

## **Report of the Head of Planning & Enforcement Services**

**Address** FORMER NATIONAL AIR TRAFFIC SERVICES HEADQUARTERS SITE  
PORTERS WAY WEST DRAYTON

**Development:** Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, second application (89 dwellings including landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

**LBH Ref Nos:** 5107/APP/2011/1723

**Drawing Nos:** Brick Sample - Warnham Yellow Multi Stock  
Roof-tile Sample - Calderdale Light Grey  
Timber Sample - Thermowood  
Combination Gate Lock details  
WH134/11/P/05.01 REV C  
WH134/11/P/25.01 REV D  
WH134/11/P/25.02 REV D  
WH134/11/P/25.03 REV D  
WH134/11/P/25.04 REV C  
WH134/11/P/25.05 REV D  
WH134/11/P/25.06 REV C  
WH134/11/P/25.07 REV D  
WH134/11/P/25.08 REV B  
WH134/11/P/25.09 REV B  
WH134/11/P/25.10 REV C  
WH134/11/P/25.11 REV D  
WH134/11/P/25.12 REV C  
WH134/11/P/25.13 REV E  
WH134/11/P/25.14 REV D  
WH134/11/P/25.15 REV D  
WH134/11/P/25.16 REV C  
WH134/11/P/25.17 REV E  
WH134/11/P/25.18 REV D  
WH134/11/P/25.19 REV E  
WH134/11/P/25.20 REV A  
WH134/11/P/35.01 REV A  
WH134/11/P/75.01  
WH134/11/P/75.02  
WES 17644-01 REV B  
12939/1 REV 2  
12939/2 REV 2  
12939/3 REV 2  
Schedule of Accommodation REV D 06/10/11  
Landscape Management and Maintenance Plan REV A  
Landscape Specification REV A  
Tree Report REV A  
Design and Access Statement REV A  
Secured by Design Application

WH134/11/P/10.01 REV D  
 WH134/11/P/10.02 REV D  
 WH134/11/P/10.03 REV A  
 WH134/11/P/10.04 REV A  
 WH134/11/P/10.05 REV A  
 WH134/11/P/10.06 REV A  
 WH134/11/P/10.07 REV A  
 WH134/11/P/10.08 REV A  
 WH134/11/P/10.09  
 WH134/11/P/10.10  
 WH134/11/P/75.03  
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 WES 17644 11 Sheet 1 of 4 REV C  
 WES 17644 11 Sheet 2 of 4 REV C  
 WES 17644 11 Sheet 3 of 4 REV C  
 WES 17644 11 Sheet 4 of 4 REV C  
 WES 1764412 REV C  
 IT1146/TA/01 REV B

<b>Date Plans Received:</b>	12/07/2011	<b>Date(s) of Amendment(s):</b>	12/07/2011
<b>Date Application Valid:</b>	18/08/2011		16/08/2011
			18/08/2011
			12/10/2011
			19/10/2011

## 1. SUMMARY

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348). The outline application was for consideration of 'Means of Access', 'Layout' and 'Scale'. Matters which were reserved were 'Appearance' and 'Landscaping'.

Condition 2 of this consent relates to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required. The subject of this reserved matters application is for a portion of Phase 2 of the masterplan and proposes 89 dwellings as well as associated landscaping and all associated facilities.

In respect of 'appearance', the design of the housing and landscape strategy is consistent with the design code in the supporting documents and illustrative information considered as part of the outline application.

The appearance of the proposed units in the context of the site and its wider surroundings is considered to be acceptable. The submitted plans align with the masterplan approved in outline and are considered to represent high quality design. The development accords with Planning Policy Statement (PPS) 1, PPS3, Policies 7.1, 7.2, 7.3, 7.4 and 7.6 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

In respect of 'Landscaping', the proposal is consistent with the supporting documents and

illustrative information considered as part of the outline application. As considered previously, it deals appropriately with the site features, landscaping for residential amenity, nature conservation, tree protection and landscape enhancement. The scheme accords with PPS1, PPS3, Policies 5.10, 7.1, 7.4 and 7.21 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

Although, the application is for approval of reserved matters for Appearance and Landscaping, the outline application had a strong design code and covered these matters in great detail.

This reserved matters application for a portion of Phase 2 accords with the outline scheme including and in respect of the following: development principle; development density; character and appearance; neighbour relationships and the consideration of potential impacts; amenity for future occupiers; traffic and parking and safety; urban design; access for people with a disability; affordable housing provision; landscaping; waste management; renewable energy; drainage; as well as noise and air quality. The scheme remains consistent and in accordance with the relevant planning policies and guidance relating to these abovementioned issues, accordingly the application is recommended for approval.

## **2. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 OM1 Development in accordance with Approved Plans**

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).

#### **2 RPD7 Exclusion of Garages, Sheds and Out-buildings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no garage, shed or other outbuilding shall be erected within the curtilage of the dwellinghouse.

#### **REASON**

To protect the character and amenity of the area and prevent overdevelopment in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 NONSC Non Standard Condition**

Notwithstanding the details shown on the drawings hereby approved, no development shall take place until a scheme providing full details of the boundary treatment, including fencing and landscaping, to the eastern boundary has been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved.

#### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities

of the locality and future occupiers in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 TL5 Landscaping**

No development shall take place until a landscape scheme providing full details of additional tree planting to rear gardens has been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved.

#### **REASON**

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

### **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the

	area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OL11	Green Chains
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy

LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland

### 3

You are advised that the scheme is required to abide by the conditions and S106 Legal Agreement of the Outline Planning Permission Ref. No. 5107/APP/2009/2348.

#### 4 I1 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

#### 5 I2 **Encroachment**

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

#### 6 I6 **Property Rights/Rights of Light**

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

#### 7 I11 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (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).

## **8            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.

## **9            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, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

## **10          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](http://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](http://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](http://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](http://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.

## 11

You are advised that across the entire site, 10 percent of the total units (78) are required to be provided to wheelchair standard. This scheme provides four such units in addition to the six approved under Phase 1, for a current total of 10 wheelchair standard units of the 78 required.

## 12

You are advised that any street signage should be to the correct Highway Standard, and should be positioned on the left side of the carriageway where possible.

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The wider application site considered at Outline stage, comprises a 12.59 hectare generally rectangular shaped plot at Porters Way, West Drayton. The application site was previously occupied by the National Air Traffic Services (NATS) as the main air traffic control centre for the southern England and London airports. Since 2008, the NATS operation has relocated to the new London Area Control Centre at Swanwick, near Fareham in Hampshire. The previous buildings have been demolished and the construction of the previous phase has commenced on the application site.

This Reserved Matters application relates to a portion of Phase 2 of the wider development. It comprises the construction of 89 dwellings together with landscaping and associated works.

The boundary of the wider Phase 2 area runs along Porters Way and part of the eastern boundary of the site, and the proposed 89 dwellings are set back from the Porters Way



frontage, behind the Energy Centre, and adjacent to the eastern boundary of the site.

The site is located within a PTAL level of 1.

### **3.2 Proposed Scheme**

Phase 2 of the re-development in entirety comprises 89 family housing units, a block of 88 apartments, a care home, a PCT facility with 18 flats above, an energy centre, and areas of shared amenity space.

The scheme before the Committee relates to the portion of Phase 2 comprising 89 family housing units.

#### **PROPOSED HOUSING IN THIS APPLICATION**

The dwelling mix and numbers proposed include:

- \* 2-bedroom house 43
- \* 3-bedroom house 25 (3 of which are wheelchair accessible)
- \* 4-bedroom house 19 (1 of which is wheelchair accessible)
- \* 5-bedroom house 2

All of the proposed buildings would be two or three storeys in height with conventional tiled pitched roofs. The dwellings would not have any accommodation in the roof space.

#### **AMENITY SPACE**

Amenity areas proposed would comprise private rear garden amenity areas of at least 60sqm for each family house and three securely enclosed, communal 'Doorstep Play Areas' of in front of plots 82 and 83, between plots 95 and 149, and in front of plots 110-113.

#### **CAR PARKING PROVISION**

The portion of Phase 2 would include the provision of 161 car parking spaces scattered across the development, either along the access roads or in parking areas to the rear of dwellings.

#### **ACCESSIBLE HOUSING**

All of the 89 units would be constructed to Lifetime Homes standards. It is proposed that four of the houses would be wheelchair accessible. Although this does not relate to 10% of the units proposed, this application is only for a portion of the overall site on which there will be 78 wheelchair accessible units, which equates to 10% of the total units on the site. Eight car parking spaces would be wheelchair accessible. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of each wheelchair adaptable dwelling.

#### **SITE ACCESS**

All vehicular and pedestrian access to the site would be via the permanent on-site roads linking Porters Way to the separate areas of the development.

In accordance with Condition 4 of the Outline Planning Permission, there will be no direct access between the development and Rutters Close. This includes no vehicular access, no pedestrian access, no bicycle access and no construction access.

### **3.3 Relevant Planning History**

5107/APP/2009/2348      Former National Air Traffic Services (Nats) Headquarters Porters Way

Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152 no. 1-bedroom flats, 316no. 2-bedroom flats, 21no. 2-bedroom houses, 23no. 3-bedroom flats, 181no. 3-bedroom houses, 59no. 4-bedroom houses and 9no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works (Outline Application)

**Decision:** 01-10-2010    Approved

5107/APP/2010/2335        London Air Traffic Control Centre Porters Way West Drayton

Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1 of planning permission ref: 510/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 studios, 152 one-bedroom flats, 316 two-bedroom flats, 21 two-bedroom houses, 23 three-bedroom flats, 181 three-bedroom houses, 59 four-bedroom houses and 9 five-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

**Decision:** 17-02-2011    Approved

5107/APP/2011/378        Former National Air Traffic Services (Nats) Headquarters Porters Way

Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 1 Second Application (Boulevard, promenade and public open space, no buildings) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 studios, 152 one-bedroom flats, 316 two-bedroom flats, 21 two-bedroom houses, 23 three-bedroom flats, 181 three-bedroom houses, 59 four-bedroom houses and 9 five-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

**Decision:** 24-05-2011    Approved

5107/APP/2011/957        Former National Air Traffic Services (Nats) Headquarters Porters Way

Reserved matters (appearance and landscaping) in compliance with Conditions 2 and 3 for Phase 2, first application (Permanent Energy Centre, building 8.1 metres in height with 17.4 metre chimney, electrical substation, parking, cycle stores, landscaping and associated works) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sq.m gea); Class C2.

**Decision:** 13-09-2011    Approved

#### **Comment on Relevant Planning History**

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: No.5107/APP/2009/2348 granted 1 October 2010), reserving matters of landscaping and appearance.

Conditions 2 of this consent relate to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required.

#### CONDITION 2

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

- (a) Appearance
- (b) Landscaping

#### CONDITION 3

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

For each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with Design and Access Statement Part 2 - Masterplan Design Coding (Revised March 2010) and include the following:

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

- An accurate survey plan at a scale of not less than 1:200, showing:-

- a) 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.
- b) A clear indication of trees, hedges and shrubs to be retained and removed.
- c) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

- Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

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

- Written specification of planting and cultivation works to be undertaken,

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

- Implementation programme,

- Proposed finishing levels or contours,

- Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,

- Car parking layouts (including landscaping around car parking areas),

- Other vehicle and pedestrian access and circulation areas,

- Hard surfacing materials proposed,

- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets),

- The final design and specification of play equipment and play areas including the style of enclosure as well as any associated furniture and features applicable

- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

- Retained historic landscape features and proposals for their restoration where relevant,

- A schedule of landscape maintenance for a minimum period of 5 years. The

maintenance scheme shall include details of the arrangements for its implementation.

(ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings. Such levels shall be shown in relation to a fixed and known ordinance datum point,

(iii) Full plans of the buildings including roof form and details of photovoltaic, ecological roofs, lift overruns plant and any other features/installations/projections

(iv) Elevations of the buildings, including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale;

(v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade;

(vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale;

(vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the future nursing home. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork;

(viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials;

(ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials;

(x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.

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

Matters relating to access, layout and scale were approved under the outline consent.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies September 2007

HDAS SPD: New Residential Layouts: July 2006

Accessible Hillingdon SPD: January 2010

Planning Obligations SPD: July 2008; and Revised Chapter 4, Education Facilities: September 2010.

The London Plan (July 2011)

Planning Policy Statement 1: Delivery Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Guidance 13: Transport

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation

Planning Policy Statement 22: Renewable Energy

Planning Policy Statement 23: Planning and Pollution Control

Planning Policy Guidance 24: Planning and Noise

Planning Policy Statement 25: Development and Flood Risk

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H8 Change of use from non-residential to residential
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

OE5	Siting of noise-sensitive developments
OL11	Green Chains
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking



LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **16th September 2011**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 1610 local owner/occupiers on 26/08/2011. The application was also advertised by way of site and press notices. No objections have been received.

### **EXTERNAL CONSULTTEES**

#### **BAA SAFEGUARDING:**

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

#### **Internal Consultees**

##### **ACCESS OFFICER:**

The Access Officer raises some concerns regarding the bathroom layouts in some of the units in relation to Lifetime Homes Standards.

Such issues are controlled by Condition 7 of the Outline Planning Permission, the details of which have been submitted for approval. It is considered that this issue can be resolved as part of the approval of details application, and would not affect the appearance and landscaping of the scheme, which is the subject of this application.

##### **HIGHWAYS:**

Roadway widths and parking space dimensions are acceptable.

Following amendments, the increased access widths are acceptable, and the pinch-points on tracking diagrams resolved.

##### **TREE AND LANDSCAPE OFFICER:**

Weston Homes Design & Access Statement (Rev A), dated 11/08/2011 describes the Phase 2 Village Housing scheme which abuts the Phase 1 housing to the north - which is currently under construction in the north-east corner. At 3.2.5 the Statement confirms that the principles established and approved in the Design Coding for the Masterplan will be followed, with regard to

the layout and appearance. At 3.2.6 the landscape is described.

ACD, the landscape masterplanners for the approved outline plans, have been retained by Weston Homes to ensure that the current phase adheres to the established landscape design principles and prescribed planting proposals. These are presented in WES drawing Nos. 17644 11 sheets 1-4 of 4, with Play Area Proposals indicated on WES drawing No. 17644 12.

The planting proposals include the provision of approximately 50No. trees within the public realm. These will be planted in root cells to assist the healthy establishment of plants trees within the built environment. Significant areas of specimen shrubs, hedges, bamboos and herbaceous planting will contribute towards the landscape quality of the site. The one detail which is not in accordance with the masterplan is the lack of tree planting to the rear private gardens. These are featured in the Masterplan, and will make a valuable contribution to the site. The provision of trees to the rear of the private gardens is required to enrich the quality of the local landscape in accordance with pre-Masterplan application discussions and the approved Masterplan.

Drawing No. WH134/11/P/10.07 confirms that there are no trees on the site. Planting schedules are included on sheet 1 of 4. The plans are supported by documents prepared by ACD, including a Tree Report (doc. WES 17644trB Rev A:11:06.09), Landscape Specification (doc. WES17644 Rev A), and Landscape Management and Maintenance Plan (doc. WES17644 Rev A).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The development principle was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

As stated in the outline application committee report, it is noted in the Council's adopted Porters Way planning brief SPD 2005, that the previous use of the site was predominantly a single employment use. However, redevelopment (and specifically the current application by Inland Homes) provides an excellent opportunity to create a mixed, balanced and sustainable community as embodied in the Sustainable Community Strategy 2008-2011, the Unitary Development Plan and the emerging Local Development Framework, along with regional and national government policies.

Given the range of planning policy considerations in the outline application assessment including the Hillingdon Employment Land Study (2009), Council's UDP Saved Policies, H8, the Former NATS site, Porters Way, West Drayton SPD (NATS SPD), London Plan Policies as well as the Mayors Stage 1 response, the loss of industrial and business land is considered justified and a mixed use, residential-led redevelopment appropriate and acceptable in accordance with the NATS SPD and UDP Saved Policies LE2 and LE4 which enable consideration of a change of use of industrial/employment uses.

The current reserved matters application for landscaping and appearance is consistent with the principles and illustrative information of Outline Planning Permission. Therefore, the scheme for this part of Phase 2 remains acceptable in principle.

### **7.02 Density of the proposed development**

Residential density can be used as an indicator of the overall character and acceptability of a proposal. The density of the whole site was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106.

As part of the outline application for the whole site, the provision of 773 residential units (2585 habitable rooms) on the 12.59 ha site equates to a density of 61 units per hectare or 205 habitable rooms per hectare. The density of the scheme remains unchanged, and for the reasons set out in the committee report for the outline application, the density remains acceptable, and it is considered to comply with London Plan policies 3.3, 3.4, 3.5, and 7.1 which seek to maximise the use of the site with a design that is appropriate and sustainable.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the borough.

#### **7.04 Airport safeguarding**

BAA Safeguarding have reviewed the application and raise no objection to the Reserved Matters application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

#### **7.05 Impact on the green belt**

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

This portion of Phase 2 of the development proposes 89 two and three-storey terraced and semi-detached dwellings. The house designs are intended to be simple in form and comply with the overall site principles of standardisation, economic delivery and functional form. Detailing such as bays, windows, entrances, roof forms, structural landscaping and balconies are standardised to ensure that the dwellings would be harmonious in the streetscene when fitted together.

As part of the Outline planning permission, the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, an Environmental Statement, and a Townscape and Visual Analysis. These provided an analysis of the scheme from vantage points around and within the development. Illustrative building elevation drawings were provided as a suggestion of the future detailed design of buildings. The Council's Urban Design Officer and the GLA were supportive of the scheme in respect of its appearance and character and no impacts were identified to neighbours or the area in general in this regard. Along with details of buildings, comprehensive information pertaining to landscaping was considered at the outline stage by a range of consultees including Council's Landscape architect.

The subject application for reserved matters provides supporting information pertaining to 'appearance' and 'landscaping' including in particular, building elevations and sections, as well as plans of the hard and soft landscaping arrangements. The reserved matters are consistent with the details and principles considered at the outline stage. The scheme for this portion of Phase 2 is considered to be wholly appropriate within the context of the locality. It integrates with and poses no harmful impact to the character and appearance of the area, particularly in its relationships to residential properties adjacent to the site to the east. In addition, a sufficiently high standard of design has been achieved for the buildings and landscaping of the site noting the extensive pre-application negotiations held with Council's officers. The scheme is considered acceptable and accords with PPS1, PPS3,

London Plan Policies 3.5, 7.1 and 7.4 and Hillingdon's UDP Saved Policies BE13, BE19 in considering and posing no significant adverse impact upon the character and appearance of the surrounding area.

#### **7.08 Impact on neighbours**

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106. Matters considered include the following: construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable on balance.

This portion of Phase 2 is adjacent the eastern property boundaries, however, at this point the adjacent properties are well separated (at least 28 metres) from the neighbouring properties in Mulberry Crescent. Additional fencing and landscaping along the eastern boundary of the site will serve to further enhance the privacy and amenity of the neighbouring sites. In addition, the scale and location of the dwellings was approved at outline stage, and the proposed buildings correspond with the information provided at that stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for this part of Phase 2. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

#### **7.09 Living conditions for future occupiers**

Policy BE23 of the Unitary Development Plan Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires residential developments to provide the following amenity space:

- a) 3 bed house - 60sq metres of private amenity space.
- b) 4 bed house - 100sq metres of private amenity space.
- c) 5 bed house - 100sq metres of private amenity space.

Each house has a private garden, and on a plot-by-plot basis, in the vast majority of cases, the private gardens are of a size which is in excess of the minimum garden size recommended in the HDAS Residential Layouts guidance. 7 units of the 89 proposed (8%) fall marginally below the required size, however this shortfall is a result of improvements to public space and access layouts to ensure residents are afforded adequate privacy and pedestrian safety.

An analysis of those gardens which would be less than the size recommended in the HDAS Residential Layouts shows that the level of departure is minimal, and in no cases would there be a shortfall of more than 10 percent (i.e. in all cases, at least 90 percent of garden area recommended in the HDAS is provided).

It is worth noting at this point that the level of compliance compares favourably with the level of amenity space achieved in similar schemes recently approved by the Council (e.g.

the Hayes Football Club, RAF Uxbridge and the RAF West Ruislip site).

Overall, it is considered that the scheme would provide for sufficient amenity space of a satisfactory quality. As such the provision of amenity space is considered to accord with Policy BE23 (which requires sufficient provision of amenity space for future occupiers in the interest of residential amenity).

In addition to the private amenity space, three areas of 'Doorstep' play space are to be provided, totalling approximately 335sqm. These would be to the front of plots 82 and 83, between plots 95 and 149, and to the front of plots 110-113. These areas are securely enclosed to ensure the safety and security of children using the areas.

This portion of the site therefore accords with policy BE23 of the Unitary Development Plan and with the requirements set out in the HDAS. In addition, it should be noted that additional large areas of public space are to be provided across the site as a whole, adding to the range of amenity space provided for future residents. Overall, the scheme is provided with a desirable range of open space sufficient for the needs of future residents.

#### INTERNAL SPACE

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. The London Plan 2011 provides guidance on floor space standards for new residential development to ensure sound environmental conditions are provided on site. The outline scheme was assessed under the requirements of the Council's HDAS, and the layout of the scheme was developed in accordance with these standards.

The floor space provided for the units indicates that all of the units within this portion of Phase 2 achieve, and in many cases exceed the recommended floor space standards for the units contained in HDAS. In addition, the internal room layout and sizes maintain a high quality living environment for future occupiers, and the units also provide gardens in excess of the Council's size requirements.

The applicant has confirmed that Lifetime Home standards will be met for all the units, and wheelchair accessible housing is provided for on site.

Overall, it is considered that the proposals meet the aims and objectives of the Council's SPD, Saved UDP Policies, and policies within the London Plan, and would provide a high quality living environment for all of the proposed units.

#### OUTLOOK

In terms of outlook for future residents, Policy BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space around each house/terrace of houses and ensures that there is adequate separation between the dwellings and surrounding car parking spaces serving these buildings. This will result in a satisfactory outlook from the proposed units in these blocks and reduce the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.



All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Part of the consideration of the outline application (LBH Ref. No. 5107/APP/2009/2348) included means of access for the entire site, the Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). Transport has also been considered as part of the EIA. In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

The reserved matters application for landscaping and appearance for this portion of Phase 2 accords with the outline permission. The hard and soft landscaping, including car parking locations, road layout and widths, landscaping, as well as access, are consistent with the outline proposal. Revised tracking diagrams have been provided with the details of the hard and soft landscaping, which demonstrate that vehicles will be able to access and manoeuvre around the site without damage to any landscape features or buildings.

#### **7.11 Urban design, access and security**

As part of the consideration of the outline scheme considered by the Central and South Planning Committee, the details of layout, scale and access along with illustrative information pertaining to appearance and landscaping, was considered to have addressed urban design, access and security issues. The scheme is based on a comprehensive masterplan which has been the subject of extensive pre-application negotiation as evidenced by the supporting drawings, Design and Access Statement, Design Coding and Environmental Statement.

The subject application for reserved matters 'landscaping' and 'appearance' is considered to accord with the principles established in the supporting documents and illustrative material of the outline application. In addition to extensive pre-application negotiation with the Principal Urban Design officer, resulting in the scheme submitted, Council's Landscape architect, Trees Officer and Metropolitan Police Crime Prevention Officer are all satisfied with the details of the reserved matters, noting that they are consistent with the outline. Appropriately worded conditions have already been imposed on the outline planning permission to cover detailed design specifics prior to commencement of work.

Overall, the illustrative information in support of the outline application has been carried through to the subject reserved matters application, reaffirming that the proposal has the makings of a high quality development, subject to the detailed design elements already covered by conditions approval under the outline. This specific application for this portion of phase 2 is considered acceptable and in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

#### **7.12 Disabled access**



The applicant has confirmed that Lifetime Home standards will be met for all the units. It is proposed that four of the houses (3 x 3-bedroom and 1 x 4-bedroom) would be wheelchair accessible. Although this does not relate to 10% of the units proposed, this application is only for a portion of the overall site on which there will be 78 wheelchair accessible units, which equates to 10% of the total units on the site. Of the car parking spaces proposed on this portion of the site, eight spaces would be wheelchair accessible, which equates to two per wheelchair accessible unit. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of each wheelchair adaptable dwelling.

Since the extensive pre-application negotiations and through the assessment of the outline scheme, access for people with a disability has been accounted for in the illustrative information pertaining to site and particularly in the consideration of important aspects such as individual dwelling layouts. Generally, access for people with a disability has been considered by the Council's Access Officer and is subject to appropriately worded conditions which are already imposed on the outline permission, the scheme is acceptable in this regard.

#### **7.13 Provision of affordable & special needs housing**

The proposed affordable housing and specialist housing components of the development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The overall unit mix and affordable housing component was approved at the outline stage, specifically, 10.9% affordable housing split between 72% is social housing (72%) intermediate rent (28%) tenures. This equated to a proposal for 59 affordable dwellings in Phase 1, which has been approved and is currently under construction.

As such the scheme continues to accord with the abovementioned policies which seek to maximise the affordable housing provision to satisfy housing need.

#### **7.14 Trees, landscaping and Ecology**

Trees and landscaping have been implicit in the scheme from pre-application discussion through to the consideration of the outline scheme, and were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The Council's Tree and Landscape Officer has stated that the landscape proposals are acceptable, and are broadly in accordance with the plans previously submitted in support of the Phase 2 layout. The planting proposals include the provision of approximately 50No. trees within the public realm. Significant areas of specimen shrubs, hedges, and herbaceous planting will contribute towards the landscape quality of the site.

However, one detail which is not in accordance with the masterplan is the lack of tree planting to the rear private gardens. These are featured in the Masterplan and it is considered that they would make a valuable contribution to the site. The provision of trees to the rear of the private gardens is considered to be required to enrich the quality of the local landscape, in accordance with pre-Masterplan application discussions and the approved Masterplan. As such, it is recommended that condition requiring a landscaping scheme be submitted showing additional trees in rear gardens be placed on any grant of

planning permission.

Apart from the condition recommended above, no new or additional issues have been raised as a consequence of the subject reserved matters proposal, with all matters having been sufficiently covered by the abovementioned conditions of approval on the outline application (LBH Ref. 5107/APP/2009/2348).

#### **7.15 Sustainable waste management**

The sustainable waste features of proposed development was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The application is supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

Following adjustments to the waste tracking diagrams submitted as part of the current reserve matters application, the Highways engineer reaffirmed that the waste collection could be suitably performed across the site. In other respects the waste provision for this portion of Phase 2 is consistent with the details considered acceptable to the Waste Team at the outline stage. Therefore the waste arrangements remain acceptable, and detailed design aspects are already dealt with by appropriately worded conditions of approval on the outline application.

This portion of the phase involves dwelling houses rather than flats and as such communal bin store areas are not a feature of this proposal.

#### **7.16 Renewable energy / Sustainability**

PPS 22 (Renewable Energy), outlines the government's preferred approach to planning for renewable energy, and encourages small-scale renewable energy projects in all new developments. The London Plan and the Mayor's Energy Strategy also outline the requirements for renewable energy.

In accordance with the London Plan Policies 5.1, 5.2, 5.3, and 5.6, an assessment of the energy demand and carbon dioxide emissions is required, including consideration of energy and carbon dioxide (CO<sub>2</sub>) emissions. A scheme needs to demonstrate the expected energy and CO<sub>2</sub> emission savings (an overall 20% reduction is targeted) from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of combined cooling, heat, and power (CCHP), combined heat and power (CHP) and community heating systems. This assessment should form part of the sustainable design and construction statement in support of a planning application.

The sustainable features of the proposed development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking agreed accordingly. The subject application for reserved matters of this part of Phase 2 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is under construction. The construction of this energy centre

is a key component of the overall sites objectives for reducing carbon emissions. In other respects, matters such as the detailed design and inclusion of energy efficient features in dwellings are separately controlled as part of applications to discharge conditions of approval on the outline consent. As such, there is no further matter requiring consideration, the scheme considered to be acceptable and in accordance with the abovementioned policies which seek lean, efficient, sustainable and renewable energy measures in schemes.

#### **7.17 Flooding or Drainage Issues**

Whilst the application site is in an area of low risk (Flood Zone 1), a Flood Risk Assessment (FRA) was submitted as part of the Environmental Statement and flooding issues were considered as part of the Outline application. The assessment demonstrated that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

The Environment Agency reviewed the application and raised no objection subject to a condition to ensure the development be carried out in accordance with the FRA. Consideration of Flood Risk was satisfactorily addressed as part of the Outline permission and is not relevant to this landscape and appearance Reserved Matters application.

#### **7.18 Noise or Air Quality Issues**

Noise and air quality aspects were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

#### **7.19 Comments on Public Consultations**

No public comments have been received.

#### **7.20 Planning obligations**

Planning obligations were secured as part of the Outline Planning approval. Therefore, there is no requirement for any obligations as part of this Reserved Matters application.

#### **7.21 Expediency of enforcement action**

No Enforcement action is required in this instance.

#### **7.22 Other Issues**

No other issues are considered relevant to the application.

### **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**

Not applicable.

#### **10. CONCLUSION**

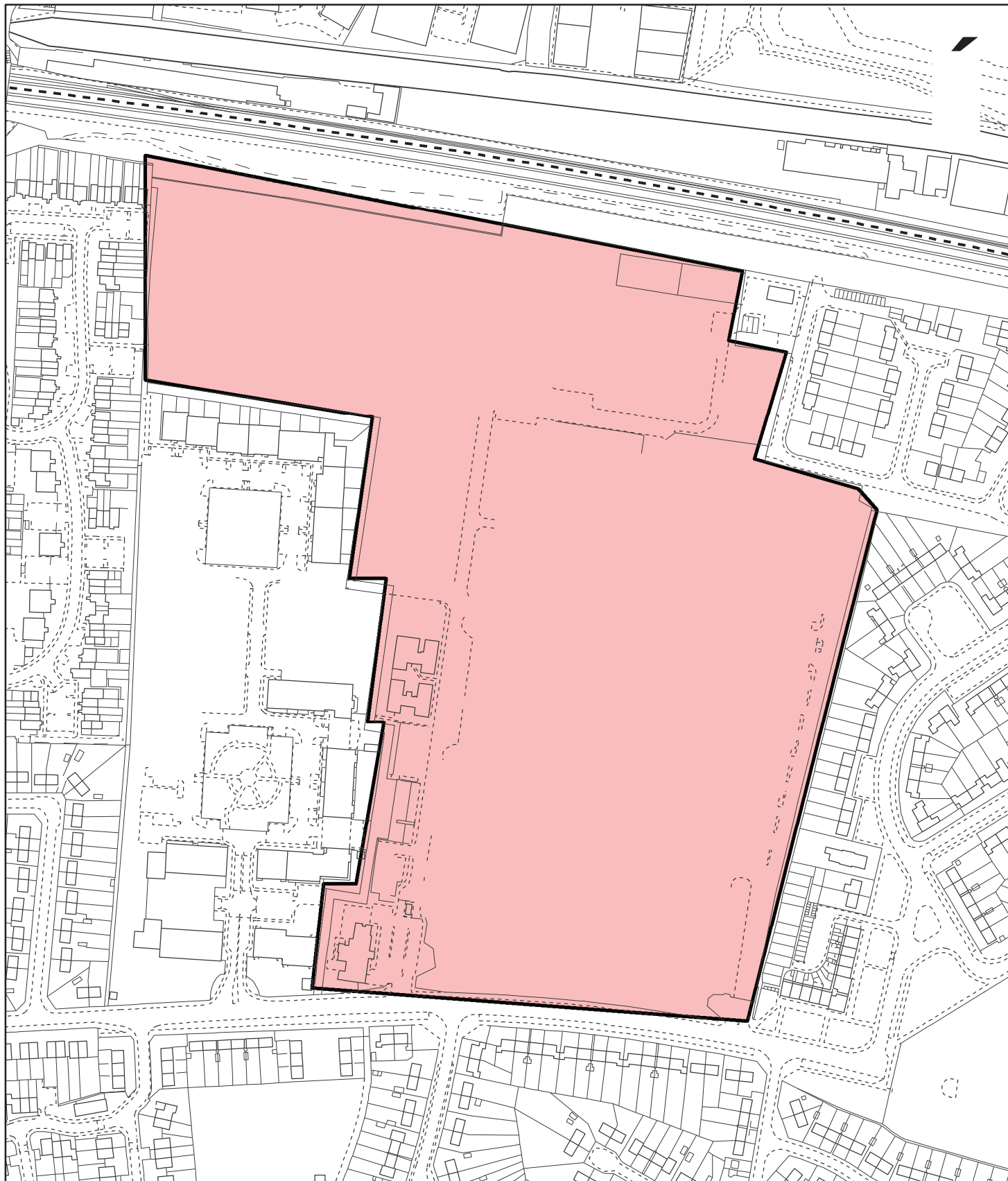
For the reasons provided throughout this report, the application for the Reserved Matters of Appearance and Landscaping is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
HDAS SPD: New Residential Layouts: July 2006  
Accessible Hillingdon SPD: January 2010  
Planning Obligations SPD: July 2008; and Revised Chapter 4, Education Facilities: September 2010.  
The London Plan (July 2011)  
Planning Policy Statement 1: Delivery Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Statement 9: Biodiversity and Geological Conservation  
Planning Policy Guidance 13: Transport  
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation  
Planning Policy Statement 22: Renewable Energy  
Planning Policy Statement 23: Planning and Pollution Control  
Planning Policy Guidance 24: Planning and Noise  
Planning Policy Statement 25: Development and Flood Risk

**Contact Officer:** Adam Flynn

**Telephone No:** 01895 250230



## Notes



Site boundary

For identification purposes only.

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Site Address

## Phase 2 NATS Site ( 89 Units )

Planning Application Ref:

**5107/APP/2011/1723**

Planning Committee

**Central and South**

Scale

**1:3,000**

Date

**October  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
LONDON