 London Plan, policy 3.8, and found to demonstrate acceptable standards of accessibility.

WATER AND FLOOD MANAGEMENT OFFICER:

Please see below I am happy with the standard condition being placed on the permission as following:

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Supplementary Ground Investigation Report, dated July 2013 and Drainage Survey, July 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the water on the site and:

- a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. any groundwater flooding or flows should be shown and measures taken to mitigate those as well as methods to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
 - iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. incorporate water saving measures and equipment.
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (November 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The acceptability of the principle of the development has already been established by the resolution of the North Area Planning Committee resolution on 16/4/13 to grant planning permission and there has been no change in policy or site circumstance to suggest that an approval of the scheme is no longer appropriate.

7.02 Density of the proposed development

The acceptability of the density of development on this site has already been established.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The application site is not within an archaeological priority area and the proposal would not be likely to affect any archaeological remains. However, a formal response from English Heritage's Archaeology Unit is awaited. The proposal would also not be sited close to a conservation area or area of special local character or affect the setting of a listed building.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.07 Impact on the character & appearance of the area

The scheme would not significantly alter the design or appearance of the building to that

of the previous scheme which was considered acceptable. The Council's Conservation/Urban Design Officer raises no objections to the scheme.

7.08 Impact on neighbours

The impact of the proposal has already been considered and found to have an acceptable impact upon the amenities of neighbouring properties. The proposed basement would not generate such a significant increase in traffic as to be harmful to those amenities in terms of noise and general disturbance as compared to surrounding levels of traffic. Air quality issues are considered below.

7.09 Living conditions for future occupiers

It was previously considered that the proposal would afford suitable living accommodation for its residents, including the amount of amenity space.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Traffic impacts associated with the previous scheme were considered to be acceptable. This scheme would create 22 additional car parking spaces to serve the development. The applicant advises that parking requirements have been re-considered as there is growing evidence to suggest that car ownership among the elderly is increasing. In particular, until recently, in their 70s and 80s never learnt to drive. That is changing for the post-war generation and as 80% of the applicant's new residents tend to be women, the demand for parking spaces is increasing.

The Council's Highway Engineer advises that the additional 22 car parking spaces that would now serve the development as compared to the previous scheme would be likely to result in an additional 6 vehicular trips during each peak hour. Whilst it is acknowledged that the whole West Ruislip development resulted in increased journey times for traffic along High Road and Long Lane, it is not considered that this level of additional trips during peak hours is likely to result in a significant or severe increase in journey times.

Furthermore, since the access arrangements have been revised, the Highway Officer advises that the access to the basement has now been relocated alongside the exit. Shuttle traffic signals provide access/egress to a single width 1:12 gradient ramp with incoming traffic having priority over outgoing traffic. Revised auto tracks for the access/egress and the car park are acceptable.

On this basis, the Highway Engineer raises no objections to the revised plans on highways grounds.

It is noted that the submitted plans demonstrate only 3 disabled parking spaces, which would fall below the Council's policy requirement of 5 (10% of total provision). However, officers have reviewed the plans and consider an additional 2 spaces could be accommodated with relatively minor implications to the site and/or basement layouts. This matter can therefore be adequately addressed by way of a condition.

7.11 Urban design, access and security

A condition has been added that would ensure that adequate security measures would be put in place on site.

7.12 Disabled access

The proposal has been re-assessed by the Council's Access Officer. The officer considers that the revised plans would provide an acceptable standard of accommodation in terms of accessibility requirements.

7.13 Provision of affordable & special needs housing

Although the provision of 25 retirement flats would normally require a contribution towards

affordable housing, a financial viability appraisal had previously been submitted which has been assessed and demonstrates that the scheme would not be viable if a proportion of the retirement flats were affordable. However, due to changing economic circumstances a clawback clause has been added to ensure that a mechanism is in place for this to be reviewed if the implementation or completion of the scheme is unduly delayed.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

The Tree and Landscaping Officer advises that 21 trees have been assessed on site, with 12 being low (C grade) quality, the remaining being fair (B grade). 3 Norway Maples would be retained along the High Road frontage with 37 additional trees proposed to mitigate for those lost as part of a comprehensive landscape scheme. The Officer makes detailed recommendations regarding suitable tree species.

The implementation of tree protection measures recommended by the officer is required by condition, as is the submission, approval, implementation and maintenance of a detailed landscaping scheme, which would include revised species (with hard and soft landscaping plans and specifications).

Ecology

The updated Phase 1 Ecological Survey identifies the site as being of limited ecological value and no protected species have been identified on site and there is no requirement for further survey work. A fox earth has now been identified and the report recommends that any foxes should be humanely excluded from the site.

7.15 Sustainable waste management

The scheme makes provision for secure and covered refuse/recycling storage within the northern ends of the limbs of the building, close to the surface car park.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer previously advised that the submitted Energy Statement is inadequate, but there is no reason why this scheme could not make a suitable contribution towards carbon reduction in line with the Mayor's guidance, and advises that this could be achieved through condition.

Since the last application was submitted, the Mayor's carbon dioxide reduction target has increased from 25% to 40%. A suitable condition has been attached.

7.17 Flooding or Drainage Issues

The application site is not within an area prone to flooding. The Council's Flood and Water Management Officer has assessed the drainage information submitted and advised that the scheme, including the new basement level is acceptable, subject to a recommended SuDS condition which has been attached.

7.18 Noise or Air Quality Issues

The Council's Environmental Health Officer has assessed the submitted noise report and concludes that the scheme would provide adequate safeguards against noise and provide a suitable environment, subject to conditions. A condition has been added to ensure that the basement parking area is ventilated.

7.19 Comments on Public Consultations

No comments have been received in response to the public consultation undertaken on this application.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a number of planning obligations would be sought to mitigate the impact of the development. Given the findings of the Financial Viability Assessment, these should include a health contribution of £17,333.60 and construction training in line with SPD or an in-kind scheme delivered during the construction phase of the development.

The applicant has not yet agreed to these proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

The development also represents chargeable development under the Mayor's Community Infrastructure Levy which would equate to £35 per sq.m of floorspace (including within the basement car park) adjusted for inflation.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues relevant to this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

The inclusion of a basement car park within this scheme which was considered acceptable by the North Area Planning Committee last year would not be detrimental to highway safety and drainage issues could be controlled by condition.

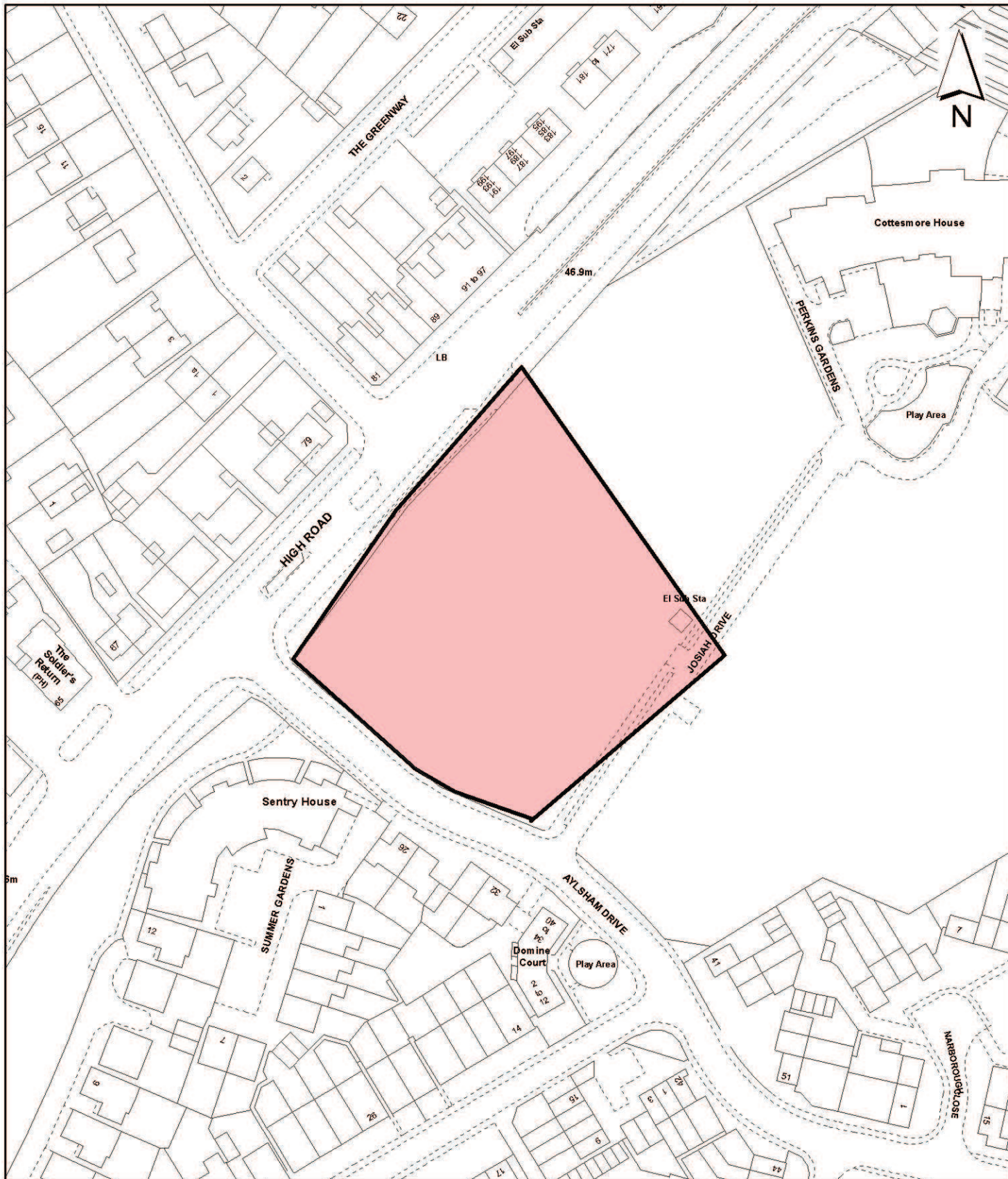
The scheme is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: Residential Layouts' and 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 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 and database rights 2013 Ordnance Survey 100019283

Site Address

**Former RAF West Ruislip
High Road**

Planning Application Ref:

38402/APP/2013/2685

Planning Committee

Major Application

Scale

1:1,297

Date

February 2014

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON