

Report of the Head of Planning & Enforcement Services

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| Address | FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS PORTERS WAY WEST DRAYTON |
| Development: | Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, third application (Class C2 Nursing Home 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; 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. |
| LBH Ref Nos: | 5107/APP/2011/2498 |
| Drawing Nos: | G2819/81C - Proposed Site Plan showing Roof G2819/82J - Proposed Site Plan showing Ground Floor G2819/83C - Floor Plans as proposed G2819/84C - Ground Floor Plans as proposed G2819/85C - First Floor Plans as proposed G2819/86C - Second Floor Plans as proposed G2819/87C - Third Floor Plans as proposed G2819/88C - Roof Plan as proposed G2819/89D - Elevations AA & BB as proposed G2819/90D - Elevations CC & DD as proposed G2819/91D - Site Location Plan G2819/92A - Topographical Survey (Overall Development) G2819/93 - Topographical Survey (Care Home Site) G2819/94A - Drainage Proposals G2819/95E - Logistical Site Plan G2819/96A - Street Elevations G2819/101D - Coloured Elevations AA & BB G2819/102 - Coloured Elevations CC, DD & EE Design & Access Statement 5479/SS3B - Site Plan Mechanical & Electrical Primary Routes 5479/SS5B - Site Plan Mains Water Service & Fire Hydrants 5479/SS6B - Site Plan HV & LV Primary Routes 5479/SS7B - Site Plan BT Primary Routes 5479/SS8B - Site Plan CCTV & Spare Duct Primary Routes INL/E3685/100J - Energy Centre Engineering Layout INL/E3685/103E - Levels & Drainage Layout INL/E3685/104H - Road Setting Out Layout INL/E3685/107C - Road Sections & Co-ordinates INL/E3685/109B - Infrastructure/Outfall FW Sewer INL/E3685/113B - Standard Construction Details |

INL/E3685/116B - Standard Construction Details
INL/E3685/119C - Levels & Drainage Layout
INL/E3685/127A - Block E Additional Surface Water Drainage
INL/E3685/301E - Refuse Vehicle Autotracking
INL/E3685311C - Energy Centre Surface Water Drainage
PA1007-2000/214D - Parking Layout & Parking Strategy
G2819/97B - External Works Details (Landscaping)
L5314/920G - Detailed Landscape Proposals
INL/17646-13 - Sculpture Proposals
INL/17646-10 - Landscape Proposals
INL/17646-10 - Landscape Proposals

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| Date Plans Received: | 10/10/2011 | Date(s) of Amendment(s): | 10/10/2011 |
| Date Application Valid: | 10/10/2011 | | 10/11/2011 |

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. This application is for consideration of part of Phase II which proposes a Nursing Home Development consisting only of one main building with ancillary parking and landscaping.

In respect of 'Appearance', the design of the Nursing Home is consistent with the design code in the approved supporting documents and the Design & Access Statement and other illustrative information considered as part of the outline application.

The appearance of the proposal is considered to be acceptable. The submitted plans align with the masterplan approved in outline and are considered to represent a suitable quality of 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).

This reserved matters application for this part 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.

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 NONSC Non Standard Condition

Prior to commencement of the development hereby approved, a detailed Emergency Evacuation Plan for occupiers of the care home shall be submitted to and approved in writing by the Local Planning Authority. The Emergency Evacuation Plan shall set out how all occupiers (including staff, residents, visitors etc) will be evacuated from each level of the building in the event of emergencies. There after the development shall be carried out in accordance with the approved Emergency Evacuation Plan.

REASON

To ensure all persons, including those with disabilities, can be safely evacuated from the building in the event of emergencies and to accord with policies R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

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.

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| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |

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| 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 |

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| 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 5.21 | (2011) Contaminated land |
| LPP 5.13 | (2011) Sustainable drainage |
| 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 |

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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.

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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 I10 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

6 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).

7 I12 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.

8 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

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

9 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

10 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.

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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 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 application site is now unoccupied.

This Reserved Matters application relates to part of Phase 2 of the wider development. It comprises the construction of a single three storey building for use as a Care Home with landscaping and ancillary parking.

The site has a PTAL level of 1.

3.2 Proposed Scheme

This current application seeks approval of the Appearance and Landscaping of part of Phase 2 comprising a Nursing Home Development with landscaping and 23 ancillary parking spaces.

The Nursing Home would be a three storey building with pitched roof comprising of 80 bedrooms with all the necessary facilities and ancillary accommodation to support the home. The southern elevation faces Porters Way and the longest (north-east facing) elevation fronts onto the southern end of The Promenade proposed as part of the masterplan. The 3 main floors will be capable of operating autonomously within the requisite provisions required by the Care Quality Commission (CQC).

The breakdown of the accommodation is as follows;

Ground Floor: 24 Bedrooms

First Floor: 28 Bedrooms

Second Floor: 28 Bedrooms

Roof Accommodation: Ancillary space and staff facilities

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/2010/1101 Former R A F West Drayton Porters Way West Drayton

Details of site surveys for land contamination and remediation (Block L) in part compliance with condition 14 of the Secretary of State's Appeal Decision ref:APP/R5510/A/04/1168236 dated 30/05/2006: Residential development, community suite, management suite, open space, play areas, landscaping, new access to Porters Way and associated car, cycle and motorcycle parking.

Decision: 09-07-2010 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/2010/2337 London Air Traffic Control Centre Porters Way West Drayton

Details in compliance with Conditions 7 (Accessibility), 8 (Energy strategy), 9 (Bird hazard management plan), 11 (Code for Sustainable Homes), 13 (Security measures), 14 (CCTV), 15 (Noise mitigation), 16 (Vibration), 17 (Air pollution mitigation), 18 (Phasing), 20 (Levels), 30 (Rainwater/greywater recycling), 46 (Piling method), 50 (Archaeology), 51 (Drainage), 52 (Ecological Mitigation and Management Plan), 53 (Badger survey), 55 (Energy centre air quality), 57 (Cleaner technologies), 61 (Tree protection) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 no. studios, 152 no. 1-bedroom flats, 316 no. 2-bedroom flats, 21 no. 2-bedroom houses, 23 no. 3-bedroom flats, 181 no. 3-bedroom houses, 59 no. 4-bedroom houses and 9 no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085 sq.m gea); Class C2 Nursing Home (up to 3630 sq.m gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185 sq.m gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185 sq.m gea); Energy Centre (up to 220 sq.m 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.

Decision: 11-03-2011 Approved

5107/APP/2010/2618 Former R A F West Drayton Porters Way West Drayton

Details of site survey for land contamination and remediation (Block J) in part compliance with condition 14 of the Secretary of State's Appeal Decision ref: APP/R5510/A/04/1168236 dated 30/05/2006: Residential development.

Decision: 10-01-2011 Approved

5107/APP/2010/700 Raf West Drayton Porters Way West Drayton

Details of site surveys for land contamination and remediation (Block G and Blocks E and F and Public Open Space) in part compliance with condition 14 of the Secretary of State's Appeal Decision ref: APP/R5510/A/04/1168236 dated 30/05/2006: Residential development.

Decision: 07-05-2010 Approved

5107/APP/2011/1236 Former National Air Traffic Services (Nats) Headquarters Porters Way West Drayton

Details in compliance with condition 47 (car park management plan) of outline approval ref:

5107/APP/2009/2348 dated 01/10/2010; Proposed mixed-use redevelopment.

Decision: 04-10-2011 Approved

5107/APP/2011/1238 Former National Air Traffic Services (Nats) Headquarters Porters Way

Details in compliance with conditions 5 (temporary access road) and 6 (securing fencing) of reserved matters approval ref: 5107/APP/2010/2335 dated 11/03/2011; 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: 04-10-2011 Approved

5107/APP/2011/1249 Former R A F West Drayton Porters Way West Drayton

Details in part-compliance with conditions 7 (landscaping scheme) and 9 (landscape maintenance) as they relate to Blocks C, D, N and P) of the Secretary of State's Appeal Decision ref: APP/R5510/A/04/1168236 dated 30/05/2006; Erection of a residential development of 574 dwellings, community and management suite, community police facility, open space, play areas, landscaping, new access to porters way and associated car, cycle and motorcycle parking

Decision: 06-07-2011 Approved

5107/APP/2011/1723 Former National Air Traffic Services Headquarters Site Porters Way

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; Class C2 Nursing Home; Classes A1-A3 Shop units to complement Mulberry Parade; Class B1 Business units; Energy Centre (Outline Application).

Decision: 01-11-2011 Approved

5107/APP/2011/207 Raf West Drayton Porters Way West Drayton

Application to replace extant planning permission ref: 5107/APP/2007/2435 dated 21/04/2008; Temporary relocation of the community centre in block A/A2 to A/A1 and temporary use of block A/A2 as a sales information centre together with the erection of a single-storey building and changes to the approved elevations of planning permission appeal ref: APP/R5510/A/04/1168236, dated 9/03/2006 (variation of condition 19)

Decision: 06-04-2011 Approved

5107/APP/2011/2147 Former National Air Traffic Services (Nats) Headquarters Porters Way

Details in compliance with Conditions 5 (traffic and car parking arrangements, road surfacing and cycle storage), 6 (Demolition and Construction Management Plan), 10 (refuse

storage/collection), 48 (construction logistics plan) and 49 (service and delivery plan) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 no. studios, 152 no. 1-bedroom flats, 316 no. 2-bedroom flats, 21 no. 2-bedroom houses, 23 no. 3-bedroom flats, 181 no. 3-bedroom houses, 59 no. 4-bedroom houses and 9 no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085 sq.m gea); Class C2 Nursing Home (up to 3630 sq.m gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185 sq.m gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185 sq.m gea); Energy Centre (up to 220 sq.m 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.

Decision: 08-09-2011 Approved

5107/APP/2011/2337 Former National Air Traffic Services (Nats) Headquarters Porters Way

Details of phasing plan in compliance with condition 18 of outline planning permission ref 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152no. 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.

Decision: 11-10-2011 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/2011/512 Former National Air Traffic Services (Nats) Headquarters Porters Way

Details in compliance with conditions 58 (Contamination), & 59 (Imported soils) of Phase 1 Second Application (Boulevard, promenade and public open space, no buildings)- Planning Permission 5107/APP/2009/2348 Dated 01/10/2010 Proposed mixed-use redevelopment with 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:

5107/APP/2011/797 London Air Traffic Control Centre Porters Way West Drayton

Details in part-compliance with Condition 45 (dispose of foul and surface water) and part-compliance with condition 58 parts(i),(ii) and (iia)(contamination) as they relate to phase 1 only of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12 no. studios, 152 no. 1-bedroom flats, 316 no. 2-bedroom flats, 21 no. 2-bedroom houses, 23 no. 3-bedroom flats, 181 no. 3-bedroom houses, 59 no. 4-bedroom houses and 9 no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085 sq.m gea); Class C2 Nursing Home (up to 3630 sq.m gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185 sq.m gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185 sq.m gea); Energy Centre (up to 220 sq.m 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.

Decision: 04-07-2011 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 for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348), reserving matters of landscaping and appearance. It should be noted that the Committee has already approved Phase 1 and parts of Phase 2.

CONDITION 1

Condition 1 sets the time limit for implementation of the scheme.

Condition 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. These conditions in full are as follows:

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

PLANNING OFFICER COMMENT: Advice from the Council's Legal Team is that conditions 1 and 2 of the outline permission are worded such that further time limiting conditions are not required to be imposed on the reserved matters applications.

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.

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| 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 |

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| 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 5.21 | (2011) Contaminated land |
| LPP 5.13 | (2011) Sustainable drainage |
| 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:- **9th November 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

NEIGHBOUR CONSULTATION:

Consultation letters were sent to 50 local owner/occupiers on 19/10/2011. The application was also advertised by way of site and press notices.

One representation has been received requesting the contact details of the developer.

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.

METROPOLITAN POLICE CRIME PREVENTION DESIGN ADVISOR:

I have reviewed the proposal and the applicant has made various amendments to address issues initially identified. The revised plans are considered acceptable and consistent with the details submitted in accordance with planning conditions required to be discharged as part of the outline permission. No objection.

Internal Consultees

ACCESS OFFICER:

The Access Officer had raised some concerns regarding the en-suite bathroom layouts in relation to Lifetime Homes Standards. The Access officer requested that a setting down point and parking space be provided for 4.8, x 8m for taxis, Dial-a-Ride and accessible minibus vehicles be provided.

The access officer also requested that a condition be imposed on any consent requiring details of how persons would be evacuated from the building in emergencies.

PLANNING OFFICER COMMENT:

A relevant condition is recommended to ensure an emergency evacuation plan is secured..

Access issues are otherwise controlled by Condition 7 of the Outline Planning Permission, the details of which have been submitted for approval. The applicant has confirmed that the bathrooms would conform to BS 8300:2009. An area within the courtyard has been made available for the use by taxis, minibus vehicles and an ambulance.

A Fire Risk Assessment has been submitted with the application which states that cross corridor doors automatically close in an emergency situation, (these are half hour rated doors excepting on a compartment line when they are 1 Hour rated) the bedroom doors are also half hour rated and on swing free door closers. A horizontal phased evacuation is planned to move residents from one compartment to the next staff assisting in an orderly fashion.

It is considered that these issues can be resolved by condition, and would not affect the appearance and landscaping of the scheme, which is the subject of this application.

HIGHWAYS:

Parking layout, parking allocations, vehicle manoeuvrability and pedestrian access are considered acceptable. The location of the refuse storage is considered acceptable but it should be noted that refuse collection would be by a private operator. 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.

TREE AND LANDSCAPE OFFICER:

Following discussions between the Council's Tree and Landscaping Officer and the applicant, the landscaping proposals were amended. The Tree and Landscape Officer confirmed that the landscaping proposals shown on drawing No. 920 Rev G (prepared by WARD) now also include the landscaping which would be necessary to make the scheme acceptable. The Council's Tree and Landscaping Officer raises no objection to the scheme.

URBAN DESIGN OFFICER

The design and appearance of the scheme has been amended to address earlier concerns (in particular relating to roof form). The scheme is considered to enhance this part of the town centre, through provision of a building that is contemporary in feel. The external materials are appropriate for the site and this setting. No objection is raised to this scheme.

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.

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

The density matrix under Table 3.2 of the London Plan (July 2011) is applicable to residential uses (Use Class C3) and not to residential institutions (Use Class C2) such as the Nursing Home.

The proposal does not alter the overall density of the scheme considered acceptable at outline stage.

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 on 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 part of Phase 2 concerns a Nursing Home Development with landscaping and associated parking. It should be noted that the layout and means of access to and around

these spaces were considered acceptable at the outline stage and consideration is limited to appearance and landscaping.

The reserved matters are consistent with the details and principles considered at the outline stage. The building is considered to be the equivalent of three-storeys in height, which is in line with the parameter plan approved under the outline permission.

The massing of the building complements the proposed buildings adjacent to this reserved matters site. The building would face onto Porters Way and be set back from the front boundary mostly at an angle with a distance of 12m to 28m with the majority of the building facing onto the proposed tree-lined Promenade. The building will be screened from Porters Way by trees and hedges. The Nursing Home would not be visible from Mulberry Parade. Detailing such as windows, entrances, roof forms, structural landscaping and balconies are standardised to ensure that the building would be harmonious in the street scene.

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 was 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 proposed external finishing palette focuses on a smoked yellow multi stock face brick with an off white colour render and an Anthracite (dark) colour concrete roof tile. Hard surfaces would consist of standard Bitmac for carriageways, keyblock paving for parking areas and silver grey conservation paving or buff tarmac or saxon paving for footways. Other structures and furnishings would consist of stainless steel bollards, black light bollards, black hoop-top boundary fencing and escofet mayo (dark stone) and teak wood benches. The Council's Urban Design and Conservation Officer considers that the external materials are appropriate for the site and this setting.

Overall, the scheme is considered to enhance this part of the town centre, through provision of a building that is contemporary in feel, with high quality design, detailing and materials. The proposal is considered to meet Policies BE13 and BE26 through a positive design response for this site, which will enhance the streetscape values of this part of the town centre.

This application provides supporting information pertaining to 'appearance' and 'landscaping', and 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 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 on the opposite side of Porters Way. The scheme is considered acceptable and to accord 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.

This portion of Phase 2 fronts Porters Way, the residential properties on the opposite side of Porters Way are well separated (by approximately 40 metres) from the Nursing Home. Additional landscaping along the southern 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 building corresponds 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

Policies relating to living conditions largely relate to C3 residential developments, and there are no specific guidelines relating to residential care homes. Nevertheless, it is important to ensure that suitable accommodation would be provided for future occupiers. Policy H10 of the UDP specifies criteria for the development of care homes. The policy requires care homes to be conveniently located for local shops, services and public transport facilities and to comply with the Council's car parking standards and have regard to the Council's amenity guidelines. This proposal is in keeping with this policy.

The Design and Access Statement submitted with the application states that the operator of the Care Home is dedicated to working in partnership with the National Health Service, Local Authorities, Social Services, Care Quality Commission and all other specialist care commissioners, in delivery of modern and dependable services.

The Design and Access Statement further states that internally the home will be designed to include various colours, textures and aromas to enhance the residents' experience especially those of limited vision. Signs will have raised lettering etc, different floor textures will be adopted at notable areas of transition, contrasting colours will differentiate building functions, etc. The home has been planned for disabled access throughout with each floor being on one level plane. There are two lifts provided and these are located in strategic positions to also service the upper floors. All door widths will be sufficient width to satisfy Part M of the Building Regulations. All rooms have been planned for use by wheelchair users though not necessarily all residents would be disabled. All bedrooms would have en-suite WC facilities and would be provided in accordance with the Care Quality Commission Regulations.

Standard 20 of the National Minimum Standards for Care Homes Regulations (Care Standards Act 2000, 3rd Edition) states that with all newly built care homes the home should provide sitting, recreational and dining space (referred to collectively as communal space). A grassed and paved outside seating area measuring approximately 280m² would

be provided within the courtyard of the home with access directly from some ground floor bedrooms, one of the day/dining rooms and other accesses via the main corridor. In addition, 3 dayrooms would be provided on each floor amounting to a total indoor space of 450m² or a total communal space of 9m² per person. Three of these dayrooms would have substantial views along the proposed tree lined Promenade.

It is considered that the proposal would provide an adequate level of accommodation with an acceptable level of amenity space. Therefore the proposal would comply with Policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

As part of the consideration of the outline application (LBH Ref. No. 5107/APP/2009/2348) including 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, particularly in chapters 5 Construction and Phasing (which contains the framework Construction Management Plan) and 9 Transport Accessibility and Movement of the Environmental Statement. It is also noted that 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. The car parking locations, road layout and widths as well as access are consistent with the outline proposal. The Highways Officer has reviewed this reserved matters application and has not raised an objection.

7.11 Urban design, access and security

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.

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 information pertaining to site.

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 Council's Access Officer has commented on the current application and stated that as the proposed alterations are in keeping with the design of the approved scheme, which is considered accessible, the application is acceptable from an accessibility viewpoint.

7.13 Provision of affordable & special needs housing

The proposal seeks permission for a reserved matters 'landscaping' and 'appearance' for a nursing home, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

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

The longest (north-east facing) elevation fronts onto the southern end of The Promenade, a key tree-lined route through the site whose landscape detailing is designed to have a progression of seasonal themes, including a Winter Walk in this location.

The Council's Tree and Landscape Officer has stated that the landscape proposals are acceptable and are in accordance with the plans previously submitted in support of the Phase 2 layout.

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 were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348). 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 and location of refuse storage submitted as part of the current reserved matters application, the Highways engineer reaffirmed that the waste collection could be suitably performed across the site. 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 a care home with communal bin storage which has successfully been incorporated within the development.

7.16 Renewable energy / Sustainability

The renewable/sustainable features 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 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.

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.

7.18 Noise or Air Quality Issues

Details of noise protection, vibration protection, and to maintain air quality are required by conditions of the outline permission. In addition, conditions controlling hours of deliveries to the energy centre are controlled via a condition on the outline permission.

7.19 Comments on Public Consultations

One representation has been received requesting details of the developer.

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

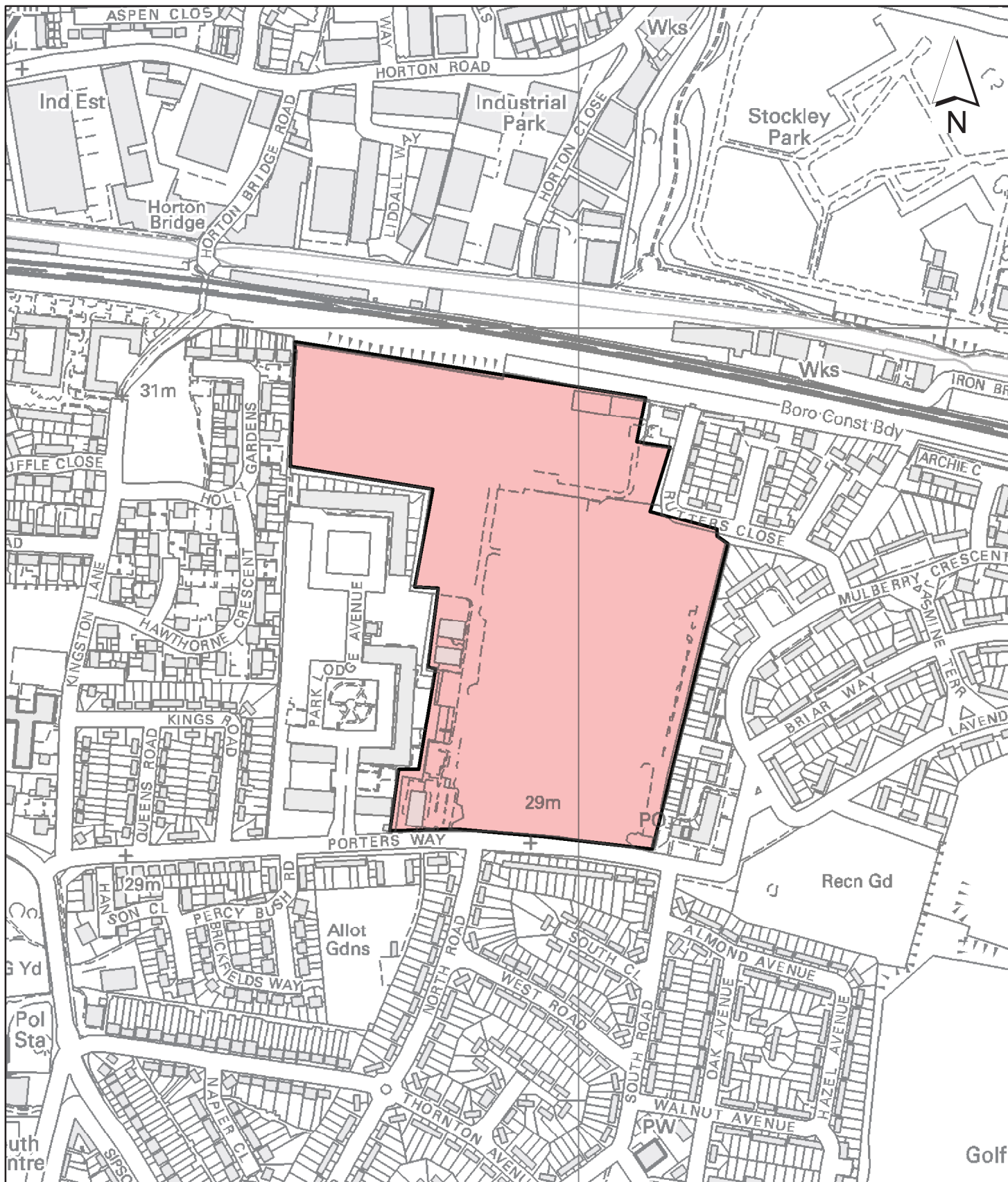
of Appearance and Landscaping is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
Accessible Hillingdon' SPD: January 2010
The London Plan (July 2011)
Planning Policy Statement 1: Delivery Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 24: Planning and Noise

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Notes



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Planning Application Ref:

5107/APP/2011/2498

Planning Committee

Central and South

Scale

1:5,000

Date

**November
2011**

**LONDON BOROUGH
OF HILLINGDON**
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