

Report of the Corporate Director of Planning & Community Services

Address	UXBRIDGE COLLEGE PARK ROAD UXBRIDGE
Development:	Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m ² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m ² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.
LBH Ref Nos:	1127/APP/2009/443
Drawing Nos:	3571 U 00 001/C (Site Plan - Existing) by Sheppard Robson 26/03/2009 3571 U 00 002/A (Site Boundary) by Sheppard Robson 26/03/2009 3571 U 00 003/C (Site Analysis) by Sheppard Robson 26/03/2009 3571 U 00 004/B (Existing Traffic Analysis) by Sheppard Robson 26/03/2009 09032/P200/B (Proposed Traffic Analysis) by HNW Architects 10/02/2010 09032/P201/B (Traffic Analysis Construction Stage A) by HNW Architects 10/02/2010 09032/P202/B (Traffic Analysis Construction Stage B) by HNW Architects 10/02/2010 09032/P203/B (Traffic Analysis Construction Stage C) by HNW Architects 10/02/2010 09032/P204 (Site Plan Demolition of Buildings) by HNW Architects 10/02/2010 09032/P205/C (Site Plan - Proposed) by HNW Architects 10/02/2010 09032/P206/A (Location Plan Temporary Accommodation) by HNW Architects 10/02/2010 3571 U 20 201/B (Lower Ground Floor Plan Existing) by Sheppard Robson 26/03/2009 3571 U 20 202/B (Ground Floor Plan Existing) by Sheppard Robson 26/03/2009 3571 U 20 203/B (First Floor Plan Existing) by Sheppard Robson 26/03/2009 3571 U 20 204/B (Second Floor Plan Existing) by Sheppard Robson 26/03/2009 3571 U 20 205/B (Third Floor Plan Existing) by Sheppard Robson 26/03/2009 09032/P208/A (Lower Ground Floor Plan Planning) by HNW Architects 10/02/2010 09032/P209/B (Ground Floor Plan Planning) by HNW Architects 10/02/2010 09032/P210/A (First Floor Plan Planning) by HNW Architects 10/02/2010 09032/P211/A (Second Floor Plan Planning) by HNW Architects 10/02/2010 09032/P212/A (Third Floor Plan Planning) by HNW Architects 10/02/2010 09032/P213/A (Roof Plan Planning) by HNW Architects 10/02/2010 3571 U 20 851 (Sections Existing - Planning) by Sheppard Robson 26/03/2009 09032/P214/A (Proposed Site Sections AA & BB Planning) by HNW

Architects 10/02/2010
09032/P215/A (Proposed Site Sections CC, DD & EE Planning) by HNW Architects 10/02/2010
09032/P216/A (Elevations - North & South Planning) by HNW Architects
09032/P217/A (Elevations - West & East Planning) by HNW Architects
3571 U 20 871 (South Block Typical Façade Bay Study Type 01) by Sheppard Robson 26/03/2009
3571 U 20 872 (South Block End Façade Bay Study Type 02) by Sheppard Robson 26/03/2009
3571 U 20 873 (Atrium Entrance/ South Block Bay Study Type 03) by Sheppard Robson 26/03/2009
09032/P218 (Sports Hall Typical Façade Bay Study Type 09) by HNW Architects 26/03/2009
09032/P219 (Existing Site Survey) by HNW Architects 26/03/2009
09032/P225 (MUGA Details) by HNW Architects 26/03/2009
09032/P110 (Existing Site Services) by HNW Architects 26/03/2009
09032/W105/D (Access Road Re-alignment) by HNW Architects 26/03/2009
OX4538-U-P-000/F (Key Plan) by Gillespies LLP 12/02/2010
OX4538-U-P-100/B (Existing Conditions Survey) by Gillespies LLP 12/02/2010
OX4538-U-P-101/H (General Arrangement Plan) by Gillespies LLP 12/02/2010
OX4538-U-P-102/E (Surface Finishes Plan) by Gillespies LLP
OX4538-U-P-103/F (General Sections/ Elevations) by Gillespies LLP
OX4538-U-P-104/C (General Sections/ Elevations) by Gillespies LLP
OX4538-U-P-200/D (Entrance Landscape Detail Plan) by Gillespies LLP
OX4538-U-P-201/F (Reception Courtyard Detail Plan) by Gillespies LLP
OX4538-U-P-202/G (Sports Area Detail Plan) by Gillespies LLP 12/02/2010
OX4538-U-P-203/B (Grassland Area Detail Plan) by Gillespies LLP
OX4538-U-P-204/D (Ecological Area Detail Plan) by Gillespies LLP
OX4538-U-P-205/E (Boundary Treatment Sections) by Gillespies LLP 12/02/2010
OX4538-U-P-206/E (Boundary Treatment Sections) by Gillespies LLP 12/02/2010
OX4538-U-P-301/B (Planting Plan) by Gillespies LLP 12/02/2010
2055_02/E (Tree Strategy Plan) by ACS Consulting 10/02/2010
SS/017378-01/P7 (Proposed Drainage Layout) by Capita Symonds 15/02/2010
SS/017378-02 (Drainage Details - Sheet 1) by Capita Symonds
SS/017378-03 (Drainage Details - Sheet 2) by Capita Symonds
SS/017378-05 (Typical Kerb Construction Details) by Capita Symonds
SS/017378-24/P2 (Light Goods Vehicle Tracking) by Capita Symonds
SS/017378-25/P2 (Heavy Goods Vehicle Tracking) by Capita Symonds
SS/017378-26/P2 (Fire Appliance Vehicle Tracking) by Capita Symonds
SS/017378-27/P2 (Refuse Vehicle Tracking) by Capita Symonds
SS/017378-28/P1 (Enabling Works to Main Entrance) by Capita Symonds
Design & Access Statement
Uxbridge Campus Arboricultural Assessment

Envirocheck Report
 Uxbridge Campus Geotechnical Desk Study
 Uxbridge Campus Environmental Noise survey
 Ecology Study
 Sustainability Statement
 Transport Assessment October 2009
 Travel Plan
 Protected Species Survey
 Construction Management Plan v2.1 09.02.10
 Outline Security Provisions December 2009
 Arboricultural Implication Study February 2010
 Construction Ecological Method Statement (CEMS) Phase A v4
 Ecology Planning Addendum February 2010
 Noise Planning Addendum 03.02.10
 Uxbridge College Updated Planning Statement FINAL 09.02.10
 Uxbridge College Park Road Flood Risk Assessment February 2010
 10/02/2010
 Proposed New Sports Facility, Covered Walkways and Vehicle Workshop
 Area - Phase A (Energy Statement) dated 20 October 2009

Date Plans Received:	02/03/2009	Date(s) of Amendment(s):	26/03/2009
Date Application Valid:	02/03/2009		10/02/2010
			12/02/2010
			15/02/2010
			10/10/2010

1. SUMMARY

Planning permission is sought for the construction of sport facilities, teaching, student care and staff accommodation on the Uxbridge College site, Park Road, Uxbridge.

The scheme currently before Committee represents an amended proposal for the redevelopment site from that which was approved by the Central and South Planning Committee on the 09/06/2009. The proposal has been amended because funding has been withdrawn from the College meaning that they are no longer able to implement the scheme which was previously considered. They are therefore seeking to progress an alternative redevelopment which would retain more existing buildings while providing additional facilities and improving the appearance and accessibility of the retained buildings.

There remains no in principle objection to the redevelopment of the college campus for educational purposes.

It is still considered that the proposals will enhance the character of the site, improve the relationship between built elements and open spaces and contribute to a more attractive street scene along Park Road.

The siting, design and landscaping of the amended Sports Hall and MUGA's have been subject to details discussions with the Council's Conservation Officer and English Heritage and the proposals as a whole are not considered to have an adverse impact on

the character and appearance of the Green Belt, or have an adverse impact on the setting of the adjoining listed Lido.

The amended campus redevelopment would not have a significant adverse impact on the amenities of surrounding residential properties. The scheme provides suitable habitat mitigation for the great crested newts, a European Protected Species, while the proposals provide evidence of the retention of existing planting, and provide adequate room for the provision and long-term growth and retention of new planting and landscaping.

The applicant has demonstrated that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such, it is not considered that the development will be prejudicial to the free flow of traffic and conditions of general highway safety.

It is also recommended that, should the Committee determine to approve the application, that the Director of Planning and Community Services, retain delegated authority to discharge all conditions, including number 14, for the reasons set out within the 'Traffic impact, Car/cycle parking, pedestrian safety' section of this report.

2. RECOMMENDATION

That delegated power be given to the Director of Planning and Community Services to grant planning permission subject to the following:

1. The Council enter 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 (as amended) and all appropriate legislation to ensure that:

1. The existing agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that:

(a) Cycle and Pedestrian Network - The applicant is to upgrade the existing cycle network in the locality, including the upgrading of the existing pelican crossing to a toucan crossing at Park Road, to details to be approved by the Council. Upgrade works are to provide adequate lighting and surfacing and ensure that both pedestrians and cyclists can use the links.

(b) Construction Management - Require the applicant/developer to provide and adhere to a responsible constructor scheme. This shall include agreement that construction traffic shall avoid peak hours and the use of Gatting Way.

(c) Green Travel Plan - Sustainable transport measures in the form of a 10 year Green Travel Plan (which includes car park management plan to achieve a phased reduction in car parking provision on the campus down to 350 spaces to PPG13 (Transport) levels over the 10 year period of the Plan.) in accordance with the TfL's guidance and be implemented for the college development.

(d) A contribution of £3,000 towards Great Crested Newt habitat maintenance and translocation routes.

(e) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

(f) That the applicant meets the Council's project management and administration costs as set out in the Central & South Planning Committee 9 June 2009 Minutes Planning Obligations Strategy Supplementary Planning Guidance.

2. That Officers be authorised to negotiate and agree detailed terms of the proposed agreement.

3. If a Section 106 agreement has not been signed within 6 months, or any other period deemed appropriate by the Director of Planning and Transportation, then the application is to be referred back to Committee for further consideration.

4. That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers subject to the completion of the Agreement under Section 106 and other appropriate powers with the applicant.

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

1 NONSC Non Standard Condition

The approved phases of development are shown on drawing numbers 09032/ P201 (Phase A), P202 (Phase B) & P203 (Phase C).

No phase of the development shall commence until all relevant prior to commencement conditions are approved in writing by the Local Planning Authority in respect of that phase.

REASON

To enable the phasing of the development and ensure that the development is in accordance with Policies referenced within the other conditions attached to this permission.

2 NONSC Non Standard Condition

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.

3 NONSC Non Standard Condition

No works shall commence for each phase of the development until details and/or samples of all materials, colours and finishes to be used on all external surfaces for that phase have been submitted to and approved in writing by the Local Planning Authority.

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).

4 NONSC Non Standard Condition

No works shall commence for each phase of the development until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected in relation to

that phase. The boundary treatment shall be completed before the buildings within that phase are occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) 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.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

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 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.

7 NONSC Non Standard Condition

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 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).

8 NONSC Non Standard Condition

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- * Planting plans (at not less than a scale of 1:100),

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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: -

- * A minimum 2 metre wide landscaping buffer zone to allow for structural planting shall be provided on the western boundary of the site with the properties at 114 to 120 Park Road.
- * A 4 metre landscape buffer shall provided along the northern boundary with the Uxbridge Lido,
- * Proposed finishing levels or contours,
- * Means of enclosure,
- * Car parking layouts,
- * Other vehicle and pedestrian access and circulation areas,
- * Hard surfacing materials proposed,
- * Minor artefacts and structures (such as 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.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, to fulfil the objectives of Green Belt enhancement, to protect the setting of the adjoining listed Lido, and to ensure that the outlook and privacy of adjoining residential properties are not unduly prejudiced, in compliance with policies OL1, BE8, BE20, BE24, and BE BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Non Standard Condition

Prior to first occupation of any part of the development hereby approved a schedule of landscape maintenance for a minimum period of 10 years has to been 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.

REASON

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

10 NONSC Non Standard Condition

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion 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 which within a period of 5 years from the completion of development 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.

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).

11 NONSC Non Standard Condition

No development shall take place until details of facilities to be provided for the storage of separate recycling and waste within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied

until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

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).

13 NONSC Non Standard Condition

If during the redevelopment works for each phase of the development, contamination is encountered which has not previously been identified, then the contamination shall be reported and be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a validation/verification report has been submitted to and approved by the Local Planning Authority. The validation/verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full, in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation/verification report, together with the necessary documentation detailing what waste materials have been removed from the site.

Any works which may form part of this remediation scheme deemed necessary shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Local Planning Authority. This also applies to soil from the site used as a capping layer or topsoil in soft landscaped areas.

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).

14 NONSC Non Standard Condition

Development shall not begin until details of all traffic arrangements (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) have been submitted to and approved in writing by the Local Planning Authority. The approved 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 (where appropriate) 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.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street 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).

15 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of 120 covered and secure cycle storage spaces, changing facilities, lockers and showers for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

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).

16 NONSC Non Standard Condition

No works shall commence for each phase of the development until details an energy efficiency report relating to that phase has been submitted to and approved in writing by, the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of energy demand and carbon dioxide emissions for both the phase and overall development, measures to reduce this demand and the provision of 20% of the development sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

17 NONSC Non Standard Condition

The development hereby approved for Phases B and C shall not be commenced until evidence is provided to the Local Planning Authority that a Natural England Licence, in respect of the protection of the population of Great Crested Newts, has been obtained for that phase only

REASON

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade 1 Importance in accordance with Policy EC1 of the Hillingdon Unitary Development Plan.

18 NONSC Non Standard Condition

Prior to the commencement of each Phase of the development, a Construction Ecological Method Statement for that Phase shall be submitted to and agreed in writing by the Local Planning Authority. The Construction Ecological Method Statement should

be based on the recommendations set out in the Phase 1 Habitat Survey and Protected Species Survey (2009) and include:

- (i) details of how these measures will be monitored
- (ii) mitigation measures that will be taken in protecting the site during demolition, construction and restoration phases of the proposed redevelopment; and,
- (iii) sensitive lighting scheme

Each Phase of the development shall be carried out in accordance with the approved Construction Ecological Method Statement.

Prior to the Occupation of the development, an Operational Ecological Management Plan shall be submitted to and agreed in writing by the Local Planning Authority, and shall include details of the provision for future management, monitoring and funding of the site to maintain its biodiversity interest in the future.

The scheme shall be maintained in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

The All weather multi purpose games area (MUGA) hereby approved shall only be used between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Public or Bank Holidays.

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 NONSC Non Standard Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2009 and the following mitigation measures detailed therein:

1. Limiting the surface water run-off generated by the 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.

REASON

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policy OE8 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 NONSC Non Standard Condition

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing

by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and automatic light shut off system the use of floodlights. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and the ecology of the area, in accordance with policies OE1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 NONSC Non Standard Condition

No additional external plant and/or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development hereby approved is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

23 NONSC Non Standard Condition

No air extraction 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 be fully implemented before the development hereby approved is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

24 NONSC Non Standard Condition

The Sports Hall hereby approved shall be used only between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank or Public Holidays.

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Non Standard Condition

Development shall not commence until details of the all weather playing pitch (MUGA) have been submitted to and approved in writing by the Local Planning Authority. The details shall include surface treatments, means of enclosure, lighting and associated infrastructure and acoustic fencing.

Any floodlighting shall only be used between the hours of 08:00 to 21:00 hours Mondays

to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank or Public Holidays, incorporate an automatic light shut off system, and shall be switched off when the courts are not in use. The approved facilities shall be provided prior to the occupation of the development and shall be permanently retained thereafter

REASON

To protect the amenity of occupiers of neighbouring premises, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 NONSC Non Standard Condition

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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority prior to first occupation of the each phase of the development hereby approved. Any security measures to be implemented in compliance with this condition shall 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).

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 policies 4B.1 and 4B.6 of the London Plan.

28 NONSC Non Standard Condition

The development shall not be carried out otherwise than in strict accordance with the plans 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 complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Non Standard Condition

No development shall take place until details of water efficiency measures, including grey water recycling, have been submitted and approved in writing by the Local Planning Authority. The development shall not be used until the approved measures have been

implemented and shall thereafter be permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard water resources in accordance with Policy 4A.16 of the London Plan.

30 NONSC Non Standard Condition

Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least two secure electric charging points for the college within the car park and capable of charging multiple vehicles must be submitted and approved in writing by the Local Planning Authority. The electric vehicle charger points shall be installed prior to occupation of the hereby approved and retained for the lifetime of the building.

REASON

To comply with London Plan Policy 4A.3 and to encourage sustainable travel.

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 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).

2 153 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.

OL5	Development proposals adjacent to the Green Belt
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
B10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation

	measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R3	Indoor sports, leisure and entertainment facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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

3

The submitted Flood risk Assessment (FRA) shows that surface water discharge for any redeveloped areas of hard standing will be attenuated for the 100 year plus climate change critical storm. We would advise that an improvement to the existing building and surface water disposal should also be incorporated where possible. Please also refer to CIRIA Guidance W012 Sustainable Water Management in Schools for further information.

In line with Policy 4A.14 Sustainable Drainage (Page 213) of The London Plan (Spatial Development Strategy for Greater London, Consolidated with Alterations since 2004 (GLA February 2008), rainwater harvesting should also be incorporated within the drainage scheme for the site.

In order to check that the proposed storm water system meets the Environment Agency's requirements, the following information should be provided:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other Sustainable urban Drainage(SUDS) features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with PPS25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

4

You are advised that the Traffic Analysis drawings numbered 09032/P200 Rev B, 09032/P202 Rev B, 09032/P202 Rev B, and 09032/P203 Rev B are for illustrative purposes only and do not form part of the approved scheme. It issues relating to construction traffic and the proposed vehicular routes into and out of the College campus are to be dealt with by way of a construction management plan, secured by way of the S106 Agreement and condition 14 (internal traffic arrangements). The exit route shown on drawing no. 09032/P200 Rev B must incorporate a separate dedicated route and would require a redesign of the main and staff car park layouts. You are also advised that as Gatting Way is not an adopted highway, the consent of the road owner should be obtained for a through route via Gatting Way.

5 11 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.

6 12 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.

7 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).

8 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

9 **15** **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

10 **111** **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 (ie. 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 020 7556 2100).

11 **112** **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

12 **113** **Asbestos Removal**

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).

13 **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 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 or Bank 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.

14 134 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.

15

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

16

Your attention is drawn to conditions 2, 3, 5, 7, 8, 9, 11, 12, 14, 15, 17, 18, 22, 26, 27 and 28, which must be discharged prior to the commencement of works. Subject to the submission of the appropriate and acceptable details pursuant to these conditions, the Council will accept the discharge of these conditions on a phased basis in accordance with the two main phases of the development. The two main phases of development are defined as phase 1 development, comprising the South Block, and phase 2 development comprising the North Block, Sports Hall and MUGA.

For further information and advice contact Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

17

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

18 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).

3. CONSIDERATIONS

3.1 Site and Locality

The Park Road Campus is one of two campuses run by Uxbridge College in the London Borough of Hillingdon. Employing approximately 400 full-time staff, it provides a range of courses primarily serving the young adult market.

The Campus is located in the southwest corner of a triangular piece of land, bounded by Park Road to the west, the A40 corridor in the north, and the Metropolitan Railway Line to the southeast, which historically formed part of Hillingdon House Farm. The campus is immediately bounded by a residential complex known as Darrell Charles Court to the southeast, residential accommodation to the northwest comprising, Brookfield, a former residential home for the elderly, a newly constructed residential development adjacent to the student's car park and privately owned housing in Brearley Close. The disused Uxbridge outdoor pool, which is a Grade II listed building and its associated car park is currently undergoing major renovation and is located to the northeast. Residential development has recently been approved on the open land to the east of the campus, while

the Metropolitan railway lines run along the southern boundary of the College.

Located between the southeast extent of the campus and Darrell Charles Court is the Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. The pond is of ecological significance as it is identified as containing a good population of Great Crested Newts (*T. cristatus*), a species whose habitat is protected under both UK and European legislation.

Located to the east and southeast of the site is the western extent of the Uxbridge Common Meadows Nature Conservation Site of Borough Grade 2 significance. Most of the interest lies in the old meadows to the east of the Uxbridge Common Sports Ground but also in the vicinity of the southern extent of the Uxbridge College campus, which includes the well vegetated bank of the Metropolitan railway line, including mature Willow and Oak trees.

The main college car park is accessed from the eastern end of Gatting Way, which connects with Park Road, a dual carriageway linking Uxbridge Town Centre with the A40 to the north. There are three detached houses fronting the south side of Gatting Way. Gatting Way also serves 18 dwellings in Brearley Close which is a cul-de-sac located to the west of the car park, the Uxbridge Cricket Ground and the Hillingdon House Farm athletics track, subject of a recently approved scheme for refurbishment.

The existing buildings vary in height from one to four storey and vary in design according to their age. The main entrance to the college buildings is via the recently completed 4 storey Academy building. There are currently 365 parking spaces available within the college grounds.

3.2 Proposed Scheme

The proposal currently before the Council represents a set of amended plans which have been submitted in relation to the scheme previously considered by the Central and South Planning Committee on the 09/06/09.

The proposal has been amended because funding has been withdrawn from the College meaning that they are no longer able to implement the scheme which was previously considered. They are therefore seeking to progress an alternative redevelopment which would retain more existing buildings while providing additional facilities and improving the appearance and accessibility of the retained buildings.

The current submission proposes the following amendments to the scheme previously considered:

Re-location of the proposed sports hall to the location of the existing sports hall on site to the rear of block B and incorporation of a shallow curved roof, in place of the flat roof previously considered;

Proposed MUGA replaced by two smaller MUGA's (15m x 28 and 16.5m x 25m) at a split level (previously a single 56m by 36m MUGA) and relocated closer on the north eastern boundary, between 10m and 13m from the boundary with the adjacent Lido;

Retention and refurbishment of Blocks B and C instead of demolition and rebuild as previously proposed;

Creation of a covered link between the existing blocks B and C;

Reduction in the length of the proposed north block to 32m and its height reduced by 1.7m;

Reduction in the number of proposed parking from 400 to 373 spaces;

Overall the total floorspace of the college as proposed (including retained existing buildings and additional floorspace) is 25,145 sq.m representing an increase of 3,688 sq.m from the scheme previously considered by the Central and South Planning Committee. However, a greater proportion of this floorspace is refurbished whereas the previous scheme included greater levels of demolition and new build.

Access to the campus remains the same as at present with all modes entering via Park Road and mainly vehicular access to the student car park from Gating Way. It is intended to introduce a one-way route from Park Road through to the staff car park and then into the main car park i.e. there will be no exit from the staff car park onto Park Road.

The applicant also seeks to amend the schedule of conditions which were agreed by the previous committee, this is principally requested in order to allow a phased development, agree alterations to the construction delivery restrictions which the applicant considers unworkable and to expedite commencement of the first phase. A number of the amendments to conditions proposed also seek to improve clarity and remove redundant or unnecessary conditions.

The proposed changes to conditions and appropriateness of the information submitted for phase A will be discussed fully in the 'other' section of this report.

In terms of sustainable design, the proposals include optimising natural light and use of natural ventilation wherever possible. The proposals include 20% renewable energy production by installing Ground Source Heat Pumps, and will seek to achieve a BREEAM score of 'Excellent'.

It is anticipated that the proposed development will accommodate 3,011 Full Time Equivalent (FTE) students and 268 staff.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has a long history of planning applications relating to additional buildings, extensions, and associated signage and landscaping. Recent approvals include the cladding and refurbishment of Block A and Block E, (Refs 1127/APP/2002/454 & 2003/464), granted on 3/5/2002 and 22/8/2003 respectively; the construction of the four storey Academy Building (Ref: 1127/APP/2000/145), granted on 11/4/2001; one and 2 storey extensions to the technical centre (Ref: 1127/APP/2004/631), granted on 25/4/2004 and a three storey new mall extension approved on 5/5/2005 (ref: 1127/APP/2005/795).

Committee resolved to grant planning permission on 20/06/2005 for redevelopment of the campus, for a scheme which included enabling residential development comprising 28 units on the college car park. This application was subject to a S106 Agreement which has not been signed and the decision notice has therefore not been issued.

A similar scheme but with a new build nurses training, student care and staff accommodation as enabling development, in association with the Buckinghamshire Chilterns University College UK (ref:1127/APP/2005/1604) was granted on 21 July 2008.

With regard to the land to the north, detailed planning permission was granted on 14 March 2005 for the construction of a replacement athletic track with spectator seating

(stand), changing and clubroom facilities, new grass training pitch, new synthetic turf training pitch (all with associated lighting), seasonal car park and landscaping including a newt mitigation area (Ref. 2543/APP/2005/410). Work has recently commenced on this site. Planning permission was granted for the refurbishment of the adjoining listed Lido/sports centre and pool on 22/6/2005. Planning permission was recently granted for associated housing developments on land to the east of the college and on the rear part of the former Brookfield Residential Home site in Park Road.

On the 9th June 2009 Committee determined to grant planning permission for:

- A) Part refurbishment and part demolition of existing college buildings to provide a total of 11,421m² Class D1 (Education) accommodation, associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping; and
- B) The provision of 2,933m² of temporary accommodation for class D1 (Education) purposes during the construction period.

The current proposal represents amendments to the scheme considered at the Committee on the 9th June 2009, the amendments are described within the 'Proposed Development' section of this report.

4. Planning Policies and Standards

Hillingdon House Farm Planning Brief:

Section 5 of Planning Brief for the site sets out the following development objectives for Hillingdon House Farm;

- (a) Safeguard the Green Belt from inappropriate development and retain and enhance its character;
- (b) Have special regard to the desirability of preserving the outdoor pool, its building and their setting or any features of special architectural or historic interest which they possess, linked with bringing the listed pool back into beneficial use.
- (c) Protect and enhance areas of importance for nature conservation.
- (d) Secure a comprehensive package of environmental improvements; in particular to enhance the visual amenity of the site and reduce the impact of any development through comprehensive landscaping proposals.
- (e) Retain key views across and within the site, and in particular to maintain the openness of the Green Belt and the setting of the listed pool.
- (f) Ensure the retention of public open space for open air recreational uses within the Green Belt area, including the provision of playing pitches for a range of outdoor sports.
- (g) Provide complementary sports/leisure/community uses on the site balanced between formal and informal so as to provide a wide range of facilities for as large a cross section of the public as possible.
- (h) Maintain and enhance the built facilities provided by Uxbridge college for the benefit of the community;
- (i) Achieve a high quality development that respects its setting, in the context of the Green Belt, listed outdoor pool, the areas of nature conservation values, and the existing built up areas. In particular, to ensure that the built facilities are located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool and the visual amenity and openness of the Green Belt.
- (j) Maintain the amenity of adjoining residents and those living in the vicinity through careful siting and orientation of any new buildings and activities.
- (k) Improve access for informal recreation, including footpaths and cycle ways and bridleways if appropriate.

- (l) Maintain access to the site for the Middlesex Show.
- (m) Ensure that the site and the proposed developments are fully accessible for pedestrians and people with disabilities and that they meet the needs of the community.
- (n) Provide a safe and secure environment.
- (o) Provide safe vehicular access to and from the site, including road improvements in the vicinity.
- (p) Maximise the use of public transport and other suitable means of travel, including the promotion of cycling and pedestrian movements.
- (q) Provide sufficient car parking provision for the development in accordance with the Council's parking standards, including provision for disabled parking.
- (r) Provide safe and secure cycle parking facilities on site in line with the Council's cycle parking standards and to meet the needs of users of the community facilities.
- (s) To secure provision of appropriate levels of affordable housing within residential development in line with the Council's planning policies as set out in the Council's adopted UDP.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 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.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- B10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- 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.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE18	Design considerations - pedestrian security and safety
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R3	Indoor sports, leisure and entertainment facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was originally advertised in a local newspaper, 122 nearby owner/occupiers were consulted and a sit notice posted. The comments received and response to these are contained within the previous Committee Report (attached).

The 122 nearby owner/occupiers were reconsulted on the amended proposals on the 30th November 2009, 8th December 2009 and 10th February 2010. One response has been received to the consultation on the amended plans raising concerns relating to:

- (i) Light pollution, overlooking and access implications for properties on Honeycroft Hill;
- (ii) No need for additional sports facilities.

ENVIRONMENT AGENCY

The proposed development will only be acceptable if the following measure(s) as detailed in the

revised FRA submitted are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved FRA by Scott White and Hookins dated November 2009 and the following mitigation measures detailed within the FRA.

1. Limiting the surface water run-off generated by the 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.

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

NATURAL ENGLAND

In principle the approach taken is sound as it would appear that newts will not be affected by the works. No objection is raised to the requested amendment to the condition relating to the protection of Great Crested Newts to omit phase A of the development. However, an informative is recommended to remind the applicant that regardless of planning conditions it is therefore their responsibility to ensure that great crested newts are not affected by the works and if the proposals do result in harm to this species, they are responsible.

SPORT ENGLAND

Sport England were consulted on the application, however do not represent a statutory consultee on this application as there will be no loss of sports facilities on the site. No response has been received at this stage, however it is noted that the design of the amended sports hall seeks to address detailed design comments received in Sport England's response on the original scheme.

ENGLISH HERITAGE

Due to the proximity of the Listed Lido an English Heritage advisor has attended meetings with the applicant to inform the design and siting of the proposed sports centre, MUGA's and surrounding landscaping.

Written comments have not been received at this stage and will be reported by the addendum. However, the proposals are considered to integrate the design advice which has been provided through consideration of the application.

Internal Consultees

CONSERVATION OFFICER

Background: Part of the college site lies directly to the south of Uxbridge Lido, which includes a grade II listed complex of 1930s structures (pool, cascades entrance block and grand stand). This site has recently been subject to a scheme, part funded by the HLF, for the restoration of the listed structures and the upgrading and development of the site to form a state of the art sports complex.

At present there is a mature hedge along the boundary between the two sites, which partially screens views towards the college from the Lido. Looking south, the general outlook from the Lido is quite open, with views over the existing boundary hedge. Towards the south west the existing college buildings, which are set well away from the boundary, form a partial backdrop to the site, whilst there are more open and longer views towards the south east.

The initial proposals associated with the revised college scheme placed the proposed sports hall

close to the boundary with the Lido site, with the full length of the structure running along the boundary. The size of the structure, its position and the limited scope for screening raised significant concerns with regard to the schemes potentially negative impact on the overall setting of and views outwards from the Lido site.

Recommendations: The revised drawings appear to be in line with the recent discussions with the applicants/agents. The sports hall has been placed away from the boundary with the Lido and now sits approximately in the position of the existing, although smaller, hall. The new building would be positioned close to and be linked with the retained college buildings and as such, when viewed from the Lido would form a part of this existing group.

The tree screening appears acceptable in principle and includes a limited range of tree types. We should ensure that these will create a varied tree line when viewed from the Lido site, as regimented planting and a consistent tree line would be alien to the character of the site boundary treatment. There are, however, concerns re the long term viability of the proposed tree planting given that it will be located over service runs, which may require maintenance. The planting is fundamental to the screening of the sports hall from the Lido site and as such, is an important element re the acceptability of the revised scheme. Ideally the services should be relocated to ensure that the tree planting is not disturbed and possibly require replanting in future, however this does not appear to be feasible and it is therefore suggested that the maintenance and replacement period be increased in this instance.

Re materials, ideally the external wall cladding (sports hall, link and block C), roof covering to the sports hall and details of the screening to the plant enclosure on the link should be dark coloured and low key to ensure that the buildings are visually recessive when viewed from the Lido. Having looked through the supporting information (amended Planning Statement and Addendum Design and Access Statement), whilst most of the materials have been described and appear generally acceptable in principle, samples of the materials will need to be submitted for agreement in order to confirm colours, finishes textures etc.

I note that the MUGA lighting, whilst not included in the Lighting Strategy, is shown in drawing 09032 P225 (HNW Architects 05.02.2010). This drawing indicates 11x 5m light fittings in all (only 6 are noted). We will need to see further information on the design and finish of the light fittings and also lighting levels to ensure that they are not detrimental to the setting of the listed building and that the light is focused on the playing areas. This can be secured by condition.

ENVIRONMENTAL PROTECTION UNIT

The MUGA has the potential to cause noise disturbance so it will be important to control this use as it is close to proposed residential properties. It is therefore recommend that the following conditions are attached;

- * Hours of operation for the MUGA. It is suggested that 8am to 8pm during the week and 9-5 at weekends and Bank holidays would be appropriate. The pitch should be cleared by these times.
- * Details of the acoustic barrier are to be provided to and approved in writing by the Local Planning Department and fully implemented prior to the development taking place.

The sports hall is moving and being rebuilt and there is the potential for noise problems from this facility, particularly if used in the evenings or hired out for events. The following condition is therefore

recommended:

- * Hours of use for the sports hall 8am to 8pm Monday to Friday and 9am to 5pm on Saturdays, Sundays, public and bank holidays
- * On weekends, public and bank holidays and outside of the hours of 9am to 6pm Monday to Friday the hall shall only be used for sports activities.

Details of plant and machinery relating to air extraction and ventilation should be secured by conditions to ensure that any noise or odour issues are appropriately dealt with.

Details of the lighting scheme have been submitted and area and are not considered to give rise to any concerns with regard to nuisance or amenity, however a condition is recommended to control lighting on the site in general and in relation to the MUGA floodlighting.

No former contaminative use has been identified for this site based on Ordnance Survey historical maps. However, there is a possibility of some contaminated material being present in any made ground at the site especially under areas of hard standing, although a contaminated land condition may be unnecessary as the proposed end use is not considered sensitive.

As a minimum a condition needs to be attached to ensure that areas of landscaping are free of contamination.

URBAN DESIGN

This re-generation scheme of the existing premises at Uxbridge College seeks to improve the functionality and quality of the existing building stock, to accommodate existing and projected demand for education, sport, and leisure facilities for the future. The project involves the refurbishment and part demolition of existing buildings and the re-generation to provide education accommodation, associated sports activities and accommodation, car parking, servicing and associated landscaping.

The scheme has been fundamentally redesigned following the recent inability to secure funding for the initial expansion project. The revised drawings appear to be in line with the recent discussions with the applicant/agents. The sports hall has been repositioned further away from the Northern boundary and the adjacent Uxbridge Lido, and is now proposed in virtually the same position as the existing sports hall, although the new hall is of a larger scale.

The proposed sports hall is positioned in close juxtaposition to the existing College buildings, and will be physically linked with the existing complex of buildings. As a consequence the hall will therefore visually be read as part of the existing group, which is a significant improvement compared to the initially amended scheme initially submitted.

Regarding the treatment of the Northern boundary, from a conservation and urban design point of view the key aim is to create a landscape buffer which has an informal character, and which visually forms part of the wider landscape, including the setting of the Grade II listed Lido. The planting therefore needs to be undulating and based on a rich variety of native species, in order to give the impression of a natural landscape. The green boundary need to contain a varied structure of vegetation. Formal planting, ornamental species, as well as single, straight tree lines would be out of character with regards to the natural, flowing appearance of the adjacent Green Belt.

There are no objections to the proposed scheme in terms of proposed scale, height or massing. The distance to the Lido and the historic setting is considered to be sufficient, subject to the creation of a visual setting and a green framework which compliments the adjacent historic built environment.

In order to ensure that the new sports hall integrates as well as possible from the Lido site, it is important to keep the colour scheme as dark as possible as with regards to elevational treatment, roof material as well as the screening to the plant exposure on the proposed link. Samples of all external materials will need to be submitted for agreement in order to confirm colours, finishes, textures etc.

In addition, full details of external lighting need to be submitted and agreed in writing with the local planning authority prior to the commencement of works, in order to confirm a proposal which

respects the sensitivity of the adjacent heritage values and avoids detrimental light spillage on the listed structures (Lido, Northern block, Grandstand, Cascades) or their historic setting.

As previously advised, from an urban design point of view the installation of temporary portacabins should be carried out first after the official opening of the Uxbridge Lido, scheduled for the 23rd of March.

TREES & LANDSCAPE OFFICER

Tree Protection

The Arboricultural Implications Study (2010) includes a draft specification for tree and hedge protection during the demolition, site clearance and construction periods ('prepared for comment') (Feb 2009), as the basis of a method statement (paragraph 4.04) In conclusion, it includes the statement that 'planning conditions should specify the requirement for detailed method statements associated with the following issues: earth works, fencing, site storage/compounds/site cabins, tree works, special engineering works, monitoring and reporting.' (paragraph 5.03). The method statement should also address site supervision / management, and relate to the work programme / phasing. The application does not include such a method statement, nor a tree/hedge protection plan, so these matters will have to be addressed by appropriate conditions (see below).

Landscaping

Generally, the landscaping scheme, which is detailed on the series of landscape (Gillespies ref: OX4538) drawings and in the Addendum Design and Access Statement, follows the strategy and masterplan. Although in several areas this is adapted to fit with the line of and way-leave for the proposed sewer close to the northern boundary of the site. The sewer negates the opportunity for the planting of trees in the area of open space north of the north block and mall extension (and south of the residential development to the north) and limits the area for planting between the site and Uxbridge Lido.

The latest landscaping scheme for the reflects the amendments to the layout of the sports hall and the outdoor sports zone. The width of the planting zone between the sports hall and MUGAs is restricted by the location of the proposed sewer and the associated way-leave, and the proposed tree planting (detailed on the latest drawing) on that part of the site includes a broken line of Birch and Cherry trees alongside the existing mature hedge.

The line of trees will afford some screening, in addition to that provided by the 5-6m high hedge, between the Lido and Sports Hall and MUGAs and associated light columns. However, this mitigation may only be temporary, because the proximity of the proposed trees to the line of the sewer/way-leave is such that about half of the roots (on the south side) of those trees will grow in the way-leave above the sewer, and so if/when the sewer has to be repaired the trees will have to be removed or damaged, such that they will dieback and/or be destabilised and liable to uproot. The long-term retention of the screen is a vital part of the scheme, so if the line of the sewer/way-leave cannot be changed and the trees are removed the scheme should also make provision for the planting of replacement trees.

Conditions - Tree protection

TL1 (condition 4 on June 2009 report) - not required (details submitted, or covered by condition TL3).

TL2 (condition 5)

TL3 (condition 6) - and TL21 modified (see above).

Conditions - Landscaping

TL6 (condition 9) - modified to require that, in addition to the normal 5 year requirement relating to the replacement of plants, any trees in the sports hall buffer zone planting scheme which so long as the development remains extant '...is removed...shall be replaced...'

TL7 (condition 8) - modified to require 10 year plan, and to address the replacement of any trees in the sports hall buffer zone (see TL6 above).

The phased development of the site should again be addressed by appropriately worded conditions.

Subject to these conditions, the latest revised scheme is acceptable in terms of Saved Policy BE38. However, other Officers may well wish to comment on the implications of the linear form of, and the issue relating to the medium to long-term retention of, the trees in the buffer zone in relation to the setting of the Lido (Listed Building).

S106 OFFICER

A Section 106 Agreement is in place relating to the proposal which secures the following heads of terms:

(a) Cycle and Pedestrian Network - The applicant is to upgrade the existing cycle network in the locality, including the upgrading of the existing pelican crossing to a toucan crossing at Park Road, to details to be approved by the Council. Upgrade works are to provide adequate lighting and surfacing and ensure that both pedestrians and cyclists can use the links.

(b) Construction Management - Require the applicant/developer to provide and adhere to a responsible constructor scheme. This shall include agreement that construction traffic shall avoid peak hours and the use of Gatting Way.

(c) Green Travel Plan Sustainable transport measures in the form of a 10 year Green Travel Plan (which includes car park management plan to achieve a phased reduction in car parking provision on the campus down to 350 spaces to PPG13 (Transport) levels over the 10 year period of the Plan.) in accordance with the TfL's guidance and be implemented for the college development.

(d) A contribution of £3,000 towards a Great Crested Newt habitat maintenance and translocation routes.

(e) That the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

(f) That the applicant meets the Council's project management and administration costs as set out in the Central & South Planning Committee 9 June 2009 Minutes Planning Obligations Strategy Supplementary Planning Guidance.

The revised proposals do not introduce any additional requirements that would need to be addressed by way of a legal agreement and accordingly the proposal is considered acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Issues of the principle of the development were considered in the previous report to the Central and South Planning Committee on the 9th June 2009.

The uses proposed on the site remain unchanged and the small increase in the total level of floorspace is not considered to impact on these principles. Accordingly the scheme as amended is considered acceptable.

7.02 Density of the proposed development

The application seeks permission for the redevelopment of an existing college site for educational purposes. Residential density is therefore not relevant to this consideration of this proposal.

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

The Hillingdon House Farm Planning Brief requires any new development to ensure that the built facilities are located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool. Policy BE10 seeks to protect the setting of listed buildings.

In relation to archaeology English Heritage have advised that the proposals are not considered to have an affect on any significant archaeological remains and previous archaeological work on the college site has shown that there is limited archaeological potential. They further advise that no further archaeological work is necessary in relation to the current proposal. The application would therefore comply with Policy BE3 of the Saved Policies UDP.

The majority of the scheme remains unchanged from the previous report, as such this report will focus solely on the amendments to the northern part of the site.

Within the amended scheme the proposed sports hall lies further to the east of the site than in the scheme previously considered, bringing it in line with the Listed Lido on the neighbouring site. This amendment is necessitated by the need to retain blocks B and C.

Despite being closer to the Lido than within the previously considered scheme the current proposal follows detailed discussions and design meeting with the Council's Conservation Officer, the Council's Urban Design Officer and English Heritage's Listed Building Advisor.

The new sports hall has been sited 43m from away from the boundary with the Lido and is located in approximately the same location as the existing, although smaller, hall. The new building would be positioned close to and be linked with the retained college buildings and as such, when viewed from the Lido would form a part of this existing group.

Tree screening is also proposed following these meetings and has be carefully designed so as to soften the built form of the proposed sports hall and to appropriately integrate with the landscaping scheme which has been approved on the neighbouring Lido site, which was prepared by the same Landscape consultants.

The proposal would also involve the re-cladding of the existing blocks B and C, with the indicative details indicating a copper coloured appearance. It is considered that this would enhance the appearance of the existing buildings which are not of significant architectural merit and the Council's Conservation Officer considers that the choice of materials for these buildings, which are visible from the Listed Lido are appropriate subject to the submission of samples.

Overall, the proposal would maintain the open views currently available from the Listed Lido and would not be detrimental to the setting of the adjoining Listed Lido, in accordance with Policy BE10 of the UDP.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome

safeguarding.

7.05 Impact on the green belt

Policy OL5 seeks to protect the visual amenities of the Green belt from development proposals adjacent to it. Policy BE13 of the UDP are concerned with the layout and appearance of new development, while Paragraph 2.6 of the Hillingdon House Farm brief makes reference to the buildings of Uxbridge College being clearly visible from the surrounding open spaces.

None of the college campus lies within the Green Belt. The nearest Green Belt land is at Uxbridge Cricket Club, located on the northern side of Gating Way, which is heavily planted with mature trees on both sides. Both the Uxbridge Lido and the open land directly abutting the college to the south-east fall outside the Green Belt.

With regard to the proposed buildings on the main campus, care has been taken to limit height of the new buildings so that they blend in with the existing college development and are not overly prominent when viewed from outside of the site. Appropriate setbacks are provided from the site boundaries to provide the opportunity for screen planting, to ensure that the proposals will not overly dominate the character of the adjoining Green Belt, in compliance with policy OL5 and BE38. These have been secured by conditions on sensitive boundaries. No objection is therefore raised to the proposals in terms of the impact on the character and appearance of the Green Belt.

7.07 Impact on the character & appearance of the area

The primary aspects of the development which impact on the character and appearance of the area are considered to be the South Block, North Block extension and the proposed landscaping to the open areas fronting Park Road, these aspects of the scheme remain identical to the scheme which was previously considered by the Central and South Planning Committee and considered acceptable.

The design of the sports hall, which has been significantly amended, and the indicative choice of materials proposed for the re-cladding of Blocks B and C are considered to be appropriate in terms of the wider area and with regard to their relationship with the Listed Lido, as addressed within the 'Impact on archaeology/CAs/LBs or Areas of Special Character' section of this report.

Overall, a number of existing buildings to be retained will benefit from re-cladding, which will enhance their appearance and the new build elements make reference to the existing buildings in terms of height and massing and general treatment of external materials. The chosen surface materials although distinctly different to the materials of the existing buildings, will complement the existing and surrounding built form. As such the proposal complies with policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

With regard to the proposed college campus development, the nearest residential properties to the site are 2 pairs of semi detached properties (114 -120 Park Road), north of the main College entrance, the flatted development south of the main campus (Darrell Charles Court, 100-102 Park Road) and the newly constructed flatted development

(Fulmer House and Hyde House) west of the student car park.

Under the proposed amendments the southern part of the site remains identical to that considered by the Central and South Planning Committee on the 9th June 2009 (see attached report) accordingly the relationship with Darrell Charles Court is considered to remain acceptable.

The amended proposal no longer seeks the demolition of blocks B & C, however a three storey extension would be added to the west of block C (closer to Hyde House and Fulmer House). The extension would be 32m and 39m, respectively, from the closest point of these residential buildings and accordingly would not give rise to any concerns relating to overdominance, overshadowing or overlooking to these occupiers.

The location of the access road to the staff/visitor car park (at the rear of 114-120 Park Road) also remains the same as was considered by the Central and South Committee on the 9th June 2009 and it is not considered that this road would have any detrimental impacts on the occupiers of these properties by way of noise.

It is proposed that directional lighting be secured by condition in order to ensure that no nuisance to neighbouring properties arises by way of lighting.

Overall, it is considered that the distance between these residential properties and the proposed buildings will ensure no adverse impact on adjoining occupiers in terms of loss of light, overdominance and loss of privacy, in accordance with Policies BE20, BE21 and BE24 of the Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The application seeks permission for the redevelopment of a non-residential college and accordingly this consideration is not relevant.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM1, AM2, AM7, AM9, AM14 and AM15 of the UDP are concerned with traffic generation, road capacity, on-site parking and provisions for parking for people with disabilities. Issues relating to the compliance of access for surrounding developments with the Hillingdon House Farm Brief remain unchanged within the amended proposals and are addressed in the previous report to Committee (attached) and were considered in reaching the decision to approve the original scheme.

An updated transport assessment has been submitted alongside the amended drawings. The transport assessment has considered the impact of the proposed development on the local transport network taking into account the additional 3,771 sq.m and reduction of 27 parking spaces now proposed. The updated transport assessment indicates that development currently proposed, which would be accompanied by a travel plan, will not give rise to an increase in traffic generation and would benefit from an adequate level of parking.

The Council's Highways Officer has reviewed the proposal and considers it to be no more intensive in terms of trip generation than the scheme previously considered by the Central and South Planning Committee on the 9th June 2009. An adequate level of parking would be retained on site to meet the needs of the college, without resulting in overspill car parking, and the further reduction in spaces proposed is therefore considered to be in line with the Council's Parking Standards and national policy.

OPERATIONAL ACCESS

The operational access arrangements remain unchanged from the scheme originally considered by the Central and South Committee, addressed in the attached report. The operational access arrangements are considered acceptable.

It is noted that the Committee resolution on the 9th June 2009 requested that details relating to condition 14 be referred back to Committee for approval, in specific with specific relation to access and egress arrangements. The current application is supported by detailed traffic drawings demonstrating the access and egress arrangements, which are considered acceptable in principle. Timescales are of exceptional importance in this case with regard to ensuring the college is able to implement the redevelopment of the site with regard to funding and exam timetables, which will require the new sports hall to be completed by a certain date. Accordingly, it is sought that the Committee allow the Director of Planning and Community Services to retain delegated authority to determine the details in relation to condition 14.

CAR PARKING

With regard to car parking provision, the Council's Revised UDP Maximum Parking Standards for a higher and further education establishment are as follows:

1 space per 2 staff, all student parking to be contained within the total permitted

1 cycle space per two students (minimum)

10% of all spaces to be allocated for wheelchair users or people with disabilities.

PPG13 states that for higher or further education establishments there should be a maximum provision of 1 space per 2 staff plus 1 space per 15 students (calculated using the total number of students, not just those that are full time). The London Plan allows for parking to be considered on a case-by-case basis, with a Transport Assessment.

The additional educational development would give the site a total capacity of around 3,260 students by 2015/6. The College currently employs approximately 268 total equivalent full time staff and provides a total of 422 car parking spaces, principally on the northern side of the Campus, 16 of which are for disabled users. In accordance with the Council's standards, the existing 268 full-time staff generate a requirement for a maximum of 134 car parking spaces, resulting in a surplus of 288 car parking spaces. The applicants have estimated that staff numbers will fall from the current 268 full time equivalent staff members to 254.

In accordance with the Council's standards, the proposed staff and student levels would require a maximum of 127 spaces. PPG13 standards would require a maximum of 344 spaces. The proposal provides for 373 car parking spaces. Of the 473 car parking spaces, 18 spaces will be for disabled users and visitors to the College. The existing provision of 30 motorcycle space would be retained.

Within the signed Section 106 agreement there is a requirement for a phased reduction in the provision of parking space over a 10 year period to 350 (reflected within the Green Travel Plan) and this remains in place and appropriate to the amended scheme.

The proposal also provides for an increase from 20 to 120 cycle parking spaces. All cycle parking will be secure, covered and provided in bike stores. In addition, there will be parking allocated for vehicles associated with the car maintenance and servicing course near the delivery area.

TRAVEL PLAN

Issues relating to the proposed travel plan and the need for improvements to the wider cycle network are discussed in detail within the previous Committee Report (attached). The proposed amendments do not alter the requirement for or the appropriateness of these measures which should be carried through as part any decision on the current proposal.

7.11 Urban design, access and security

The Metropolitan Police Crime Prevention Officer has reviewed the application and raised no objections, subject to the provision of secure perimeter fencing around the development and the provision of CCTV camera systems. These are covered by suggested conditions.

7.12 Disabled access

A Design and Access Statement has been submitted in support of this planning application, which includes a detailed assessment of access arrangements.

The existing Uxbridge campus is a cluster of buildings of varying ages, quality and functionality. The individual blocks are linked by stair cases and ramps where there are minor level differences. Inevitably there are therefore areas in the existing buildings which are not accessible for disabled users and therefore not compliant with the current Disabled Discrimination Legislation.

Blocks A, G and H are well connected and each level is served by a lift. However, there are connectivity problems to blocks B and C and the existing sports hall, which is located at a lower level to the rest of the campus with no appropriate access for wheelchair users. In addition B Block and the Sports Hall have an external connection which makes its use difficult for visually and physically impaired students and staff.

The proposed scheme includes the construction of a new 8 person wheelchair lift to be constructed on the northern side of Block B, within the single storey covered link. This will then allow lift access to both Blocks B and C.

While the proposed sports hall remains at the same level as the existing sports hall, however within the proposed scheme would be attached to these blocks by the single storey covered link and lift access would be provided. The sports hall has also been designed so that all external access routes are DDA compliant and disabled changing facilities are provided in accordance with Sport England Guidelines.

The proposal will meet the requirements and obligations under the Disability Discrimination (2005) Act and the Special Educational Needs Disability Act (2001) with regard to the provision of physical access.

The previous scheme was reviewed in detail by the Council's Access officer who raised no objections to the scheme, subject to conditions and Building Regulations Compliance. While comments are outstanding on the most recent plans the design objectives of the current proposal remain the same as within the previous scheme and seek to overcome the same shortcomings with regard to existing accessibility on the site in accordance with the Council's adopted policies on accessibility.

7.13 Provision of affordable & special needs housing

This is not a residential scheme.

7.14 Trees, landscaping and Ecology

The Hillingdon House Farm Planning Brief (2003) requires that the impact of the buildings on the visual impact of the Green Belt should be mitigated (reduced) by tree planting and

other means as appropriate, and that any new buildings on the site of the existing car park should be located, designed and landscaped to contribute positively to the character of the area and to enhance the setting of the listed outdoor pool. The Brief also requires that car parking areas in the main site should be landscaped. Policy BE38 aims to retain and utilise landscape features of merit and to provide new planting and landscaping. The proposal will result in the removal of fifty-six trees. Of these, only eight are considered by the Arboricultural Assessment to be desirable specimens. Another two are considered to be exempt from planning control due to their condition. The overall impact of the tree losses is not considered by the assessment to be so great as to be prejudicial to the character of the site or general public amenity.

Since February 2009, the College has removed several trees for management reasons. The revised scheme will result in the loss of 44 trees, many forming part of groups and only a eight of which are desirable specimens. The proposed tree retention and removal is shown on the revised (2010) Arboricultural Layout Plan, contained within the revised Arboricultural Implications Study dated February 2010.

A landscape statement is included in the revised Design and Access Statement, which highlights the revised scheme for the area around the new sports hall, which includes a secondary paved area to the north of the sports hall and mall extension, an outdoor sports zone (with MUGA), meadow grassland, an a continuous landscape buffer (with existing hedge and new informal tree planting).

Formal planting will be composed of distinct forms and colours that complement and ground the new architecture together with a grid like tree arrangement to create a highly designed and manicured entrance landscape. Intensive plantings of contrasting colours and form using predominantly grasses and groundcovers will also form a low maintenance and striking landscape to the gathering spaces and entrance areas. Naturalistic planting surrounding the pond and informal meadow grasses will provide a contrast to the formal nature of the intensively used spaces and mown grass areas. In addition, the retained hedgerow and natural groups of trees planted to the boundary of the site create a natural buffer and screen whilst maintaining view lines and allowing natural surveillance for security.

The submitted information conclude that the landscape plan (including large-scale tree planting at the front of the site and near to the site boundaries) will off-set the tree loss associated with the proposed development. The layout includes a 2-3m wide landscape strip / buffer zone on the western boundaries of the site with the properties at 114 to 120 Park Road.

In order to secure the retention of existing planting and provide the potential for new planting to screen, soften and mitigate the adverse effects of the development, conditions are recommended requiring a minimum 2 metre wide landscaping buffer zone to allow for structural planting on the western boundary of the site with the properties at 114 to 120 Park Road. These conditions are considered necessary in order to ensure that adequate space for the retention and appropriate new planting, to screen and soften the development from surrounding development is secured.

Given the sensitivity of the site with regard to the Grade II Listed Lido on the neighbouring site it is recommended that the period for landscape maintenance and replacement planting is increased to 10 years in this case. This recommendation is carried through in the proposed conditions.

Subject to compliance with these and other landscape conditions the Trees/ Landscape Officer considers that the development complies with Policy BE 38 of the UDP.

ECOLOGY

Policy EC1 states that the Council will not permit development which would be unacceptably detrimental to sites of Borough (Grade I) Importance for Nature Conservation and where appropriate, an Ecological Assessment must be submitted.

The ecological impacts of the previous scheme were addressed in detail within the previous Committee Report (attached) including the proposed mitigation measures.

A ecological addendum and updated construction ecological method statement have been submitted by the applicant in order to address the proposed changes, which concludes that subject to the proposed mitigation measures the proposed amendments would have no detrimental impact on ecology. The report also concludes that a development licence from Natural England would not be required for phase A of the Development.

Natural England have reviewed the information submitted, including the proposal for phase A to be excluded from any condition pertaining to a protected species licence, and consider that in principle the approach taken is sound as it would appear that newts will not be affected by the works. However, an informative is recommended to remind the applicant that regardless of planning conditions it is therefore their responsibility to ensure that great crested newts are not affected by the works and if the proposals do result in harm to this species, they are responsible.

The agreed S106 agreement secures a contribution of £3,000 for the maintenance of the existing pond which provides a habitat for Great crested Newts and to ensure that translocation routes are available on the adjoining site known as Hillingdon House Farm (LBH Ref No: 2543/APP/2005/410).

Officers consider that the combination of a financial contribution towards ecological enhancement in the area and conditions contained within the recommendation to safeguard and enhance biodiversity interest addresses the requirements of Natural England and that the ecological interests of the site and locality would be protected, in accordance with Policies OL3, OL5, EC1 and EC3 of the Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

Details of facilities for the storage of refuse and recyclables are to be secured by condition.

7.16 Renewable energy / Sustainability

London Plan (February 2008) policies 4A.4 and 4A.7 require the submission of an energy demand assessment based on sustainable design and construction; a demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy; and how the development would minimise carbon dioxide emissions, maximise energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies, with a target of 20% carbon reductions from on-site renewable energy.

The applicant has submitted a Sustainability Statement in support of the application. This Sustainability Statement sets out, and justifies where necessary, the measures to be incorporated across the lifecycle of the proposed Development, to ensure high levels of performance and long-term viability. It demonstrates the commitment of the applicant to

the principles of sustainable development.

The Proposed Development includes the following sustainability and renewable energy measures:

- *use of natural ventilation and natural daylight where possible;
- *efficient mechanical ventilation systems with heat recovery;
- *low-energy lighting with associated daylight and PIR control;
- *exploitation of building thermal mass to dampen peak cooling loads; and,
- *20% renewable energy production by installation of Ground Source Heat Pumps.

A formal BREEAM pre-assessment has taken place, which has assessed the proposal from the whole design team. The scheme is expected to score a minimum 75% at this stage. Current Learning and Skills Council Guidance requires all capital projects to achieve BREEAM 'Excellent'. The formal full BREEAM assessment is currently taking place, with a completion date expected after works commence on site.

At this stage the scheme design is proposed to incorporate ground source heat pumps only, as this option will be able to provide part of the buildings' annual heating, hot water and cooling requirements. It also complements the current site infrastructure. Renewable provision through the use of combined heat and power (CHP) was not deemed viable. An assessment was undertaken very early in the project which demonstrated that use of CHP would add little value and CHP relies on a relatively constant level of background heat and the majority of heating to the site is already being provided by high efficiency boilers, which the development will continue to use. It is estimated that the ground source heat pump provision will supply 20% of the scheme's annual energy requirements.

A condition is recommended requiring details of how the renewable energy can be implemented as part of the development to contribute at least 20% CO2 reduction, in accordance with the aims of Renewable Energy Policy 4A.7 and 4A.9 of the London Plan (February 2008). Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation of and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant London Plan (February 2008) policies.

The applicant has submitted further details with the intention of addressing the pre-commencement aspect of this condition as it relates to phase A and this documentation is addressed further in the 'Other' section of this report.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted as part of the application. The full extent of the site is located in an area of low flood risk, Flood Zone 1 as shown on the Environment Agency Flood Zone Map.

The area of the site to be developed is currently located outside the flood risk zones from both the Fray's River and the River Pinn. The Environment Agency has confirmed that it has no record of the area of the site ever flooding. It is therefore considered that the site is not liable to a probable flood risk from major watercourses.

The Environment Agency raised no objection to the original scheme, provided a condition requiring the development to be carried out in accordance with the approved Flood Risk Assessment is imposed and discharged. Subject to compliance with this condition, it is

considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with policies OE7 and OE8 of the UDP.

An updated flood risk assessment has been submitted which indicates that the amended level of built form on site remains capable of complying with the condition previously requested by the Environment Agency. Therefore the proposal as amended is not considered to give rise to any concerns relating to flood risk, subject to the imposition of the previously recommended condition.

7.18 Noise or Air Quality Issues

A noise assessment was submitted as part of the original application and has been updated with regard to the amended scheme. The conclusion remains that the noise impact of the scheme at nearby housing will be acceptable.

The assessment identifies mitigation measures, including provision of a noise barrier around the MUGA and control of building services plant using engineering techniques. As there is a reduction in the current car parking facility, it is not considered that the scheme would significantly affect the existing residents in terms of noise from that source.

Within the amended scheme the MUGA's are located 22m from the nearest proposed housing to the east of the site, or 16m from the centre of the nearest gardens. The Council's Environmental Protection Unit considers that subject to appropriate conditions requiring acoustic shielding and hours of use the MUGA's as currently proposed would not result in a detrimental impact to these future occupiers by way of noise. It is recommended that the proposed MUGA shall be used only between the hours of 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Bank Holidays. In addition, the design strategy is to provide a noise barrier along the eastern and southern sides of the MUGA, to reduce noise levels to housing to a reasonable level.

With regard to the new Sports Hall, it is recommended that the facility shall only be used between 08:00 hours and 20:00 hours Mondays to Fridays, 09:00 to 17:00 hours Saturdays and Sundays and at no time on Public & Bank Holidays.

The Council's Environmental Protection Unit has also recommended a series of conditions controlling external; plant and extraction systems. Subject to the compliance with the conditions mentioned above, it is not considered that the operational activities and vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise, pollution, disturbance, in compliance with Policy OE1 of the UDP.

7.19 Comments on Public Consultations

Comments on the original scheme were considered in the report to the Central and South Planning Committee on the 9th June 2009.

(i) Light pollution, overlooking and access implications for properties on Honeycroft Hill. These issues are considered to have been addressed within this report and the report to the 9th June 2009 Committee. It is noted that the long term access arrangements remain unchanged and it is not considered that the construction access proposals have any significant implications with regard to Honeycroft Hill.

(ii) No need for additional sports facilities. Both national and local planning policy resist

the loss of sports facilities and encourage enhanced or additional facilities, there is not considered to be any need to justify the provision of additional sports facilities on this site and the principle of the development is acceptable.

7.20 Planning obligations

Issues relating to planning obligations are addressed within the previous report to the Central and South Planning Committee (attached) and a S106 agreement has been completed. The proposed alterations are not considered to impact on the necessary level of obligations and accordingly the proposal would comply with Policy R17 of the Saved Policies UDP and the Council's Planning Obligations SPD.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

AMENDMENTS TO THE PREVIOUS WORDING OF CONDITIONS

A new condition is proposed to address issues relating to the phasing of the development and to allow for a phased submission of the development, amendments to all pre-commencement conditions are also recommended to ensure they can be submitted in a phased manner.

It is also considered that previously recommended conditions listed below should be deleted or altered as below:

* Previous condition 6 (Tree Protection) - Amendments to the wording of the Site Survey Condition (condition 5 within this report) adequately address these requirements making an additional condition redundant.

* Previous condition 7 (Landscape Scheme) - Amend wording of the condition to require a 4m buffer zone along the Lido boundary in order to secure an increased landscape buffer in light of the revised siting of the sports hall within the amended scheme.

* Previous condition 11 (A programme of archaeological work) - Correspondence received from English Heritage Archaeology indicates that the proposals are not considered to have an affect on any significant archaeological remains and that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived. Accordingly, the previously recommended condition is not considered necessary.

* Previous condition 17 (Evidence of DEFRA License re protected species) - The updated Construction Ecological Method Statement (CEMS) Phase A, which has been carried out by a qualified ecologist, provides a detailed assessment of the construction impacts of the proposal in relation to phase A. It concludes that subject to the recommendation of the plan, which are secured by another condition, a licence would not be required under the Wildlife and Countryside Act 1981 and The Conservation (Natural Habitats, &C.) Regulations 1994 (as amended) for this part of the development. Natural England have advised that they do not wish to provide any further comment on this issue and Officers have no reason to doubt the findings of the assessment. Accordingly, it is recommended that the condition be varied so that evidence of the licence should be submitted prior to commencement of phases B and C.

* Previous condition 20 (Details of the all weather playing pitch) - Amendments to the wording of one of the other recommended conditions relating to the MUGA condition incorporates the requirements of this condition making an additional condition redundant.

* Previous condition 22 (Temporary Buildings) - Temporary classroom accommodation is not required as part of the revised scheme and accordingly this condition is no longer necessary. Details of the design and timing (which is scheduled to avoid the opening ceremony for the neighbouring Lido) of temporary buildings associated with the construction compound are contained within the list of approved documents on this report.

8. Observations of the 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. Observations of the Director of Finance

10. CONCLUSION

Planning permission is sought for the construction of sport facilities, teaching, student care and staff accommodation on the Uxbridge College site, Park Road, Uxbridge.

The scheme currently before Committee represents an amended proposal for the redevelopment site from that which was approved by the Central and South Planning Committee on the 09/06/2009.

There remains no in principle objection to the redevelopment of the college campus for educational purposes.

It is still considered that the proposals will enhance the character of the site, improve the relationship between built elements and open spaces and contribute to a more attractive street scene along Park Road.

The siting, design and landscaping of the amended Sports Hall and MUGA's have been subject to details discussions with the Council's Conservation Officer and English Heritage and the proposals as a whole are not considered to have an adverse impact on the character and appearance of the Green Belt, or have an adverse impact on the setting of the adjoining listed Lido.

The amended campus redevelopment would not have a significant adverse impact on the amenities of surrounding residential properties. The scheme provides suitable habitat mitigation for the great crested newts, a European Protected Species, while the proposals provide evidence of the retention of existing planting, and provide adequate room for the provision and long-term growth and retention of new planting and landscaping.

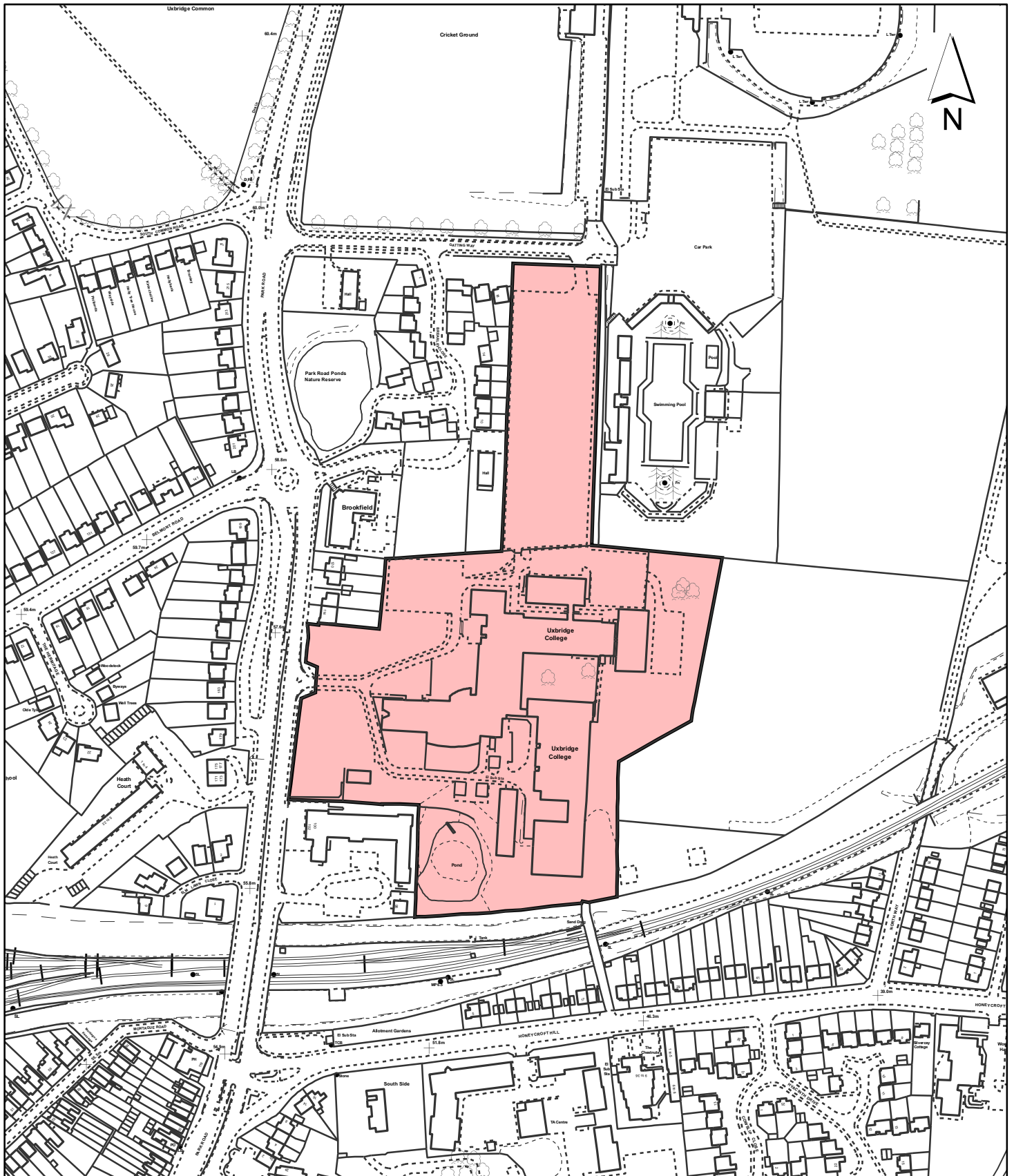
The applicant has demonstrated that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such, it is not considered that the development will be prejudicial to the free flow of traffic and conditions of general highway safety.

It is also recommend that, should Committee determine to approve the application, that the Director of Planning and Community Services, retain delegated authority to discharge all conditions, including number 14, for the reasons set out within the 'Traffic impact, Car/cycle parking, pedestrian safety' section of this report.


11. Reference Documents

Contact Officer: Adrien Waite

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Uxbridge College Park Road Uxbridge	
Planning Application Ref:	Scale
1127/APP/2009/443	1:3,000
Planning Committee	Date
Central and South	May 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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