



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

Councillor Steve Tuckwell (Chairman)
Councillor Henry Higgins (Vice-Chairman)
Councillor Adam Bennett
Councillor Darran Davies
Councillor Jas Dhot
Councillor Elizabeth Garelick
Councillor Tony Gill

Date: THURSDAY 23 JUNE 2022

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
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camera and scan the code below:



Published: Wednesday 15 June 2022

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

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Emergency procedures

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Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

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

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

How the meeting works

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

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

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

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

The procedure will be as follows:-

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

How the Committee makes decisions

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of previous meetings 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

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

Major Applications with Speaking Rights

	Address	Ward	Description & Recommendation	Page
6	Breakspear School, Bushey Road 2231/APP/2021/3980	Ickenham & South Harefield	Installation of a synthetic turf surface and associated sub-base, sports lighting system comprising 6 No. 8m high masts, and bonded rubber mulch areas. Recommendations: Approval	9 – 28 86 – 93

Major Applications without Speaking Rights

	Address	Ward	Description & Recommendation	Page
7	West London Composting Ltd, Harefield 12579/APP/2021/2010	Ickenham & South Harefield	The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks. Recommendation: Approval	29 – 84 94 – 101

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

12 May 2022

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge



	<p>Committee Members Present: Councillors Adam Bennett, Darran Davies, Jas Dhot, Elizabeth Garelick, Tony Gill, Henry Higgins and Steve Tuckwell</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Tuckwell be elected as Chairman of the Major Applications Planning Committee for the 2022/23 municipal year.</p>
2.	<p>ELECTION OF VICE CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor Higgins be elected as Vice-Chairman of the Major Applications Planning Committee for the 2022/23 municipal year.</p>
	<p>The meeting, which commenced at 8:55pm, closed at 9:55pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nikki O'Halloran on 01895 250472 or email (recommended): democratic@hillington.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes



MAJOR Applications Planning Committee

18 May 2022

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge

	<p>Committee Members Present: Councillors Steve Tuckwell (Chairman), Henry Higgins (Vice-Chairman), Philip Corthorne, Darran Davies, Jas Dhot, Elizabeth Garelick and Tony Gill</p> <p>LBH Officers Present: Chris Brady (Assistant Planning Officer), Nicole Cameron (Legal Advisor), Mandip Malhotra (Strategic and Major Applications Manager), Liz Penny (Democratic Services Officer), James Rodger (Deputy Director of Planning and Regeneration) Alan Tilly (Transport Planning and Development Manager)</p>
123.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Adam Bennett with Councillor Philip Corthorne substituting.</p>
124.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
125.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 26 April 2022 be approved as an accurate record.</p>
126.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
127.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were in Part I and would be considered in public.</p>
128.	<p>SPRINGWELL FACTORY, SPRINGWELL LANE, HAREFIELD - 35376/APP/2020/3275 (<i>Agenda Item 6</i>)</p>

This item was withdrawn by the Applicant prior to the meeting.

129. **LAND AT RAINBOW INDUSTRIAL ESTATE, TROUT ROAD, YIEWSLEY - 38058/APP/2022/64** (*Agenda Item 7*)

Retention of entrance gates and change of use for use class sui generis including container and skip storage; open and closed storage of building, scaffolding and lighting materials; storage of aggregate materials; vehicle storage and sales; and associated installation of portacabins, container stores, transportable silos and other structures for a period of 12 months (retrospective application).

Officers introduced the report and highlighted the addendum which set out proposed new and amended conditions in relation to the application. It was confirmed that there was a complex planning history at the site – a similar application had been refused in 2021 for 3 reasons relating to the impact the proposed use would have on the Grand Union Canal and local residential amenity in terms of noise impact and Air Quality. Members heard that the applicant had undertaken remedial works on site to address the concerns which formed the 3 reasons for refusal. It was also noted that a temporary unauthorised airport car park on the site had been permitted by the Planning Inspectorate.

A petition in objection to the proposal had been received; a petitioner was in attendance and addressed the Committee citing concerns regarding dust and noise. Key points highlighted included:

- Dust was being lifted by vehicles using the site and spread to surrounding areas; the site was dirty and covered in dust as vehicles dragged dust onto the internal road;
- Vehicles leaving the site carrying aggregate material were not routinely covered;
- There were now 2 areas of aggregate on site which exacerbated the situation;
- Residents' health problems were aggravated by the levels of pollution on the site;
- A revised noise assessment had been carried out in January 2022; however, the problems had increased significantly since that time;
- HGVs passing over the ramps made a loud booming sound all through the night which regularly woke local residents and disturbed their sleep; this was having a negative impact on residents' mental and physical health leading to migraines and breathing difficulties in some cases;
- Enforcement action had made no difference and the residents felt abandoned;
- Balconies were filthy and thick with dust;
- It was felt that the dust management plan failed to address these problems and concerns; and
- Enforcement action was requested.

In response to questions from the Committee, the petitioner confirmed that the problems had been going on for many months and were getting worse. The applicant had failed to make contact with residents in an attempt to resolve the issues. Members heard that lorries were entering and exiting the site throughout the night and the site was operational 7 days a week.

A written submission from the applicant had been received and was read out to the

Committee. Key points highlighted included:

- The site had historically been used for industrial/commercial uses and, prior to the Covid pandemic, for airport parking;
- The proposal would provide an active use of the site, local employment, site security and would deter fly tipping;
- Permission for a temporary period of 12 months was sought. The applicant had made several revisions to minimise the impact on neighbours and the Grand Union Canal including moving the aggregate store;
- A condition restricting hours of operation and noise had been agreed to by the applicant;
- A contract had been entered into with the National Road Sweeping Company to sweep the site, including Trout Road, to remove dust and debris. Initially this would be done weekly with scope to increase frequency if required. This would supplement the manual operation. An electric road sweeper had also been purchased and would be used between operations. This approach would be formalised as part of the dust management plan to be agreed with the Council by planning condition;
- The main internal road had been concreted to minimise dust;
- Any noise complaints would be managed with the Council as part of the noise management condition;
- CCTV cameras were proposed; and
- The applicant was keen to work with residents to address any complaints.

Councillor Punja, Ward Councillor, was in attendance and addressed the Committee stating that remedial approaches in relation to the site had been unsuccessful and residents were understandably unhappy and angry. Members were informed that local residents were at times reluctant to open their windows due to the levels of noise, dust and pollution at the site. The noise levels were having a negative impact on residents' health and were causing significant stress and harm. At times it was even impossible to watch TV or have normal conversations which was totally unacceptable.

Members enquired whether the proposed additional conditions would assist in resolving residents' concerns. Councillor Punja noted that the road sweepers would clean the roads but not homes and cars. It appeared that problems were being moved around at the site but not resolved – the Canal would be protected but residents would not. It was felt that the problems at the site were getting worse hence anger was rising.

Councillor Abby, Ward Councillor, addressed the Committee in objection to the application, noting that residents were severely affected by the activity on the site. Photographic evidence had been provided in support of his statement. Councillor Abby observed that this was the wrong location for such an operation - the site could be put to better use as a health centre instead. At present operational hours were not being respected and work was carried out both day and night. Health and safety concerns were reiterated - the health of one young child with a heart condition and breathing difficulties was a particular concern. A site visit was proposed.

The Deputy Director of Planning and Regeneration addressed the Committee reminding Members that the application was for the temporary use of the site and a large number of planning controls were proposed to mitigate harm. It was noted that enforcement action could take many months. The application was recommended for approval as officers wished to take control of the situation through the imposition of conditions. A dust mitigation plan was proposed which had worked well on other sites and additional conditions were set out in the addendum. It was anticipated that the

restricted hours would have a significant impact.

The Legal Advisor informed Members that the Council had two powers of control – the imposition of conditions and the Environmental Protection Act 1990 (EPA). It was noted that, should the Committee be minded to refuse the application, refusal reasons would need to be very clear. If the matter were to go to appeal, it was possible that the Inspector could delete / dilute some of the proposed conditions. It was felt that the imposition of conditions could be a safer approach.

In response to questions from the Committee, it was confirmed that tarmac was currently in place along the majority of the haul road though there were some un-tarmacked pockets. In relation to the noisy ramp, it was noted that a reduction in its height could reduce noise but might result in increased vehicle speed. Members suggested that an external off-site ramp would potentially cause less harm – this option would be further explored by officers.

Councillors suggested the introduction of vehicle bays to reduce dust levels, but it was felt this would be an unviable option. At the request of the Committee, it was agreed that wheel washing, mandatory covers on trucks and road washing would be beneficial. It was felt that the reduced hours of operation could negate the need to lower the ramps.

Members expressed concern regarding the effectiveness of enforcement action if the applicant were to choose not to comply with the imposed conditions. In response to this, it was noted that the applicant had already agreed to all the recommended conditions including those in the addendum. Officers were confident that the applicant would agree to any further conditions imposed. However, if conditions were not complied with and problems persisted, the Council had powers under the EPA to abate these. A Members' Enquiries system was in place through which Ward Councillors could encourage the Council's ASBET Team to implement their powers of enforcement. The applicant would be obliged to comply once a notice had been served.

At the request of Members, it was agreed that delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to tighten all conditions and explore the feasibility of vehicle reversing beacons being switched off to reduce noise disturbance. It was further agreed that Condition 7 be strengthened to control daytime delivery of bulk aggregate to limit dust pollution.

The Committee enquired whether the haul road could be widened to enable two HGVs to pass each other. However, the Legal Advisor observed that a request for road widening would not meet the reasonableness test given all the other conditions already proposed to mitigate dust.

The Committee requested a site management scheme (On-Site Logistics Plan) to control the movement of vehicles at the site. It was agreed that delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to draft an additional condition in relation to this.

A site visit was suggested prior to a final decision being reached; however, officers suggested this would only serve to delay things further. The site visit proposal was moved, seconded and, when put to a vote, rejected with 3 Councillors voting in favour and 4 against.

In summary, it was proposed that delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to draft additional conditions in relation to wheel washing, haul road dampening, an On-Site Logistics Plan and compulsory covers on vehicles carrying aggregate; explore options in relation to vehicle reversing beacons and raised tables; and strengthen Condition 7 to include dust mitigation measures when bulk aggregates were delivered to the site.

The officer's recommendation (subject to the agreed new/amended conditions) was moved, seconded and, when put to a vote, approved with 6 Councillors voting in favour and 1 abstaining.

RESOLVED:

1. That the application be approved +S106;
2. That delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to draft additional conditions in relation to wheel washing and haul road dampening down;
3. That delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to explore options in relation to vehicle reversing beacons and raised tables;
4. That delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to strengthen Condition 7 to include dust mitigation measures when aggregates were delivered to the site; and
5. That delegated authority be granted to the Deputy Director of Planning and Regeneration, in consultation with the Chairman, to draft an additional condition requiring an On-Site Logistics Plan.

130. **FLC CAR SALES, FALLING LANE, YIEWSLEY - 692/APP/2021/4071** (*Agenda Item 8*)

Reserved Matters Application regarding appearance and landscaping, as required by Condition 2 of outline planning permission ref. 692/APP/2017/749 dated 11-03-2019 (Erection of a 2-4 storey building comprising 30 no. studio, 1, 2 and 3-bedroom apartments (Use Class C3) with associated access, car parking and refuse/recycling store, involving demolition of the used car sales garage).

Officers introduced the application which was recommended for approval. Members heard that 75 surrounding properties had been consulted and there had been no objections in relation to the proposal. It was noted that outline consent had been granted previously and the current application related to Reserved Matters only.

To ensure cyclist and pedestrian safety, Members suggested that the boundary wall should not exceed 0.6 m in height. It was agreed that delegated authority be granted to the Deputy Director of Planning and Regeneration to draft an additional condition in relation to this.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.

RESOLVED: That the application be approved subject to the addition of a condition stating that the boundary wall must not exceed 0.6m in height.

The meeting, which commenced at 6.00 pm, closed at 7.32 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250636 or email (recommended): epenny@hillington.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making; however, these minutes remain the official and definitive record of proceedings.

Report of the Head of Planning, Transportation and Regeneration

Address BREAKSPEAR JUNIOR SCHOOL BUSHEY ROAD ICKENHAM

Development: Installation of a synthetic turf surface and associated sub-base, sports lighting system comprising 6 No. 8m high masts, and bonded rubber mulch areas.

LBH Ref Nos: 2231/APP/2021/3980

Drawing Nos: Lighting Plan by Kingfisher (Rev. A) (15-10-21)
Community Use Agreement (03-03-22)
05
02
01 (Site Location)
Design and Access Statement (21-10-21)
03
04
T1
Tree Survey Report (14-10-21)
Attenuation Estimates (x 2)
Greenfield runoff rate estimation for sites (Greenfield runoff too)

Date Plans Received: 25/10/2021

Date(s) of Amendment(s):

Date Application Valid: 25/10/2021

1. SUMMARY

The proposal seeks planning permission for the replacement of a grass playing field with an artificial Multi-Use Games Area (MUGA), and the installation of lighting columns.

There is a clear presumption in favour of improving the educational offer of schools within the borough, and the application would allow sports activities to take place year-round on the proposed artificial surface.

The loss of the playing field would have no impact on the character or appearance of the area, the local highway network or neighbouring residential amenity.

On this basis, the proposal is supported and is recommended for approval, subject to the conditions set out in the decision notice.

2. RECOMMENDATION

APPROVAL; subject to the imposition of the following conditions:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbered:

01 (Site Location);
02;
03;
04;
05; and
T1.

The development shall thereafter be retained for as long as the development remains in existence in accordance with the approved plans.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3 COM5 General compliance with supporting documentation

The development hereby approved shall not be carried out except in complete accordance with the details shown on the specified supporting plans and documents:

Lighting Plan by Kingfisher; 44343 (Rev. A) (15-10-21);
Design and Access Statement (21-10-21);
Greenfield runoff rate estimation for sites (Greenfield runoff tool);
Attenuation Estimates (x 2);
Tree Survey Report (14-10-21); and
Community Use Agreement (03-03-22).

Thereafter the development shall be retained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

4 RES8 Tree Protection

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

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

B. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

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

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- C(i) There shall be no changes in ground levels;
- C(ii) No materials or plant shall be stored;
- C(iii) No buildings or temporary buildings shall be erected or stationed.
- C(iv) No materials or waste shall be burnt; and.
- C(v) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

D. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan: Development Management Policies (2020)

5 COM30 Contaminated Land

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval prior to its use within the development.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Strategic Policies (2012).

6 ADV6 Hours of Illumination

The floodlighting hereby approved must be installed strictly in accordance with the submitted details, including the location, height, type and direction of light sources, intensity of illumination and shielding to eliminate vertical and horizontal light spillage.

REASON

In order to protect the amenity of nearby residential properties in accordance with Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012) .

7 NONSC Non Standard Condition

Before the use of the MUGA hereby approved commences a post installation verification report shall be submitted to and approved in writing by the Local Planning Authority. The report should detail checks undertaken by a qualified lighting engineer to ensure that the installed floodlights operate in accordance with the approved details. The report should identify checks to ensure that the lux levels identified on the hereby approved Lighting Plan by Kingfisher; 44343 (Rev. A) (this should include checking lux levels on the site boundaries) are not exceeded.

Where it has been identified there is an exceedance of lux levels from the approved details the report should identify remedial measures, such as additional light spill control measures, to ensure the floodlighting when brought into use complies fully with the approved details. All of the floodlighting shall not thereafter be altered without the prior

consent in writing of the Local Planning Authority, other than for routine maintenance which does not change its details.

REASON

In order to protect the amenity of nearby residential properties in accordance with Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012).

8 COM22 Operating Hours

The proposed artificial playing surface and floodlighting shall be made available for community use in accordance with the details contained within the Community Use Agreement (03-03-22), and shall only be available for use by outside organisations between the hours of:

Term Time:

Mon - Fri: 18.00 - 19.00

Sat: 9.00 - 17.00

Sun: 9.00 - 17.00

School Holidays (excluding Christmas Holidays):

Mon - Fri: 8.30 - 17.45

Sat: 9.00 - 17.00

Sun: 9.00 - 17.00

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with policy EM8 of the Hillingdon Local Plan: Strategic Policies (2012).

9 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'.

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to

the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990

10 RES15 Sustainable Water Management (changed from SUDS)

The development hereby approved shall be implemented in accordance with the 'Greenfield runoff rate estimation for sites (Greenfield runoff tool)' and 'Attenuation Estimates (x 2)', to ensure that a discharge rate shall be limited to 2 litres per second for all flood events, up to and including the 1 in 100 year event (plus an allowance for climate change).

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan: Development Management Policies (2020) and Policy SI 12 of the London Plan (2021).

11 COM9 Landscaping (car parking & refuse/cycle storage)

No works above ground floor level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
2. Details of Hard Landscaping
- 2.a Means of enclosure/boundary treatments

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021).

- | | |
|--------|---|
| DMCI 2 | New Community Infrastructure |
| DMCI 6 | Indoor Sports and Leisure Facilities |
| DMEI 7 | Biodiversity Protection and Enhancement
(2021) Agent of change |

LPP D13	
LPP D14	(2021) Noise
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a primary school and its grounds, and is made up of one, two and three-storey buildings, and which has been enlarged through numerous extensions. Within the grounds, the buildings occupy the eastern half of the site, with a playground occupying the the north-western quarter of the site, and a grass playing field occupying the south-west corner.

The school grounds are surrounded on all sides by two-storey residential properties which continue to the south, whilst to the north, beyond Hoylake Crescent, is the Green Belt.

3.2 Proposed Scheme

The proposal seeks planning permission for the installation of a synthetic turf surface to replace the existing grass playing field, to be laid out so that it can be used as either two or three pitches. Lighting poles would be required to support the use of the artificial playing surface, and six are proposed, at a height of 8 metres.

3.3 Relevant Planning History

2231/APP/2006/1702 Breakspears Junior School Bushey Road Ickenham
ERECTION OF A SINGLE STOREY MONO-PITCH BUILDING TO NORTH OF MAIN BUILDING FOR USE AS AN ARTS STUDIO (DANCE/DRAMA/MUSIC).

Decision: 04-08-2006 Approved

2231/APP/2006/2066 Breakspears Infant And Junior School Bushey Road Ickenham
ERECTION OF SHELTERED CYCLE STORAGE FOR PUPILS' USE ADJOINING THE SIDE BOUNDARY WITH 235 HOYLAKE CRESCENT INVOLVING NEW ACCESS GATE IN EXISTING FENCE LINE

Decision: 06-09-2006 Approved

2231/APP/2006/850 Breakspears Junior School Bushey Road Ickenham
ERECTION OF AN INFILL EXTENSION AND RAMP AND ENLARGED P.T.A. ROOM (INVOLVING INTERNAL AND EXTERNAL ALTERATIONS)

Decision: 15-05-2006 Approved

2231/APP/2007/2722 Breakspears Junior & Infant School Bushey Road Ickenham
Two storey extension within existing courtyard to provide 2 new staff rooms.

Decision: 23-10-2007 Approved

2231/APP/2014/809 Breakspears Primary School Bushey Road Ickenham
Single storey extension to existing nursery building

Decision: 12-05-2014 Approved

Comment on Relevant Planning History

As can be seen from the planning history, the school has been extended a number of times in recent years, which represents a gradual increase in demand for additional space since the school originally opened.

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The London Plan (2021)
The West London Waste Plan (2015)

The National Planning Policy Framework (NPPF) (2021), Planning Practice Guidance, as well as relevant supplementary planning documents and guidance are all material consideration in planning decisions.

The proposed development has been assessed against development plan policies and relevant material considerations.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.CI1 (2012) Community Infrastructure Provision
PT1.CI2 (2012) Leisure and Recreation
PT1.EM4 (2012) Open Space and Informal Recreation
PT1.EM5 (2012) Sport and Leisure
PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

DMCI 2	New Community Infrastructure
DMCI 6	Indoor Sports and Leisure Facilities
DMEI 7	Biodiversity Protection and Enhancement
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters dated 27-10-21 and 14-03-22 were sent to 34 nearby properties, including properties on Bushey Road and Hoylake Crescent.

15 Objections and 15 letters in support were received in response to public consultation. The following considerations were raised:

Objection:

- Impact of additional visitors leading to parking on-street
- Additional noise, including in the evening and at weekends
- Proposed floodlights are too tall
- Concerns over proposed hours being extended further
- Flooding and drainage issues
- Impact of proposed artificial lighting on residential properties
- Anti-social behaviour with youths congregating
- Loss of trees and biodiversity

Support:

- Proposal will enhance educational offer on-site
- Proposal will improve the access children have to outdoor sports as the current playing field is not useable year-round.

ICKENHAM RESIDENTS ASSOCIATION: We are concerned about how much light pollution neighbouring residents in Hoylake Crescent would have to put up with, especially during the winter months.

We are completely in the hands of your Planning Team with their greater expertise and facilities and trust they will take our points into consideration to arrive at the correct decision.

Local Plan Policy DMEI 7 (Biodiversity Protection and Enhancement) states that proposals that result in significant harm to biodiversity which cannot be avoided, mitigated, or, as a last resort, compensated for, will normally be refused.

We see the school playing field as an important local biodiversity feature for current and future generations. As such, there should be a genuinely compelling reason to justify its loss. We understand the competing priorities the school is managing but remain unconvinced that the loss is justified.

Policy DMEI 7 also states that where development is constrained and cannot provide high quality biodiversity enhancements on-site, then appropriate contributions will be sought to deliver off-site improvements through a legal agreement. Should LBH be inclined to consider approving this application, we would be happy to discuss which local projects could benefit from any offsite improvements agreement.

SPORT ENGLAND (12-01-22): It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

all or any part of a playing field, or
land which has been used as a playing field and remains undeveloped, or
land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The application seeks to construct a sand dressed artificial surface, with sports lighting, on the playing field that appears to have been used mostly for football. It appears that the works would reduce the area that could be used for sport.

Since the London Borough of Hillingdon does not have an up-to-date Playing Pitch Strategy the need for the existing playing field to meet current and/or future sporting needs is unclear. The submitted documentation is silent on existing community use of the playing field and current, or future, local community need for the proposed development. Sport England does note, however, that the school consider there a need for the artificial surface for their own use, rather than natural turf. The Football Foundation have indicated that the playing field does not appear to have been used by local football clubs.

The proposed development would appear to not only remove all the natural turf playing field but also reduce the main area for sport/play due to the mix of surfaces proposed. This would result in the loss of a playing field that can contain a football pitch that meets FA size requirements, including its

safety run-off area, albeit these measurements have been taken from aerial photographs rather than onsite. The proposed sand dressed artificial surface would also not be appropriate for most levels of football and the proposed markings shown on the drawings do not align with FA pitch dimensions. This would limit the extent of football that can be played at the site consequently it would appear, therefore, that the proposal would compromise football played, or could be played, at the site and the Football Foundation have indicated that they would not support this proposal.

Sport England gives weight to the above however it does appreciate that football could still be played at a recreational level on the proposed surface and the installation of a sand-based surface could provide opportunities for the school to accommodate hockey, which cannot really be played on grass. The proposed surface is likely to be more durable than natural turf provided that the school can generate the notable funds for maintenance and a sink fund to replace the surface in due course. The proposed surface would also still be able to accommodate most sports it currently could possibly accommodate given the existing playing field's size and shape, with the exception of recreational /beginner levels of contact sports such as rugby. Sport England would like to highlight these limitations to ensure that the school is fully aware of the impact of the proposal.

Taking into consideration that there appears to no current community use of the site, the shape/size of the existing playing field that limits marking out of most pitches, that the school is a junior school thereby catering primarily to beginner level for sports, the school need articulated in the documentation and that the facility could be available to the community during weekday evenings (due to the sports lighting) and weekends if there is any local demand (which should be secured in a Community Use Agreement), Sport England will take a pragmatic interpretation of its policy and consider, on balance, that in principle there is benefit to outweigh the harm caused outlined above in this instance.

In relation to design, Sport England would like to highlight that there could be contamination from sand from the main sports area and rubber mulch from the surrounding artificial turf between each surface which could also be transferred into the school. It would also advise that since no fencing is proposed a risk assessment is considered to assess the risk from sport lighting columns near/in areas of play.

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to broadly meet Exception 5 of the above policy. The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application, relating to the submission of a Community Use Agreement.

SPORT ENGLAND: (17-01-22): The peak time for community sport is weekday evenings 6pm-10pm and during the day at weekends therefore Sport England's position is that the facility should be available during this time to maximise the benefits for sport. This would also ensure that the surface and sport lighting would be self-financing, i.e. that revenue from community use can be invested directly into the surface (and lighting) to ensure it is properly and safely maintained and replaced at the end of its natural life thus not requiring the school from having to find funds from elsewhere (that might be directed from the school's curriculum needs).

As I'm sure you would appreciate reducing the extent of community availability not only brings the long-term sustainability into question but also erodes the benefits of the proposal therefore limiting community use extensively would be a concern. I should highlight that modern sports lighting tends not to overspill and whilst use in the evening and weekends would increase activity at the site it would be a more effective use of the school site out of hours.

SPORT ENGLAND (10-03-22): Thanks you for your effort in amending the Community Use Agreement. On the basis that the parties sign the agreement and the CUA condition is imposed

then Sport England has no objection to the application for the reasons set out in its original comments of 12th January 2022.

Internal Consultees

CONTAMINATED LAND: Please incorporate a condition requiring imported soils to be free of contamination.

FLOOD AND WATER MANAGEMENT: The drainage proposals limit the discharge rates as required to 2 litres per second for all events up to and including the 1 in 100 year (plus an allowance for climate change) and will provide storage underneath the proposed turf system. No objections to the proposals.

HIGHWAYS: The introduction of a synthetic turf on this green space will predominantly serve school related daytime activities. It is noted that extracurricular activities are also proposed during the school term focussed on the early evening (6-7pm) - Monday to Friday and Saturday/Sunday (9am to 5pm). Outside of term time, the pitch would be made available to the community during full working days - 7 days per week. The proposed hours of activity during the school term have been arranged so as not to overlap or interfere with normal daytime school operations. In cumulative impact terms, this is encouraged and therefore welcomed.

There are in the region of 15 on-plot parking spaces available for extracurricular activities which would assist in limiting parking related impacts on the local road network which is relevant given that the surrounding roadways are devoid of parking controls (save an off-peak school safety zone) further compounded by the relatively poor public transport accessibility level (PTAL) rating of 1a which heightens dependency on the use of private motor transport to and from the site.

In order to manage and monitor these extracurricular activities, the applicant has indicated willingness to enter into a 'Community Use' agreement which sets out the future vision associated with releasing the pitch area to the local community. A draft version has been submitted and is considered relatively robust with specific reference to the aspect of an annual monitoring regime of usage that would be shared with Hillingdon Council (LBH). This would allow LBH to recommend mitigations if and when required in cases where, for example, an attendance rate results in a compromise of available on-plot car park capacity which may then force patrons to park on-street, possibly in an injudicious manner, to the detriment of local residents.

Therefore, in summary there is no 'in principle' objection to the proposal.

TREE AND LANDSCAPE: This sports pitch is located in the south-west corner of the Breakspear school campus. The site lies within a residential area with houses located to the north and south. The west boundary backs on to Hoylake Crescent and the east boundary is defined by Bushey Road.

There are a number of trees on all boundaries of the sports pitch and an established hedge, which contribute to the landscape character and appearance of the area.

There are no TPO's or Conservation Area designations affecting the site.

A tree report has been prepared by Artemis, dated October 2021. The survey has identified and assessed the condition and value of the trees.

There are 4 x A grade trees; T10 oak, T14 liquidambar, T17 lime and T22 London plane. There are 9 x B grade trees; T3, T4, T5, T7, T11, T15, T19, T20, T21.

A and B grade trees are particularly important to safeguard on development sites due to their condition, landscape value and useful life expectancy.

The report is accompanied by a tree constraints plan and impact assessment concluding that 2 trees will be slightly affected by the proposal to surface the 63m x 28m pitch;

T1 cherry (C) and T21 birch (B). Additionally two trees will be more extensively affected; T3 silver maple (B) and T7 crack willow (B).

The report contains no specific detailed tree protection measures or arboricultural method statement (AMS) to indicate how the trees can (and will) be protected. The AMS should be incorporated into a Construction Management Plan which includes on site supervision and monitoring by a competent arboricultural consultant.

The D&AS refers to the lighting specification which complies with 'ILP Guidance Notes For Reduction of Obtrusive Light - 2020'. The lighting specification considers the issue of light spillage and the restricted time of operation (between 8.00-18.00hrs) with regard to how it affects the residents in neighbouring properties.

The specification should also comply with 'Bats and artificial lighting in the UK', Guidance note 08/18, by the Bat Conservation Trust and the Institution of Lighting Professionals.

If you are minded to approve this application, please add pre-commencement condition RES8 (the tree protection and AMS should be incorporated into a Construction Management Plan) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy CI1 of the Hillingdon Local Plan: Strategic Policies (Community Infrastructure Provision) sets out that the retention and enhancement of existing community facilities will be supported, as will extensions to existing schools and the development of new youth facilities. In this regard, Policy CI1 states that that facilities should be encouraged to provide multiple purposes. This is supported by Policy CI2 of the Hillingdon Local Plan: Strategic Policies (Leisure and Recreation), which states that the council will seek to secure good quality, well maintained leisure and recreation facilities, by encouraging cultural and sporting facilities for schools and other institutions which can be shared with the community, including through the use of formal pay and play community access to school facilities.

In addition, Policy EM5 of the Hillingdon Local Plan: Strategic Policies (Sport and Leisure) states that the council will safeguard, enhance and extend the network of sport and leisure spaces that meet local community needs and facilitate active lifestyles by providing active sport and leisure spaces within walking distance of homes, with a presumption against any net loss of active sport and leisure facilities in the borough. As such, proposals should promote opportunities for participation in outdoor sport and leisure.

Moreover, Policy DMCI 2 of the Hillingdon Local Plan: Development Management Policies (New Community Infrastructure) sets out that proposals for the provision of new community facilities will be supported where they are located within the community they intend to serve, are inclusive, flexible and accessible, are sited to maximise the shared use of the facility and make provision for community access to the facilities provided.

Further, the supporting text to Policy DMCI 6 of the Hillingdon Local Plan: Development Management Policies (Indoor Sports and Leisure Facilities) states that the provision of

formal outdoor recreational facilities for football, hockey, tennis and rugby in the borough are technically above national standards, but many playing hours on grass pitches are lost each season through poor weather and consequently the availability of pitches for many sports is reduced. As such, artificial sports surface pitches may have an advantage as they can support more intensive use, year-round.

The proposed development seeks permission to replace the existing grass playing field located in the south-west corner of the site and replace it with an artificial surface, to enable the playing field to be used as a Multi-Use Games Area (MUGA) by the school year-round. Following comments received from Sport England, a statutory consultee for any application involving the loss of a playing field, they confirmed that to comply with Exception 5 of Sport England's Playing Fields Policy and Guidance document, the proposed MUGA would need to include community uses outside of school hours, recognizing that the artificial surface would be more durable, and would provide better access to sports facilities for students of the school over a year, due to the MUGA being suitable in all weather conditions.

A Community Use Agreement (CUA) was subsequently submitted, setting out the arrangements for the new facilities to be used by the community. This CUA has been reviewed by Sport England and the local planning authority, and subject to the CUA being implemented following completion of the artificial surface, it is considered that the proposal should be supported in principle, in accordance with Policies CI1, CI2 and EM5 of the Hillingdon Local Plan: Strategic Policies and Policy DMCI 2 of the Hillingdon Local Plan: Development Management Policies.

7.02 Density of the proposed development

Residential density is not relevant to this application.

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

The application site does not fall within a Conservation Area, Area of High Archaeological Priority or an Area of Special Character, or affect their settings.

7.04 Airport safeguarding

Airport safeguarding is not relevant to this proposal.

7.05 Impact on the green belt

The proposal would have no impact on the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Strategic Policies (Built Environment) sets out that, in order to create successful and sustainable neighbourhoods, new development (including new buildings, alterations and extensions) should be of a high quality design which enhances the local distinctiveness of the area and contributes to a sense of place. As such. Proposals should be designed to be appropriate to the context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

It is considered that the proposed development would not have a significant impact on the

appearance of the streetscene, noting that the proposal would not increase the amount of built form within the site. Whilst it is recognised that light columns up to a height of 8 metres are proposed, these would be of a similar scale, height and appearance to lampposts and would appear appropriate in this setting. Moreover, recognising that the break in buildings provided by the playing field would remain the same following completion of the MUGA, it is therefore considered that the impact on the character of the area would be minimal, if noticeable at all.

On this basis, the proposal is considered to have an acceptable impact on the character and appearance of the area in accordance with Policy BE1 of the Hillingdon Local Plan: Strategic Policies and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.08 Impact on neighbours

The proposed development would have no impact on neighbours' amenity in respect of a loss of light, loss of privacy or loss of outlook, noting that there would be no increase in built form following the proposal (excluding the new light columns).

The introduction of lighting columns, if not properly managed, has the potential to lead to a loss of amenity for nearby residents.

The supporting Design and Access Statement includes further details of the proposed lighting system, and states that the lighting system design will comply with recommendations published within ILP Guidance Notes for the Reduction of Obtrusive Light (2020), and, on completion of the installation, the system will be tested to ensure that it fully complies with these standards. Additionally, the proposed lighting system to the sports pitch area will demonstrate greater control of light spillage in comparison to older systems as the lamps are directed down on to the playing surface, thereby significantly reducing overspill to the immediate surrounding areas. Potential overspill has been shown on the drawing prepared by Kingfisher (dated 15/10/21) (Rev. A), which demonstrates that the impacts of overspill light would not be significant for any nearby residential properties. Control switches and time clocks will be installed to the floodlights to ensure they do not remain on any later than the permitted hours. These details would be secured by way of condition.

On this basis, the proposal is considered not to have a significant impact on neighbouring residential amenity.

7.09 Living conditions for future occupiers

Not relevant to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy T1 of the London Plan (Strategic approach to transport) seeks development proposals to facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. All development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

Policy T2 of the London Plan (Healthy Streets) requires development proposals to demonstrate how they will reduce the dominance of vehicles on London's streets whether stationary or moving, be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

Policy T4 of the London Plan (Assessing and mitigating transport impacts) sets out that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. When required, transport assessments or statements should be submitted with proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed.

It is noted that extracurricular activities are proposed during the school term focused on the early evening (6-7pm) - Monday to Friday and Saturday/Sunday (9am to 5pm). Outside of term time, the pitch would be made available to the community during full working days, seven days a week. The proposed hours of activity during the school term have been arranged so as not to overlap or interfere with normal daytime school operations, and in cumulative impact terms, this is encouraged and therefore welcomed by the council's Highways Authority.

15 on-site parking spaces available for extracurricular activities which would assist in limiting parking related impacts on the local road network which is relevant given that the surrounding roadways are devoid of parking controls (except for an off-peak school safety zone), which is further compounded by the relatively poor public transport accessibility level (PTAL) rating of 1a which heightens dependency on the use of private motor transport to and from the site.

Overall, it is considered that the additional community uses are unlikely to result in significant vehicle movements to and from the site when compared to existing movements, and overall the impact on the local highway network would be manageable.

7.11 Urban design, access and security

Urban Design:

See Section 7.2 of this report.

Access & Security:

The proposed Multi Use Games Area (MUGA) would be located within the school grounds and would not impact on existing access and security arrangements of the school.

7.12 Disabled access

Access arrangements within the school, and to enter or exit the site would remain unchanged.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments retain and enhance existing landscaping and trees, particularly trees of merit, and requires landscape schemes to be appropriate to the character of the area. Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that biodiversity is protected.

There are a number of trees on all boundaries of the sports pitch and an established hedge, which contribute to the landscape character and appearance of the area, however there are no Tree Preservation Orders (TPOs) or Conservation Area designations affecting the site.

A tree report has been prepared by Artemis, dated October 2021. The survey has identified

and assessed the condition and value of the trees.

The council's Tree and Landscape Officer has commented that the submitted Tree Survey, Tree Constraints Plan and Arboricultural Impact Assessment identify that 2 trees will be slightly affected by the proposal to surface the pitch and two trees will be more extensively affected, but provides limited detail on how these trees will be protected during and after construction. These details would be secured by way of condition. Additionally, the lighting specification considers the issue of light spillage and the restricted time of operation (between 8.00-18.00hrs) with regard to how it affects the residents in neighbouring properties, but should also include comply with 'Bats and artificial lighting in the UK', a Guidance note 08/18, by the Bat Conservation Trust and the Institution of Lighting Professionals, and this would be secured by way of condition.

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (Flood risk management) sets out that flood risk across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities and developers where relevant. Proposals should further ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses. Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading.

In addition, Policy SI 13 of the London Plan (Sustainable drainage) sets out that proposal should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Strategic Policies (Flood Risk Management) encourages development to be sited away from the areas of highest flood risk (Flood Zones 2 and 3), and all development will be required to use sustainable urban drainage systems (SUDS).

The proposal is sited within Flood Zone 1 (at the lowest risk of flooding) and has incorporated SUDS into the design of the scheme, which will limit the discharge rates to 2 litres per second for all events, up to and including the 1 in 100 year event (plus an allowance for climate change), as required by Policy SI2 of the London plan, and will provide storage underneath the proposed turf system in line with the requirements of Policy SI 13 of the London Plan and Policy EM6 of the Hillingdon Local Plan: Strategic Policies.

7.18 Noise or Air Quality Issues

Policy D14 of the London Plan (Noise) states that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses. Development proposals should manage noise and other potential nuisances by ensuring good design mitigates and minimises existing and potential nuisances with necessary and appropriate provisions including ongoing and future management responsibilities, and proposals should seek to separate new noise-sensitive development from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.

Policy D13 of the London Plan (Agent of Change) sets out that proposals should mitigate and minimise the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses, improving and enhancing the acoustic environment and promoting appropriate soundscapes. Proposals should first seek to separate new noise-sensitive development from major noise sources through the use of distance, screening, layout, orientation, uses and materials, in preference to sole reliance on sound insulation. Where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles, promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Policy EM8 of the Hillingdon Local Plan: Strategic Policies (Land, Water, Air and Noise) states the council will promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected by new developments. As such, the council will seek to ensure that noise sensitive development and noise generating development are only allowed if noise impacts can be adequately controlled and mitigated.

The proposed artificial playing pitch is a continuation of an existing use on-site, in that the current playing field would be used by children to play sports. Whilst it is recognised that some larger sports pitches can generate higher levels of noise, the proposal is for children's sports facilities (including child size pitches) and these pitches tend not to create high levels of disturbance given their relatively small size.

In any event, the proposed community hours (as set out in Schedule 2 of the draft CUA), require the school to positively consider any application for additional community sport use from 18.00 - 19.00, Monday to Friday, during term-time, and 08.30 - 17.45 during school holidays (excluding the Christmas holidays). This represents a maximum of one additional hour of use during term time, and would be within normal school operating hours during the school holidays, and this reduced offer to the community represents a compromise sought between providing high quality community uses and limiting activity into the evening for nearby properties. Similarly, at the weekends, community use of the sports facilities would be allowed between the hours of 09:00 - 17:00.

Overall, it is considered that the impact of the proposed development to neighbours in respect of noise would be minimal, and measures have been taken to find a compromise for the proposed additional hours of use to ensure Sport England are satisfied that real community uses can be provided by the proposal, without having a significant adverse impact on existing residential properties nearby.

7.19 Comments on Public Consultations

Letters dated 27-10-21 and 14-03-22 were sent to 34 nearby properties, including properties on Bushey Road and Hoylake Crescent.

15 Objections and 15 letters in support were received in response to public consultation. The following considerations were raised:

Objection:

- Impact of additional visitors leading to parking on-street
- Additional noise, including in the evening and at weekends
- Proposed floodlights are too tall

- Concerns over proposed hours being extended further
- Flooding and drainage issues
- Impact of proposed artificial lighting on residential properties
- Anti-social behaviour with youths congregating
- Loss of trees and biodiversity

Support:

- Proposal will enhance educational offer on-site
- Proposal will improve the access children have to outdoor sports as the current playing field is not useable year-round.

7.20 Planning obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Nor relevant to this application.

7.22 Other Issues

CONTAMINATED LAND

Policy EM8 of the Hillingdon Local Plan: Strategic Policies (Land, Water, Air and Noise) states that the council expects proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. The council's Contaminated Land Officer has been consulted on this application and raises no objection, subject to a condition ensuring no contaminated imported soil shall be used. On this basis, the proposal is acceptable in this regard.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

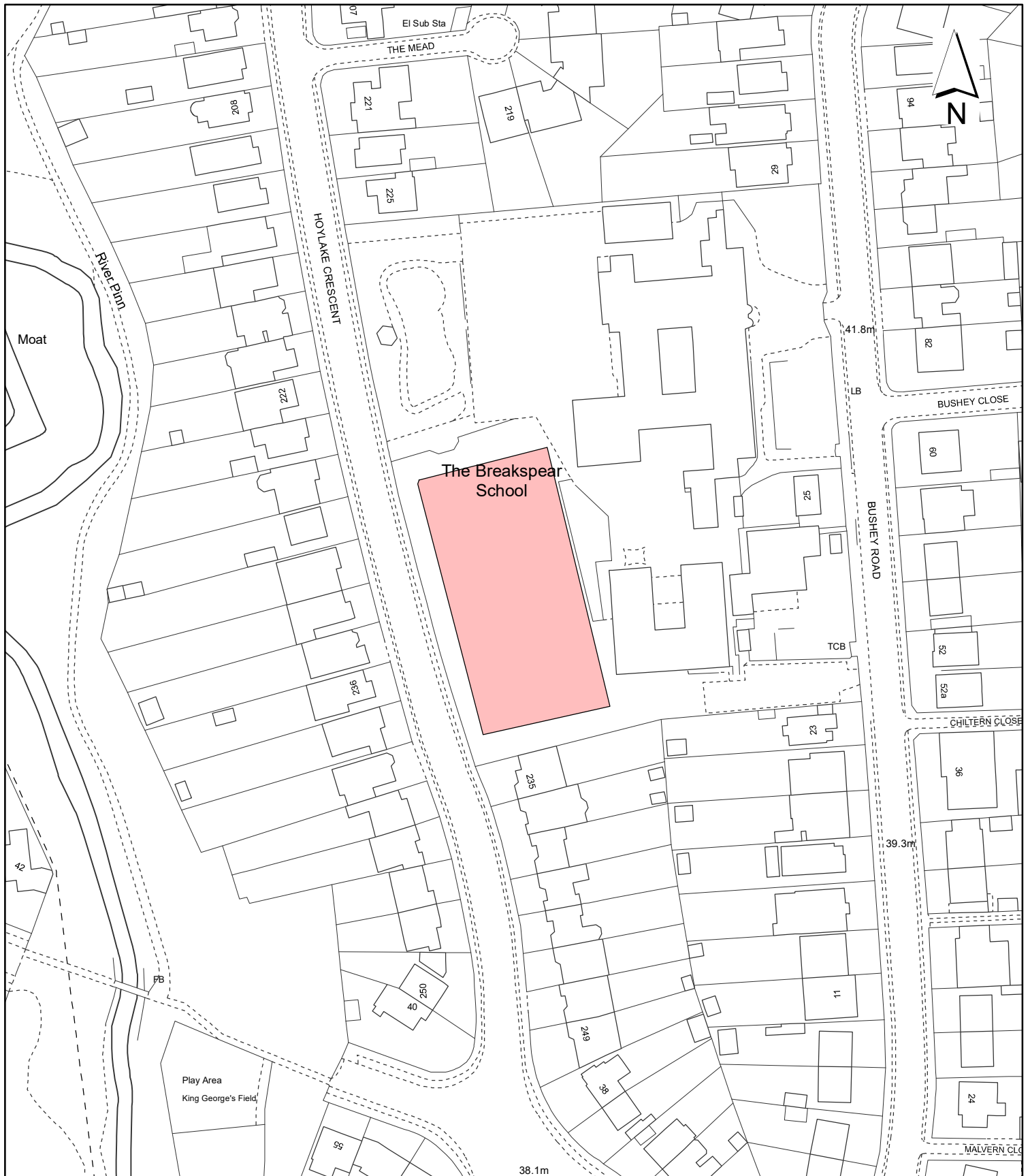
The proposed development is supported in principle as it would improve the school's ability to provide external sports activities year-round, without having a significant impact on residential amenity or the local highway network. On this basis, the proposal is recommended for approval.

11. Reference Documents

London Plan (2021)
Hillingdon Local Plan: Strategic Policies (2012)
Hillingdon Local Plan: Development Management Policies (2020)
National Planning Policy Framework (NPPF) (2021)
Sport England's Playing Fields Policy and Guidance document

Contact Officer: Andrew Thornley

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Breakspear School
 Bushey Road**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

2231/APP/2021/3980

Scale:

1:1,250

Planning Committee:

Major Page 28

Date:

June 2022



Report of the Head of Planning, Transportation and Regeneration

Address	WEST LONDON COMPOSTING LTD, HIGHVIEW FARM NEWYEARS GREEN LANE HAREFIELD
Development:	The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks. (ADDITIONAL INFORMATION)
LBH Ref Nos:	12579/APP/2021/2010
Drawing Nos:	Biofilter Spec and Monitoring Plan (WLC 18 Traffic Management Plan (TMP) Harefield 018_10 Site_Location_Plan Harefield 018_12 Layout_North_Planning Harefield 018_11 Layout_South_Planning LANDSCAPE AND VISUAL ASSESSMENT RP901 dated March 202 Air Quality Chapter Submission_Issue 2 March 2022 Ecology & Biodiversity Net Gain Pluvial Flooding Review 1.1 29.03.22 Circular Economy Statement Planning Statement March 2022 GLA Rebuttal Stockpile Locations for Surrounding HS2 Works (Info. Travel Plan (September 2006) Waste Management Need Assessment Covering letter - ES Addendum Waste Needs Assessment. Environmental Statement Vol 1 Planning Supporting Statemen 30408/WLC/SM/04b Elevations north site 30408/WLC/SM/04a Elevations south site Environmental Statement Vol 3 ES-Vol3-NTS Non-Technical Summary Vol_2B Tech Appendix 8 Hepworth Noise Impact Assessment P20-259-R0 Environmental Statement Vol 2a Chapter 8 - Noise Environmental Assessment Vol 2a Transport Environmental Statement Vol 2a Air Quality Environmental Statement Vol 2a Conclusions Fire Risk Assessment Environmental Statement Vol 2a Cumulative Impacts Vol 2B Tech Appendix 7 Phase 1 Ecology Report Environmental Statement Vol 2b Technical Appendix 6 Flood Risk Assessment Environmental Statement Vol 2b Technical Appendix 5 Groundwater Risk Assessment Environmental Statement Vol 2b Technical Appendix 4 Landscape and Visual Amenity Environmental Statement Vol 2a Chapter 9 Hydrogeology and Hydrolog Environmental Statement Vol 2a Soil Contamination Report ALD908_LD1009 P01 to ALD908_LD1030 P01 View points 1 - ALD908/LD/1000 P02 to ALD908/LD1008 P02 designation plan

Date Plans Received: 18/05/2021

Date(s) of Amendment(s):

Date Application Valid: 07/07/2021

1. **SUMMARY**

Planning permission is sought for the continuation of existing recycling operations at land to the north and south of Newyears Green Lane for an organic composting facility operation, and for the intensification of use of the facility to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste, on a permanent basis. The plant will continue to receive source separated green and kitchen waste which will turn into compost through an organic process, in enclosed vessels and open air. With regard to the principle of the use at this site, although Highview Farm has a permanent permission for composting, the maturation site (Pylon Farm) has had only a series of temporary permissions for this type of activity.

This application (permanent residency) seeks permission for the identical treatment capacity that was permitted under reference 12579/APP/2012/2366, on a temporary basis. For the avoidance of doubt this is up to 75,000 tonnes per annum of organic waste through the existing recycling operations at land to the North and South of New Years Green Lane.

Composting is a form of industrial use which is not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Local Plan Policy DME1 4 and constitutes inappropriate development within the Green Belt. It is therefore necessary to demonstrate very special circumstances as to why it should be located and continue to operate from this location.

By providing waste recovery, it is considered that the proposal would make a significant contribution to the Government's policy on climate change, which the NPPF confirms is central to sustainable development. In addition, the Council policy aims to increase green waste recycling in line with the Government's Waste Strategy. The proposed development would continue to make a significant contribution to waste management in the Borough and the surrounding area of West London and maximise the diversion of waste from landfill, meeting the Mayor's recycling and composting targets for the London region.

It is considered that the applicant's proposal shows full compliance with the Mayor of London's aspirations of moving towards a circular economy. The proposed development will make a significant and important contribution in providing organic waste management capacity for the West of London area and will divert waste from landfill moving waste up the waste hierarchy.

It is considered that the proposal accords with the aims of the recent national, regional and local waste policy updates and should be supported. Furthermore, there are particular locational needs in terms of large areas required for the open maturation process.

It is therefore considered that there are special circumstances to justify the continued use of the maturation site (north of Newyears Green Lane), and for the intensification of the composting facility, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the application is contrary to DMEI 4 of the Local Plan, no objections are raised to the principle of the continued use of the maturation site and the intensification of the use of the facility as a whole on a permanent basis.

The proposals have been assessed through a comprehensive Environmental Impact Assessment (ES), which accompanies the planning application. Overall, the ES concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable. No additional infrastructure apart from 2 leachate storage tanks are proposed and it is not considered that the activities would be visually intrusive, increase the built up nature of the site or harm the openness of this part of the Green Belt.

In terms of the increased throughput of waste to 75,000 tonnes per annum, although there would be minimal increased traffic movements resulting from the increase tonnage, the proposal is considered acceptable in terms of traffic generation and on highway safety grounds. The requirement to repair and reconstruct the carriageway (Newyears Green Lane), between the northern and southern sites, to allow for the continued and increased use at the site has already been implemented under the legal agreement attached to the previous consent.

With regard to contamination and drainage issues, it is considered that subject to the recommended conditions, the continued and intensified use of the facility would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

In terms of air quality and odour issues, of which there have been a number of complaints in the past, the proposed increased in the tonnage of material to be accepted for composting will require a variation to the Environmental Permit for the site, which is regulated by the Environment Agency. As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques will have to be submitted for approval to that Agency. In addition odour conditions are recommended, requiring an odour suppression system around the northern maturation site. Given these safeguards, it is anticipated that these measures will reduce the risk of odour release, thereby safeguarding the residential amenity of the occupiers of adjoining properties, and residents further afield.

Subject to conditions to address environmental impacts, approval is recommended.

2. RECOMMENDATION

- 1. That the application be referred to the Secretary of State as a departure from the Development Plan.**
- 2. That the application be referred back to the Greater London Authority.**
- 3. That should the Secretary of State not call in the application, or should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the application be deferred for the**

determination by the Deputy Director of Planning and Regeneration under delegated powers to approve the application.

4. That should the Secretary of State or Greater London Authority request new conditions or changes to conditions that these are deferred to the Deputy Director of Planning and Regeneration under delegated powers to amend/update;

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

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 NONSC Waste Tonnage

The cumulative total of waste input for the facility shall not exceed a maximum of 75,000 tonnes per annum.

REASON

In order to comply with the terms of the application, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DME1 12, DME14 and DMT2 of the Local Plan: Part 2 - Development Management Policies (2020); Policies G2, and T4 of the London Plan (2021) and the NPPF (2021).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

Harefield 018_10 Site_Location_Plan

Harefield 018_11 Layout_South_Planning

Harefield 018_12 Layout_North_Planning

30408/WLC/SM/04a

30408/WLC/SM/04b

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions the Hillingdon Local Plan and the London Plan (2021).

4 COM5 General compliance with supporting documentation

The development (increased tonnage) hereby permitted shall not be commenced until the following has been completed in accordance with the specified supporting plans and/or documents:

- Environmental Statement Volumes 1, 2, and 3 dated 2021
- Odour Management Plan ref:WRM/PR330/A12 dated April 2012
- Short Factual Report, prepared by Delta Simmons, dated September 2020.
- Environmental Statement, Chapter 9 Hydrogeology & Hydrology issue 1.0, dated 12 May

2021.

- Spill Mapping Assessment & Containment System Capacity Modelling, prepared by CQA International Ltd, dated 5 March 2021.
- Groundwater Risk Assessment, dated 12 May 2021.
- Fire Risk Assessment dated 25/11/17
- Ecological Assessment Ref: BMD.21.0069.RPE/P1.801.
- Flood Risk Assessment Ref: ES-Vol2b-FRA
- Technical Appendix 7 - Extended Phase 1 Habitat Survey (2012)
- Technical Appendix 8 - Hepworth Noise Impact Assessment
- ENVIRONMENTAL STATEMENT VOL 2A CHAPTER 6 - AIR QUALITY ISSUE 2.0 dated March 2022
- Travel Plan ref:401.0996.00001.01
- Haulage Traffic Management Plan (Ref: TMP)
- Bio filter Specification and Monitoring Plan Issue 02 Ref: WLC 18)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the development complies with the objectives of relevant Policies in the Hillingdon Local Plan and the London Plan (2021).

5 NONSC HGV Movements

There shall be no more than 100 vehicular movements (one way), of which there shall be no more than 41 one way HGV (vehicles above 7.5 tonnes) movements in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input each year.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF (2021).

6 NONSC Waste input

The composting facility hereby approved shall accept waste input from local authority and commercial sources only and shall not accept material directly delivered by members of the public.

REASON

To prevent unacceptable levels of traffic generation to the site, in compliance with Policies T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 of the London Plan (2021) and the NPPF (2021).

7 NONSC Delivery and Servicing Plan

The development shall be carried out in accordance with the Haulage Traffic Management Plan (Ref: TMP), prior to the implementation of the development (the increased tonnage) hereby permitted. The plans shall be implemented as approved.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF (20121).

8 NONSC Composting vessels

The development shall be carried out in accordance with the details of the composting vessels as set out in the Biofilter Specification and Monitoring Plan Issue 02 (Ref: WLC 18). The composting vessels shall be sealed units with bio-filters. The use (increased tonnage) shall not commence until the bio filters have been installed in accordance with the approved details. Thereafter the filters shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DME1 12 of the Local Plan: Part 2 - Development Management Policies (2020); Policy SI 1 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF (20121).

9 NONSC Windrows

The windrows on the maturation site (Pylon Farm) shall not exceed 2.0 metres in height.

REASON

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Policies EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DMEI 4 of the Local Plan: Part 2 - Development Management Policies (2020); Policy G2 of the London Plan (2021) and the NPPF (2021).

10 NONSC Stockpiles

The stockpiles on the maturation site (Pylon Farm) shall not exceed 3.0 metres in height.

REASON

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Policies EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DMEI 4 of the Local Plan: Part 2 - Development Management Policies (2020); Policy G2 of the London Plan (2021) and the NPPF (2021).

11 NONSC Vehicular Routes

All delivery and collection vehicles servicing the development hereby approved shall enter and depart the site using the eastern section of New Years Green Lane, via Breakspear Road.

REASON

To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with in compliance with Policies T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 of the London Plan (2021) and the NPPF (2021).

12 NONSC Travel Plan

The development shall be carried out in accordance with the details of the Travel Plan ref:401.0996.00001.01, prior to the implementation of the development (the increased tonnage) hereby permitted, and shall be retained for the duration of the use. The Travel Plan shall outline the means and methods of:

- (i) recording the numbers of deliveries and collections to the site and provision of this information to the Local Planning Authority.
- (ii) providing information to all operators of the preferred route via Breakspear Road for all vehicles entering and exiting the site
- (iii) transfer of in-vessel composted material from the site to the windrows, located on the adjoining land, north of New Years Green Lane.

The above monitoring details ((i) to (iii)) shall be submitted to and approved in writing by the Local Planning Authority on a yearly basis.

REASON

To safeguard the amenity of the Green Belt, to ensure that pedestrian and vehicular safety is not prejudiced, and to comply with Policies EM2, T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 of the London Plan (2021) and the NPPF (2021).

13 NONSC Organic Waste

The composting facility hereby approved shall be used only for the processing of organic biodegradable waste (excluding commercial food waste) and shall not be used for the processing or disposal of hazardous or toxic materials.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DMEI 12 of the Local Plan: Part 2 - Development Management Policies (2020) policy SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF (2021).

14 NONSC Risk Assessment

The development (the increased tonnage) hereby permitted shall not be commenced until a Hydrogeological Risk Assessment (HRA) for the activity on site must be submitted to and approved in writing by the Local Planning Authority. The findings of this assessment shall be implemented as approved.

The HRA will include:

- 1) The collection of relevant site specific data to characterise the aquifer and local geological conditions.
- 2) A Detailed Quantitative Risk Assessment (DQRA) which will consider the risk the operation and current management techniques pose to groundwater should be produced, based on the findings of part 1).
- 3) Based on the risks identified in part 2), a review of available mitigation measures should be undertaken and following interpretation of the DQRA and the available mitigation measures, proposals to minimise risks to groundwater should be undertaken and justified.
- 4) Recommendations and findings of part 3 should be provided in the HRA.

REASON

The site is located above a principal aquifer and within 50 days travel time of the public abstraction (SPZ1) at Ickenham. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area.

Ongoing development and intensification of this site poses a significant risk to groundwater. The application as submitted fails to give adequate assurances that the risks the activity poses to groundwater are fully understood or that the sensitivity of the environmental setting has been appropriately considered. A more in depth assessment is therefore required to assess the risk at this site.

To comply with with Policies EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DME1 11 of the Local Plan: Part 2 - Development Management Policies (2020); Policy SI 12 of the London Plan (2021) and the NPPF (2021).

15 NONSC Foul / Surface Water

Within 6 months of the scheme being approved, a detailed scheme for the foul and surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the current arrangements for both foul and surface water including full details of discharge location, storage tanks and discharge rates. The scheme shall demonstrate how the development will achieve a discharge rate of 5l/s/hectare in a 1/100year (plus 40% allowance for climate change) event. Details of discharges at 1/1 year, 1/25 year and 1/50 year shall also be provided. The scheme shall demonstrate that it has factored in the surrounding works from HS2. Any changes to the drainage layout must be implemented within 1 year of the approved scheme and development must be operated in accordance with the approved details thereafter.

REASON

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater, in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DME1 9 and DME10 of the Local Plan: Part 2 - Development Management Policies (2020); Policies SI 12 and SI 13 of the London Plan (2021) and the NPPF (2021).

16 NONSC Infiltration

Any infiltration of surface water drainage into the ground at the site must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants.

To ensure that the relevant aims and objectives of the Water Framework Directive are met. The Radlett Tertaries and mid-Chilterns Chalk groundwater body management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.

Without this condition, the impact of contamination entering the land on site or in the catastrophic failure scenario could cause deterioration of a quality element to a lower status class and/or prevent the recovery of a protected area because it would result in failure of the prevent or limit objective for groundwater and cause rising trends in

chemicals in the water body and result in release of priority hazardous substances.

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater, in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMEI 9, DMEI0 and DMEI 11 of the Local Plan: Part 2 - Development Management Policies (2020); Policies SI 12 and SI 13 of the London Plan (2021) and the NPPF (2021).

17 NONSC FRA

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref: ES-Vol2b-FRA and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to implementation (increased tonnage) and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON

To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site, in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMEI 9 and DMEI0 of the Local Plan: Part 2 - Development Management Policies (2020); Policies SI 12 and SI 13 of the London Plan (2021) and the NPPF (2021).

18 NONSC Odour Suppression

An odour suppression system shall be installed and maintained around the maturation site to mitigate odour emanating from the windrows. Any modifications to the current 'Odour Management Plan' as agreed under the Environmental Permit with the Environment Agency shall be submitted to the Council by the developer within 2 weeks of issue by the Environment Agency.

REASON

To mitigate odour emanating from the windrows and to ensure that the Local Planning Authority is updated on the current and future odour controls at the site, in accordance with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy DMEI 12 of the Local Plan: Part 2 - Development Management Policies (2020); Policy SI 1 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF(2021).

19 NONSC Operational Hours

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between 07:30 hours and 18:00 hours Mondays to Fridays, between 07:30 hours and hours 13:00 on Saturdays and at no time on Sundays, Bank and public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMEI 12 of the Local Plan: Part 2 - Development Management Policies (2020); Policy D14 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the NPPF (2021).

20 NONSC Wheel Washing

Provisions shall be made within the site to ensure that all vehicles associated with the operation of the of the development hereby approved (including vehicles transferring the in-vessel composted material from Highview Farm to the windrows, located on the adjoining land, north of New Years Green Lane) are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway, and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies T1 and E5 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020); Policy T4 of the London Plan (2021) and the NPPF (2021).

21 NONSC Air Quality

Within the first six months of use of the development hereby permitted, additional control measures shall be devised and installed in accordance with a scheme for the control of smells and odours, as set out in the ENVIRONMENTAL STATEMENT VOL 2A CHAPTER 6 - AIR QUALITY ISSUE 2.0, dated March 2022. Such control measures shall aim to minimise to the maximum possible extent exposure to odour nuisance of residential dwellings within 20m of the facility and others further downwind in close proximity of the proposed development.

These could include (but be not restricted to) further covering / sheeting / screening of upwind odorous activities, particularly during the spring/summer season, and or the application of odour absorbent substances. Such control measures as shall have been agreed shall thereafter be retained and maintained to the agreed specification and working order.

REASON

To ensure that there is a scheme for the control of odours in place so as to avoid unnecessary detrimental impacts on neighbouring and downwind properties, as there is insufficient detail in relation to that within the submitted application, and to comply with Policy D3, Policy D13, Policy E7, and Policy S18 of the London Plan.

22 NONSC Non Standard Condition

Within the first six months of use of the development hereby permitted, a schedule of landscape maintenance of the existing shelter belts and hedge planting for a minimum period of 5 years shall be submitted to the Local Planning Authority. The height of the golden conifer hedge along the western boundary of the maturation site (Pylon Farm) shall be restricted to 4 metres above ground level. The scheme shall include a review of the planting along the northern boundary of Pylon Farm, and details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020). and London Plan Policies G7 and G8 (2021).

23 NONSC Long-term monitoring

The development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. To support the recovery of a protected drinking water protected area in the South West Chilterns groundwater body and Radlett Tertiaries.

To comply with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DME1 11 of the Hillingdon Local Plan Development Management Policies (2020).

24 NONSC Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site. To support the recovery of a protected drinking water protected area in the South West Chilterns groundwater body and Radlett Tertiaries.

This is in line with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DME1 11 of the Hillingdon Local Plan Development Management Policies (2020)

No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals.

25 NONSC Non Standard Condition

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the implementation of the development (increased tonnage) hereby approved.

REASON

The submitted planning application indicates that boreholes will need to be installed at the development site to investigate groundwater resources. If these boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within Source Protection Zone 1.

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies. This is in line with Paragraph 174 of the NPPF and Policy DMEI 11 of the Hillingdon Local Plan Development Management Policies (2020)

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021).

DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 13	Importation of Material
DMEI 14	Air Quality
DMEI 9	Management of Flood Risk
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP HC1	(2021) Heritage conservation and growth
LPP D14	(2021) Noise
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G2	(2021) London's Green Belt
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP G9	(2021) Geodiversity
LPP GG2	(2021) Making the best use of land
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP SI9	(2021) Safeguarded waste sites
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF	National Planning Policy Framework

3

Any drainage design must be protective of the groundwater and in line with the Environment Agency's Groundwater Protection Policy (GP3) for the use of infiltration techniques to be approved.

- infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through contaminated ground can mobilise contaminants and result in pollution of the groundwater. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal;
- the point of discharge should be kept as shallow as possible to ensure the maximum distance between the point of discharge and the groundwater table is achieved. Deep bored infiltration techniques are not acceptable;
- the point of discharge should not intercept the groundwater table;
- the distance between the point of discharge and the underlying groundwater should be a minimum of five metres;
- only clean, uncontaminated roof water should be discharged into the ground within SPZ1.

4 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

5

You are reminded that this site is regulated through environmental permits, issued by the Environment Agency. There is a history of odour complaints in the local area from this composting activity, and also from a nearby composting operation. The additional documentation relating to the odour management and any other improvements to operations, in light of the proposed increased tonnage are currently being reviewed by The Environment Agency as part of the permitting regime. Please note that the Environment Agency has not reviewed these documents as part of the planning process, as odour is not one of its considerations when commenting on planning applications.

6

The drainage condition/s will complement but not duplicate any drainage conditions in the environmental permit. This is due to the permit controlling waste management areas and this condition applying to all other areas of the site.

7

All physical measures required in connection with the upgraded Surface water Management Scheme shall be carried out within the confines of the current application site. Should any physical works be required outside the application site, then a separate planning application may be required for that development.

8

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

9

Please see the following link for good practice for decommissioning redundant boreholes

and wells:
https://webarchive.nationalarchives.gov.uk/20140328154120/http://cdn.environment-agency.gov.uk/LIT_6478_8cbe6f.pdf

Contingency Action Plan

The off-site borehole BH401 is potentially a receptor should liquid overtop the bund from the southern phase and therefore pollution protection measures should be included in a contingency action plan.

Requirement for an environmental permit

This development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is within Green Belt, has an area of 4.2 hectares and is split across two separate areas located to the north and south of New Years Green Lane. The majority of the northern site is bounded by open land, with 4 residential units to the south west and St Leonard's Farm to the south east of the site. The southern site is bounded by open land to south, east and west with Elm Tree Farm situated to the north east of the site.

Access to the site is via the eastern end of New Years Green Lane, which links to the A4180 to the east, which provides access to Rickmansworth to the north and the A40/M40 and M25 motorways to the south and the south west.

The existing compost maturation area is located on the northern side of the road (on Pylon Farm) known and referred to in this report as the Open Windrow Composting site (OWC), and the waste reception (delivery) and in-vessel composting (IVC) facility is located on the southern side of the road (on Highview Farm).

The following structures occupy the southern application site:

- Weighbridge and site office;
- Maintenance building;

- Reception hall;
- Compost storage clamps;
- Water tanks;
- Final maturation and storage area;
- Car parking area
- Concrete hard standing

The northern area has the following features:

- Entirely hard / impermeable surface finishing (crushed concrete coated with tarmacadam);
- Two above ground leachate storage tanks and freshwater tank to replace the previously permitted leachate lagoon (This new tank farm requires retrospective approval as part of this application).
- Planted earth screening bunds located on west, south and northern boundaries;
- Compost stockpiles;
- Derelict building;
- Tarmac access road off Newyears Green Lane.

There are a number of Sites of Special Scientific Interest (SSSI) in the vicinity of this In-vessel composting (IVC) plant and operations, the nearest being Ruislip Woods (Specifically Bayhust Woods Country Park), which lies 200 metres to the north.

The West London Composting (WLC) facility has the ability to process 75,000 tpa of waste material .

The total area of the site where WLC conduct their composting operation is approximately 39,904m² (3.99 hectares). This is split as follows:

- Surface area of IVC facility (South side of New Years Green Lane) = ~23,297m²
- Surface area of OWC pad (North side of New Years Green Lane) = ~16,607m²

3.2 Proposed Scheme

Planning permission is sought for the continuation and formalisation of existing recycling operations at land to the north and south of Newyears Green Lane for an In-Vessel Composting Facility (IVC) and maturation operation to handle a maximum throughput of 75,000 tonnes per annum (tpa) of organic waste on a permanent basis. Retrospective approval is also sought for amendments to the containment system at the OWC pad in the form of two above ground leachate storage tanks, as well as the separate installation of one freshwater storage tank at the OWC site and two freshwater storage tanks at the IVC site for use in an emergency situation.

The proposal constitutes EIA development and therefore an Environmental Statement (ES) has been submitted in support of the application. Topics to be 'scoped in' the Environmental Statement include Water Resources and Ground Conditions and Waste Management, although the submitted ES includes a wider range of topics.

The ES comprises the following chapters:

- Chapter 1 - Introduction
- Chapter 2 - Site Description
- Chapter 3 - Development Proposals
- Chapter 4 - Planning Policy
- Chapter 5 - Alternatives
- Chapter 6 - Air Quality

- Chapter 7 - Traffic and Transport
- Chapter 8 - Noise
- Chapter 9 - Hydrogeology and Hydrology
- Chapter 10 - Cumulative Impacts
- Chapter 11 - Conclusions

Volume 2b of the ES consists of the following Technical Appendices that should be read in conjunction with the ES as necessary:

- Technical Appendix 1 - Scoping Request
- Technical Appendix 2 - Scoping Opinion
- Technical Appendix 3(1-5) - Highway Appendices
- Technical Appendix 4 - Landscape and Visual Amenity Impact Assessment
- Technical Appendix 5 - Groundwater Risk Assessment
- Technical Appendix 6 - Flood Risk Assessment
- Technical Appendix 7 - Extended Phase 1 Habitat Survey (2012)
- Technical Appendix 8 - Hepworth Noise Impact Assessment

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has a long planning history. The most recent and relevant to this scheme is a planning permission that was granted on 17 September 2015 (LPA ref: 12579/APP/2012/2366) for the continuation and formalisation of existing recycling operations at land to the North and South of New Years Green Lane for an In-Vessel Composting Facility (IVC) operation to handle a maximum throughput of 75,000 tonnes per annum of organic waste for a temporary period of five years. The application was supported by the previous Mayor. However, this temporary approval expired in September 2020 and a further one year extension was granted in May 2021.

Pylon Farm (North side)

- Planning permission was granted on 13 September 2002 for change of use from agriculture to organic composting site for open windrows (Ref:12579/M/99/2048). Since Council policy aims to increase green waste recycling, this was considered sufficient special circumstances to justify the use in this location, to the extent that the harm on the openness of the Green Belt had been outweighed. Therefore, even though the application was contrary to Green Belt policy, approval was recommended subject to a S106 Agreement to divert public footpath U36. Engineering and development of the compost maturation area (application site) commenced in May 2004 and the facility was opened to accept waste on 16th July 2004.
- There are no restrictions governing the level of use on this site other than that the windrows shall not exceed 1.5 metres in height (condition 9). However, this permission was temporary until 6 May 2006.
- On March 6th, 2006 an application (Ref 12579/APP/2006/673) was submitted to allow the continued use of the original maturation area for a further five years and was granted. The permission expired on 17th August 2011.
- On May 18th, 2006 another application (ref:12579/APP/2006/1524) was granted on 18/8/2006 for increasing the size of the maturation area (to allow operations to become more efficient). The permission expired on 17 August 2011. On 19th February 2007 an application Ref: 12579/APP/2007/534 submitted to relocate the drainage lagoon to the northern end of the site. The application was approved on 24/5/2007. The permission expired on 16th August 2011.
- Further planning permissions were granted, for the above-mentioned temporary approvals for a period of one year, to allow maturation operations to continue whilst the

planning application and associated Environmental Statement of reference 12579/APP/2012/2366 were being prepared.

- In conjunction with Highview Farm, WLC have historic planning approval (reference - 12579/APP/2012/2366) granted on the 17th September 2015 for the continuation of existing recycling operations for a temporary period of five years. This permission allows WLC to process a maximum throughput of up to 75,000 tonnes per annum. As this is the case, this approval ran out in September 2020, and a further temporary one year permission was granted in 2021.

- A separate planning application was provided (reference 12579/APP/2016/4099) to discharge condition 3, 8, 9, 13, 15 and 16 of application reference - 12579/APP/2012/ 2366. The only condition still outstanding is condition 15 Hydrogeological Risk Assessment (HRA).

- As well as the planning application for discharging historic planning conditions 15 and 16 under application 12579/APP/2016/4099, WLC also installed two new leachate tanks and a freshwater tank on the maturation site which required retrospective planning. This application is currently with Hillingdon Council for determination, but it is the operator's intention is to withdraw this application when this current application for permanent planning is submitted and include the tanks in the requested permission.

Highview Farm (South side)

- A permanent planning permission ref: 39755/APP/2002/3026 dated 5th June 2003 was granted for the reception building and associated infrastructure. A further permanent planning permission ref: 39755/APP/2006/1446 was granted in June 2006 for the erection of 16 further vessels (June 2006).

- There were restrictions governing the level of use on this site to a maximum of 50,000 tonnes of waste per annum.

- In conjunction with Pylon Farm, WLC have historic planning approval (reference - 12579/APP/2012/2366) granted on the 17th September 2015 for the continuation of existing recycling operations for a temporary period of five years. This permission allows WLC to process a maximum throughput of up to 75,000 tonnes per annum. As this is the case, this approval runs out in September 2020.

- A separate planning application was approved (reference 12579/APP/2016/4099) to discharge condition 3, 8, 9, 13, 15 and 16 of application reference - 12579/APP/2012/2366 (Details pursuant to the full discharge of condition 3, 8 and 9 and partial discharge of condition 13 (Landscape maintenance plan, a Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP), bio filters, and Travel Plan), of planning permission ref: 12579/APP/2012/2366 dated 15-09-2015 (Increase in throughput from 50,000 tpa to 75,000 tpa of green waste material for a temporary period of five years)).

4. Planning Policies and Standards

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 7 Biodiversity Protection and Enhancement
- DMHB 14 Trees and Landscaping
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMEI 10 Water Management, Efficiency and Quality
- DMEI 11 Protection of Ground Water Resources
- DMEI 12 Development of Land Affected by Contamination
- DMEI 13 Importation of Material
- DMEI 14 Air Quality
- DMEI 9 Management of Flood Risk
- LPP D12 (2021) Fire safety
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- LPP SI7 (2021) Reducing waste and supporting the circular economy
- LPP SI8 (2021) Waste capacity and net waste self-sufficiency
- LPP SI9 (2021) Safeguarded waste sites

LPP SI2 (2021) Minimising greenhouse gas emissions
LPP T4 (2021) Assessing and mitigating transport impacts
NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th May 2022**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised in the local press as a development that does not accord with the provisions of the development plan. Site notices were displayed on site and 10 neighbours were consulted. A further consultation was conducted on 6/4/22, upon receipt of further documentation, comprising responses from the applicant to the GLA Stage 1 report and additional information regarding the Environmental Impact Assessment.

GREATER LONDON AUTHORITY (GLA)

The application is referable under the following Categories of the Schedule to the Order 2008:

- Category 3D: "Development - (a) on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan; and (b) which would involve the construction of a building with a floor space of more than 1000 square metres or a material change in the use of such building."
- Category 2B 1(b): 'Waste development to provide an installation with capacity for a throughput of more than 50,000 tonnes per annum of waste; produced outside the land in respect of which planning permission is sought', and
- Category 2B.2: 'Waste development where the development occupies more than one hectare.'

Once Hillingdon Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

GLA Stage 1 Report (Summary)

London Plan policies on Land use principle, Green Belt, waste, circular economy, noise and air quality, sustainable development, and transport are relevant to this application. The application does not currently comply with the London Plan, but the following matters should be addressed to ensure full compliance with the London Plan:

- Land use principle: Waste recycling is an inappropriate use within Green Belt and the proposal does not meet the exception tests of the NPPF. The harm by reason of inappropriateness and any other harm is currently not clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify it. The applicant must therefore submit a more compelling very special circumstances case; including a rigorous alternative site search, undertake a thorough assessment of the harm to openness and any other harm, and provide a more robust visual impact analysis with acceptable impact mitigation measures. As it stands, the application does not comply with Policy G2 of the London Plan, and the NPPF.
- Waste: Whilst the proposal would help support the waste policies of the London Plan, given that the application has not demonstrated a sufficiently strong very special circumstances case as set

out above, the proposal does not fully comply with London Plan Policy SI8.

- Urban design: No changes are proposed to the built form, external appearance of the site's buildings and facilities; however, as set out above, a more rigorous visual impact analysis has been requested which will be reviewed by GLA officers upon receipt.
- Circular economy: The applicant is required to submit a Circular Economy Statement in accordance with GLA guidance.
- Air quality: There are strategic concerns and the applicant must submit policy compliant air quality assessment report prior to any Stage 2 referral application.
- Sustainable development: Further information is required.
- Biodiversity: The applicant is required to provide mitigation measures against harm and evidence that the proposed development secures a net biodiversity gain.
- Transport: A construction logistics plan (CLP) and a delivery and servicing plan (DSP) should be submitted for approval by Hillingdon Council and secured by condition. TfL also suggests that a travel plan is devised, and additional cycle parking is provided on site to encourage sustainable travel.

ENVIRONMENT AGENCY

As part of this consultations we have reviewed the following documents:

- Short Factual Report, prepared by Delta Simmons, dated September 2020.
- Environmental Statement, Chapter 9 Hydrogeology & Hydrology issue 1.0, dated 12 May 2021.
- Spill Mapping Assessment & Containment System Capacity Modelling, prepared by CQA International Ltd, dated 5 March 2021.
- Groundwater Risk Assessment, dated 12 May 2021.

We note this application is to replace the current temporary planning consent.

The site is located within an area where groundwater is particularly vulnerable to mobilized contamination, within Source Protection Zone 1 (inner source protection zone) for the Ickenham public supply.

The previous site investigations indicate that the surface geology has been impacted in the vicinity of the 'dirty water' lagoons which have been subsequently been replaced.

The ammoniacal nitrogen concentrations observed in the groundwater in the upgradient Chalk groundwater is elevated compared to what is normally expected in Chalk groundwater, indicating that there has been an impact at this location. However due to the data available, it is not conclusive whether the activities at 'West London Composting' have contributed to this.

The proposed development will only be acceptable subject to the inclusion of the following 4 conditions to protect the vulnerable groundwater at the site. Without the following conditions, we would object to these proposals in line with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DMEI 11 of the Hillingdon Local Plan Development Management Policies (2020).

Condition 1: Long-term monitoring

The development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reasons

To ensure that the site does not pose any further risk to human health or the water environment by

managing any ongoing contamination issues and completing all necessary long-term remediation measures. To support the recovery of a protected drinking water protected area in the South West Chilterns groundwater body and Radlett Tertiaries.

This is in line with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DMEI 11 of the Hillingdon Local Plan Development Management Policies (2020)

Condition 2: Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site. To support the recovery of a protected drinking water protected area in the South West Chilterns groundwater body and Radlett Tertiaries.

This is in line with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DMEI 11 of the Hillingdon Local Plan Development Management Policies (2020)

No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals.

Condition 3: SuDS Infiltration of surface water into ground

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reasons

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants. To support the recovery of a protected drinking water protected area in the South West Chilterns groundwater body and Radlett Tertiaries.

This is in line with Paragraph 174 of the National Planning Policy Framework (NPPF) and Policy DMEI 11 of the Hillingdon Local Plan Development Management Policies (2020)

Condition 4: Decommission of investigative boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reasons

The submitted planning application indicates that boreholes will need to be installed at the development site to investigate groundwater resources. If these boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within Source Protection Zone 1.

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies. This is in line with Paragraph 174 of the NPPF and Policy DMEI 11 of the

Hillingdon Local Plan Development Management Policies (2020)

Please see the following link for good practice for decommissioning redundant boreholes and wells:
https://webarchive.nationalarchives.gov.uk/20140328154120/http://cdn.environment-agency.gov.uk/LIT_6478_8cbe6f.pdf

Advice to applicant

Contingency Action Plan

The off-site borehole BH401 is potentially a receptor should liquid overtop the bund from the southern phase and therefore pollution protection measures should be included in a contingency action plan.

Requirement for an environmental permit

This development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

We also recommend you contact your local planning authority for more information.

HISTORIC ENGLAND (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The application site is not located within an archaeological priority area, however it is a major application with an environmental statement. Although there is archaeological interest in the area, for example evidence of an Iron Age/Roman domestic complex has been found to the north of the site and New Years Green is thought to be a deserted medieval settlement, the proposed works are small in scale and predominantly above ground. Therefore the proposed works (which are largely retrospective) are unlikely to have a significant archaeological impact.

No further assessment or conditions are therefore necessary.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

NATURAL ENGLAND

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Internal Consultees

WASTE MANAGER

LB Hillingdon's waste services team supports the proposed plans. The site received circa 18,000 tonnes of residential garden and food waste from Hillingdon residents in the 20/21 financial year alongside further green waste from neighbouring West London boroughs. The location and activities of the site support the borough in meeting its targets to reduce carbon emissions and decrease waste disposal through increased recycling. The proximity of the site supports both the West London Waste Plan and the London Environment Strategy's aims to manage the waste that is produced in London within London.

PLANNING POLICY

Designations- Green Belt

The site is also listed as an existing waste site for composting in the Appendix 2 of the West London Waste Plan and therefore contributes to meeting the sub-regional waste apportionment at a throughput of 50 tonnes per annum.

Proposed Development

The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks.

Development Plan Policies

Policy SI 8 (Waste capacity and net waste self-sufficiency) supports the optimisation of the waste management capacity of existing sites. Part E of the policy relates specifically to development proposals to increase the capacity of existing sites and sets out evaluation criteria including the effective implementation of the waste hierarchy, impact on the amenity of surroundings area, and the transport and environmental impacts. Part F of the policy also requires consideration to be given

to the job creation, social value benefits, local need and the accessibility of services to local communities/ businesses.

Policy SI 9 (Safeguarded Waste Sites) of the London Plan provides protect to existing waste management sites.

Policy WLWP2 (Safeguarding and Protection of Existing and Allocated Waste sites) of the West London Waste Plan protects the existing waste facility for continued use for waste management. It also requires that any redevelopment proposals ensure that the quantity of waste to be managed is equal to or greater than that which is currently permitted.

Policy WLWP3 (Location of Waste Development) of the West London Waste Plan does support waste development proposals on existing waste management sites provided the proposals comply with the development plan for the area.

Policy WLWP4 (Ensuring High Quality Development) sets out a series of criteria for ensuring new waste management facilities mitigate their impacts on the environment and local communities. This includes consideration of local amenity, together with environmental, transport, heritage and health impacts.

As the site is located in the Green Belt, Local Plan policy DMEI 4, London Plan Policy G2 and relevant sections of the NPPF also apply.

Principle of Development

The continued operation of the permitted 50,000 tonne p.a. is protected by the policies in the London Plan and WLWP. Support is also given through the development plan to increase the capacity of such facilities where the impacts can be mitigated, and potential benefits identified. It is noted that a temporary permission for the expansion of the permitted facility to the levels sought by the current application has already been allowed for a period of six years through previous temporary permissions.

The site is located in the Green Belt consequently it is necessary to determine if it is inappropriate development. Paras 149 and 150 of the NPPF sets out exceptions that would not be considered inappropriate. This includes under part g) the limited infilling or the partial and complete redevelopment of previously development land excluding temporary buildings. Although the site is in the Green Belt, it is noted that no additional built form or further increase in throughput is sought. Consequently, there will be no additional impacts from the intensification of facilities.

Subject to the very special circumstances (VSC) set out to justify the original planning permission remaining justified, the proposed development would accord with policy DMEI4 and paragraph 145 of the NPPF. The VSC identified included the need to improve sustainable waste management. The London Plan 2021 identifies that at present 32% of London's waste that is biodegradable is sent to landfill. The Mayor is committed to sending no biodegradable waste to landfill by 2026. Increasing the composting capacity on waste management sites in London will play a key role in meeting this London wide target and should therefore continues to be a VSC in support of the application. Another VSC identified included the lack of suitable alternative sites identified in the WLWP. No other existing composting sites are identified as having potential for expansion. Of the remaining sites allocated in the plan, the majority of these are in built up industrial areas which would not be suitable for open maturation process. The location of such sites in more rural areas also ensures that they are located as near as possible to the end uses of the waste processed on site.

Thus in conclusion, whilst proposed intensification does constitute inappropriate development in the Green Belt, it is considered that VSC to justify the proposed intensification remain.

The remaining key issues for consideration with this application are therefore related to amenity and specific reference should be made to the criteria in policies WLWP4 and SI 8 of the London Plan. This should include any evidence the Council has become aware of since the first temporary expansion was permitted which may indicate negative impacts arising from the intensification of use.

CONTAMINATION OFFICER

I have searched the Councils GIS mapping and recent planning information for the site location, and I have also reviewed various submitted documents including:

Soil Contamination Assessment Report; dated 2006; Prepared by SLR Ltd

The Environment Agency response letter NE/2021/133486/01-L01 dated 19th August 2021

Short Factual Report; prepared by Delta Simmons; dated September 2020.

Environmental Statement: Chapter 9 Hydrogeology & Hydrology; issue 1.0; dated 12 May 2021; Prepared by WRM Ltd

Spill Mapping Assessment & Containment System Capacity Modelling; Prepared by CQA International Ltd; dated 5 March 2021.

Groundwater Risk Assessment, dated 12 May 2021.

As discussed, I have no objection to the above application, however my comments are as follows:

1. The Environment Agency have proposed 4 conditions to be imposed in terms of land affected by contamination:

Condition 1: Long term Monitoring.

Condition 2: Previously Unidentified Contamination.

Condition 4: Decommission of investigative boreholes.

(Note: Condition 3 covers SuDS (Sustainable drainage systems))

The wording within the above conditions is primarily concerning protection of the "vulnerable groundwater at the site". The wording also requires the LPA to receive submissions of proposed schemes and reports, which the LPA would be required to review and approve if the details are considered acceptable.

2. However, I also understand that (similar to the current situation) the combined North and South site will continue to be required to be operated in accordance with the Environmental Permitting (England & Wales)

Regulations 2016, and if a successful application is made for an Environmental Permit (EP) and permit(s) awarded, the site will, I understand, thereby be regulated by the Environment Agency, in accordance with the approved EP application details and Site Condition Report (SCR). (see above attachments).

HIGHWAY ENGINEER

Background and Planning History

In the context of transport and traffic impact, the key features of the proposed permanency of the development are summarised as follows:

·Permanent planning permission for the permitted throughput of 75,000 tonnes per annum.

·This waste will be treated using existing capacity within the site and there will therefore be no associated construction phase traffic impacts.

·Waste will be transported to the site via road in the same manner to existing operations, likewise with the exports of processed compost. This is to be undertaken by the applicant's fleet vehicles

with payload capacity of 20 tonnes.

·All traffic would utilise the existing access arrangements.

·The number of staff required to operate the facility will remain the same as at present, therefore there will be no impact on the numbers of staff trips on the highway network or changes to shift patterns which would result in changes in the arrival and departure profile of staff members.

·The facility would continue to operate during the same hours as the current permission allows, which is Monday to Friday 07:30 to 18:00 hours, and 07:30 to 13:00 hours on Saturdays.

All the significant and relevant highway/transport related aspects related to this site were dealt with during the determination of the original scheme (12579/APP/2012/2366) consented in 2015 for the existing West London LTD composting facility operation allowing an increase in capacity from 50,000 to a maximum throughput of up to 75,000 tonnes per annum of organic waste.

A subsequent S73 application for the variation of condition 1 of the original planning permission for an additional temporary period of operation for one year was granted in May this year. (12579/APP/2020/2546).

Appraisal

As this application is purely related to permanent residency, the same 'highway' commentary as per the original consent is still valid and applicable with the exception of the then proposed highway improvements i.e. widened carriageway and kerb realignments etc in NewYears Green Lane agreed at the time of determination which are now in place.

As part of the original determination, several planning conditions were imposed. From the highways perspective, condition 6 is still the most pertinent and relates to limiting vehicle movements to and from site stipulating that "there shall be no more than 100 one-way vehicular movements of which there shall be no more than 41 one-way HGV movements in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input per annum".

The applicant has demonstrated that this condition 'cap' has, to date, been broadly adhered to with a very marginal anticipated uplift of less than 5 two-way vehicle movements associated with the permanent residency application (linked to light goods vehicles (LGV's)). Such uplift is considered de-minimis hence this condition can again be reapplied to this new application as can conditions 12 & 13 (Servicing Methodology and Travel Plan respectively).

Also relevant is condition 2 which relates to ensuring that waste input does not exceed 75,000 tonnes per annum with a reduction from this figure to a maximum of 50,000 tonnes after the consented 'temporary' 5-year period. For the purposes of this appraisal, it has been assumed that the higher figure would continue to apply. However if this condition were to be reapplied in a revised format with the imposition of the lower maximum capped level of 50,000 tonnes per annum in perpetuity this would, in theory, result in reduced vehicular activity associated with the site and clearly would be considered beneficial.

Since the previous consent, the only material and circumstantial change to the surrounding locality and road network has been the evolution of the HS2 Ltd project which has now commenced and is gradually increasing traffic burden in the locality and will continue to do so in this decade. However HS2 Ltd construction works are 'transient' in terms of time scale (albeit protracted) and will conclude in due course thereby eventually relieving all traffic related imposition whilst it is the intention for the facility, subject of this application, to be in place for the long term providing a vital and substantive 'wider community' function of recycling and organic composting operation. It is also highlighted that

traffic imposition related to HS2 Ltd is subject to separate legislation where highway burden is vetted with the intention of least impact as far as is practical. It is therefore considered that determination of this particular application should not be influenced or dislodged by the rail project.

In summary, as there is no evidence to suggest that the existing composting operations give rise to measurable or negative highway & transport impact particularly during the most sensitive and crucial morning and afternoon/early evening peak traffic base-line periods, there is no formal resistance to the transition from a temporary permission to the permanency and continuation of compost operations.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1 and DMT 2 and Policy T4 of the London Plan (2021).

TREE AND LANDSCAPE OFFICER

This site comprises two separate plots of land located to the north and south of New Years Green Lane. High View farm, to the south, is home to the In Vessel Composting operation. This consists of large areas of hard-standing with agricultural sheds/warehouses used as a reception area for the incoming food and green waste, with above ground leachate tanks and a series of above ground composting vessels.

Pylon Farm, to the north, carries out the second operational phase known as Open Windrow Composting (OWC). This comprises a large area of impermeable tarmac which is used as a maturation site with open windrows of compost with leachate tanks and a screener from which the usable compost is despatched.

The site lies within designated Green Belt. Ruislip Woods is a SSI and NNR located some 120 metres to the northwest of the site.

COMMENT: The sites have been the subject of a series of planning applications. The agricultural sheds / reception buildings were originally granted consent under application ref. 39755/APP/2002/3026 and Pylon Farm (north) approved under application ref. 12579/M/99/2048.

According to the Scoping Report by WRM no planning consent exists for the leachate tanks at the north end of Pylon Farm. These above ground structures replace the previously consented leachate lagoons (below ground level).

The visual impact of these large tanks, when viewed from Ruislip Woods is demonstrated in the photograph in the Environmental Statement Volume 1 at 3.3.2. When the lagoons were granted planning approval, a band of boundary planting was secured along the northern boundary. The boundary can be seen to be only filtering the views of the new tanks, which are clearly visible from Ruislip Woods.

RECOMMENDATION: No objection to the permanent use of the land for composting, however, the boundary planting along the northern boundary should be reviewed, to ensure that the impact of the leachate tanks is minimised.

AIR QUALITY OFFICER

1 Summary of Comments

The proposed development started operation (under a different business owner) in 2004. The application site is situated approximately 500m west of the western extent of the town of Ruislip, 1km to the north of Ickenham and 2.5km south-east of the village of Harefield. The site is outside the LBH Air Quality Management Area and Focus Areas.

The surrounding countryside is predominately farmland. There are a number of commercial and small-scale industrial activities near to the site (within 500m), including a transport cafe located adjacent to the access road and other nearby waste processing activities (including a composting facility at Crows Nest Farm) which is located approximately within 250m of the nearest residents in the eastern extent of Ruislip.

The proposed development has the potential to release to the atmosphere combustion pollutants from traffic exhausts and potential releases of odour, dust and bioaerosols from waste composting operations. These are addressed in turn below.

Traffic Emissions

The additional traffic due to the proposed increase in annual tonnage is associated with an increase in overall number of vehicles delivering waste to the site. As detailed in Chapter 7 (Transport) the proposed development would result in approximately two two-way HGV additional movements per weekday day. This increase in daily traffic movements is considered to have a negligible effect on local ambient air quality. Therefore, the proposed development is considered to be air quality neutral for traffic emissions. The potential effect on air quality due to the exhaust emissions from additional traffic is therefore considered to be neutral and no further assessment or mitigation is considered to be required.

Odour Emissions

The most sensitive receptors in relation to odour, dust and bioaerosols are residential properties and amenity areas. The nearest sensitive receptors are four residential houses located on the northern side of Newyears Green Lane approximately 100m west of the entrance and adjacent to the compost maturation area (within 20 metres of the facility).

The history of odour events at the application site indicates a number of complaints from local residents regarding odour in summer 2005. WLC ceased the reception of source segregated food waste which were identified as a significant contributor to the odour. Over the following years, a number of measures to reduce and mitigate odour from the site have been implemented, including the construction of additional in-vessel clamps (with integrated biofilters), a larger maturation area and extension to the reception building.

More recently, in August 2019, the EA issued a CAR requesting WLC review and submit the permit management system (including Odour Management System) for the site. This was complied with, with evidence of external specialists visiting WLC to examine further measures that could be installed to improve odour abatement on site.

A subsequent review of registered odour complaints relating to this has been undertaken from January 2017 to August 2020 and it can be observed that the overall complaint frequency has been significantly reduced with the total number of complaints decreasing from 130 in 2010 and 82 in 2011 to 12 in 2017, 1 in 2018, 13 in 2019 and 4 in 2020. It is noted that the majority of complaints are received in the summer months when composting facilities receive the most material.

Complaints have reduced dramatically from levels experienced in 2010/11 and the applicant is of the view that this is due to the fact that waste composition in the overall waste industry has changed. Due to a number of the councils whom West London Composting serve changing their collection

methods to separate collections of green waste and food waste, the vast majority of waste delivered to West London is no longer comingled and is green waste only. The odour potential of this material has therefore reduced as can be seen from the number of complaints received.

It is also noted that the applicant has an approved odour management plan, and the EA have not considered that further action has been necessary on their part since the events in August 2019 and the overall decrease in complaint frequency in 2017, 2018, 2019 and 2020. It can be therefore concluded that (outside of episodic events) odour impacts are likely to be low. Nevertheless, the continuation of best practice procedures are recommended and additional measures to prevent further complaints by the residential dwellings downwind and in close proximity of the proposed facility are to be secured via a condition.

MITIGATION MEASURES

The potential for odour generation during the receipt, offloading and shredding of waste materials is directly influenced by the nature of the incoming wastes (please note, excessively odorous materials should be rejected from site as part of the waste rejection procedure).

Mitigation measures are key to ensuring high levels of dust, bioaerosols and odour are not experienced. Fugitive emissions (dust, bioaerosols and odour) are regulated under the environmental permit by the Environment Agency.

The applicant already has an environmental permit in place for the activity and it was previously increased to allow the acceptance and processing of 75,000tpa of waste material. The Environment Agency have already analysed the site to ensure the increase in tonnage won't negatively affect the surrounding area with regards to fugitive emissions. As part of the environmental management system in place for the site, the applicant has the following approved documents in place:

- Odour Management Plan
- Environmental Risk Assessment
- Fugitive Emissions Management Plan
- Site Specific Bioaerosol Risk Assessment

Within these documents the following control measures must be implemented at the site (but be not restricted to):

Dust - Composting materials as well as wastes in the stockpiles to be kept at a suitable moisture content, using water sprays when necessary. The screening operations to be monitored (as per shredding) and if found necessary, water sprays to be provided on the screening equipment.

- Bioaerosol and dust generation attributable to vehicle movements to be controlled by the maintenance and sweeping of the site access road. During dry weather, action to be taken to spray the roads using a water bowser. The Site Manager to carry out a daily visual assessment of dust emission within the site and at the downwind site boundaries. In the event of a potential or actual dust nuisance being identified, then appropriate remedial actions will need to be implemented such as spraying the source of the dust emission with additional water or stop the waste handling operations giving rise to the emission and suppress the aerial emission from the waste. - The results of the daily inspections and any remedial work will be recorded in the Site Diary. Any complaint received, to be reported to the Environment Agency and addressed immediately by the site operator.

- Odour - Ensuring adequate process controls are maintained throughout the process.
- Enforcing waste rejection procedures.
- General housekeeping activities to ensure site is clean.
- Daily odour sniff tests at 6 points around the perimeter.
- The moisture content within all stages of the composting process should be monitored to avoid the waste and materials drying out and potentially forming dusts.
- The shredding and formation or turning of windrows is avoided if possible on windy days. Screening to be undertaken when wind speeds are calm or wind direction is away from sensitive

receptors.

- The composting of waste at the sanitisation phase to be carried out within the dedicated area.
- An onsite weather data collector to collect the required data every day (for wind direction and wind speed) to identify conditions of high winds blowing towards the receptor(s). Any complaint received, to be reported to the Environment Agency and addressed immediately by the site operator.

Once the above mitigation measures are implemented, the risk of exposure to odour, dust and bioaerosols is considered to be low. However, the measures above are generic and do not address the specific need to further protect the residents from the four dwellings in the vicinity of the proposed development and downwind of the proposed facility. Therefore further mitigation is required (see condition below) to prevent future complaints.

2 Reason for Refusal (if objecting)

N/A

3 Observations

The applicant is currently subject to regular reviews and audits from the EA. Therefore, no additional conditions are required in this instance. Nevertheless, given that there are four residential dwellings within 20m of the facility, and that in 2020 four complaints were still recorded, it is required that additional measures are devised and deployed in situ focused to prevent future odour nuisance at these specific locations. These could include further covering / sheeting / screening of upwind odorous activities, particularly during the spring/summer season.

Therefore, the following condition is required:

Within the first six months of use of the development hereby permitted, additional control measures shall be devised and installed in accordance with a scheme for the control of smells and odours that shall have been previously submitted to, and agreed in writing by, the Local Planning Authority. Such control measures shall aim to minimise to the maximum possible extent exposure to odour nuisance of residential dwellings within 20m of the facility and others further downwind in close proximity of the proposed development.

These could include (but be not restricted to) further covering / sheeting / screening of upwind odorous activities, particularly during the spring/summer season, and or the application of odour absorbent substances.

Such control measures as shall have been agreed shall thereafter be retained and maintained to the agreed specification and working order.

Reason: To ensure that there is a scheme for the control of odours in place so as to avoid unnecessary detrimental impacts on neighbouring and downwind properties, as there is insufficient detail in relation to that within the submitted application, and to comply with Policy D3, Policy D13, Policy E7, and Policy SI8 of the London Plan.

SUSTAINABILITY OFFICER

Energy

There are no energy demand requirements with the development and therefore the zero carbon policy requirements are not applicable. In addition, it must be noted that the proposals are to retain a valued composting site that serves West London and beyond. The increase in throughput will divert material from carbon intensive landfill process and therefore in terms of carbon impacts, the proposals are considered to be preferable to an alternative landfilling operation.

Ecology

The operational works presented in the submission are not new. The site is an active composting facility and therefore impacts on ecology are limited. Natural England are the lead regulator with regards to the site of special scientific interest (SSSi) to the north and their comments should be required as to whether the proposals would impact the conservation status of that site.

FLOODING TEAM

No objections to the permanent use of the composting facility on drainage grounds.

However, the extent of drainage details is limited and consequently further information is necessary. The site needs to achieve a greenfield run-off rate and its permanency now requires a detailed assessment in accordance with current policies on surface water drainage. In particular, drainage plans, drawings and scheme design are required with regards to surface water runoff. This is particularly important as the fall in land is eastward to Breakspear Road South and ultimately into the River Pinn where there are extensive flooding problems.

Furthermore, since the original scheme was implemented, albeit on a temporary basis, significant changes to the local landform through HS2 have taken place. This requires a reconsideration of the drainage arrangements from this development to ensure that all the collection and attenuation is adequate and ultimately the discharge rates from the site are kept to greenfield run-off rates and ideally below 5l/s/hectare in a 100 year (plus 40% climate change allowance) event.

The following condition is therefore necessary;

Within 6 months of the scheme being approved, a detailed scheme for the foul and surface water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall set out the current arrangements for both foul and surface water including full details of discharge location, storage tanks and discharge rates. The scheme shall demonstrate how the development will achieve a discharge rate of 5l/s/hectare (unless otherwise agreed in writing with the Local Planning Authority) in a 1/100 year (plus 40% allowance for climate change) event. Details of discharges at 1/1 year, 1/25 year and 1/50 year shall also be provided. The scheme shall demonstrate that it has factored in the surrounding works from HS2. Any changes to the drainage layout must be implemented within 1 year of the approved scheme and development must be operated in accordance with the approved details thereafter.

Reason: To reduce flooding in accordance with SI12 and 13 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Green Belt

The application is seeking full planning permission for the continuation and formalisation of existing recycling operations permanently at land to the north and south of Newyears Green Lane, within Green Belt. The northern site is currently in temporary use.

Policy EM2 (Green Belt, Metropolitan Open Land and Green Chains) of Local Plan: Part 1- Strategic Policies (2012) says that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Policy DMEI 4 (Development in the Green Belt or on Metropolitan Open Land) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) says that

inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

As the site is located in the Green Belt, it is necessary to determine if it is inappropriate development. Development proposals that would harm Green Belt should be refused except where very special circumstances exist.

Composting is a form of industrial use which is not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Local Plan Policy DMEI 4 and constitutes inappropriate development within the Green Belt.

Paras 149 and 150 of the NPPF sets out exceptions that would not be considered inappropriate. This includes under part g) the limited infilling or the partial and complete redevelopment of previously development land excluding temporary buildings. Paragraph 149 of the NPPF sets out that the construction of new buildings on Green Belt should be regarded as inappropriate barring the limited exceptions to this and Although the site is in the Green Belt, it is noted that no additional built form apart from storage tanks, or further increase in throughput is sought. Consequently, there will be no additional impacts from the intensification of facilities over and above that which was previously approved.

The southern site has permanent planning permission for composting activities. However, the northern site had only a series of temporary permissions. The proposals on the northern site do not meet any of the above exception tests in the NPPF, and therefore would be inappropriate development on the Green Belt, which is harmful by definition and would not accord with Section 13 of the NPPF or London Plan Policy G2. Accordingly, it is necessary to demonstrate that very special circumstances exist in order for the development to be potentially acceptable.

Furthermore, the NPPF is clear at paragraph 148 that when considering applications on the Green Belt, substantial weight should be given to any harm to Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The applicant has acknowledged that the proposed development would be inappropriate and does not meet any of the exception tests of the NPPF. The applicant has therefore set out very special circumstances (VSC) that it contends would outweigh the harm to the Green Belt as follows:

- the facility provides a sustainable method of treating waste within the locality of arising which coincides with the objective of the London Plan and associated West London Waste Authority Plan;
- the site is an allocated waste management site in the West London Waste Plan;
- there is lack of alternative sites for the facility to be relocated and its loss from operation could mean the waste has to be treated outside of London;
- there is a clear advantage of maintaining a waste management site which has demonstrated its ability to process waste into a valuable product for a number of years;

- the ambition of UK government to meet national waste management targets, which composting will be key in assisting with;
- The applicant has further stated that there is a clear economic and environmental advantage to locate composting sites near where the waste arises and this rural location within West London makes it an ideal location for composting; and
- The applicant notes that there will be no change to the site boundary and therefore no further curtailment of the Green Belt area.

The need to improve sustainable waste management.

The London Plan 2021 identifies that at present 32% of London's waste that is biodegradable is sent to landfill.

The Mayor is committed to sending no biodegradable waste to landfill by 2026. Increasing the composting capacity on waste management sites in London will play a key role in meeting this London wide target and should therefore continue to be a VSC in support of the application.

Another VSC identified includes the lack of suitable alternative sites identified in the WLWP. No other existing composting sites are identified as having potential for expansion. Of the remaining sites allocated in the plan, the majority of these are in built up industrial areas which would not be suitable for open maturation process. The location of such sites in more rural areas also ensures that they are located as near as possible to the end uses of the waste processed on site.

Thus in conclusion, whilst proposed intensification does constitute inappropriate development in the Green Belt, it is considered that VSC to justify the proposed intensification exist.

It should be noted that the West London Composting site has already been operating as a composting facility in the local vicinity for a number of years. The site is the primary facility for managing organic waste across West London and it is deemed an 'allocated site' within the West London Waste Plan. This demonstrates the wider need for the site. The site also plays a crucial role in elevating this waste up the Waste Hierarchy.

It is considered that the proposal will not conflict with the fundamental aims of Green Belt policy, which is to prevent urban sprawl and keep land permanently open. In the light of the above, it is considered that the proposal will have limited harm to the fundamental aims of the Green Belt.

In this case, it is considered that any harm by reason of inappropriateness is clearly outweighed by other considerations, which amount to a very special circumstances case.

WASTE

Policy SI 8 of the London Plan 2021 (Waste capacity and net waste self-sufficiency) supports the optimisation of the waste management capacity of existing sites. Part E of the policy relates specifically to development proposals to increase the capacity of existing sites and sets out evaluation criteria including the effective implementation of the waste hierarchy, impact on the amenity of surrounding areas, and the transport and environmental impacts. Part F of the policy also requires consideration to be given to the

job creation, social value benefits, local need and the accessibility of services to local communities / businesses.

Policy SI 9 (Safeguarded Waste Sites) of the London Plan provides protection to existing waste management sites.

The West London Waste Plan (WLWP), adopted 2015, plans for all waste in the plan area up to 2031. It gives priority to waste reduction, recycling and composting. It does this by identifying suitable sites for development of new facilities and safeguarding all existing waste sites within west London. Applicable policies relevant to this application are:

Policy WLWP2 (Safeguarding and Protection of Existing and Allocated Waste sites) of the West London Waste Plan protects the existing waste facility for continued use for waste management. It also requires that any redevelopment proposals ensure that the quantity of waste to be managed is equal to or greater than that which is currently permitted.

Policy WLWP3 (Location of Waste Development) of the West London Waste Plan does support waste development proposals on existing waste management sites provided the proposals comply with the development plan for the area.

Policy WLWP4 (Ensuring High Quality Development) sets out a series of criteria for ensuring new waste management facilities mitigate their impacts on the environment and local communities. This includes consideration of local amenity, together with environmental, transport, heritage and health impacts.

The continued operation of the permitted 75,000 tonne p.a. is protected by the policies in the London Plan and WLWP. Support is also given through the development plan to increase the capacity of such facilities where the impacts can be mitigated, and potential benefits identified. It is noted that a temporary permission for the expansion of the permitted facility to the levels sought by the current application has already been allowed for a period of five years, further extended by one year. The waste facility is therefore already operating at the level sought by the permanent residency application.

Although the site is in the Green Belt, it is noted that no additional built form apart from the storage tanks, or further increase in throughput is sought. Consequently, there will be no significant additional impacts from the intensification of facilities. The very special circumstances (VSC) set out to justify the original planning permission remain justified, the proposed development would accord with Local Plan Policy DMEI 4 and paragraph 145 of the NPPF.

For the reasons given above, no objections are raised to the proposed development, in accordance with Policy EM2 of the Local Plan Part 1- Strategic Policies (2012), Policy DMEI 4 of the Local Plan: Part 2 - Development Management Policies (2020); Policies G2, SI7, SI8 and SI 9 of the London Plan (2021), Policies WLWP2, WLWP3 and WLWP4 of the West London Waste Plan and the NPPF (2021).

7.02 Density of the proposed development

Not applicable to this application.

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

Core Policy HE1 Heritage aims to conserve and enhance Hillingdon's distinct and varied environment, its setting and the wider historic landscape. Policy DMHB1 states that the Council will expect development proposals to avoid harm to the historic environment.

London Plan Policy HC1 sets out that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

The site is not located within an area of archaeological interest, a conservation area, or an area of special character. Nor are the subject structures or neighbouring properties listed. Therefore, these matters are not relevant to the determination of this application.

As per the commentary in the previous application (reference 12579/APP/2012/2366) no works are proposed at the site. Therefore the proposals will have no significant effects on any archaeology beneath the surface; consequently no archaeology work is considered necessary as the site has already been disturbed. It is noted that the new tanks on the OWC pad, which replaced the lagoon, represents new work, but the tank works took place in the area covered by the lagoon, so the land was already disturbed.

GLAAS has commented that no further assessment or conditions are therefore necessary.

It is therefore considered that there will be no impacts to heritage assets as a result of the proposed development and the proposals would not conflict with the above mentioned policies.

7.04 Airport safeguarding

There are no airport safeguarding considerations relevant to this application.

7.05 Impact on the green belt

Paragraph 137 of the NPPF says that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. Policy G2 of the London Plan 2021 says that the strongest protection should be given to London's Green Belt.

The Government's Planning Practice Guidance (PPG) provides advice on whether the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. While it acknowledges that any assessment requires judgement based on the circumstances of the case, it also provides matters that the courts have identified and should be taken into account. In this respect, the PPG states that openness is capable of having both spatial and visual aspects.

The change of use from agricultural land to an open composting maturation site and the intensification of use of the facility as a whole will involve development within the Green Belt, Colne Valley Park and within proximity to nationally protected woodland. There is therefore potential for long-term effects on biodiversity, landscape character, visual impacts on these areas and on the amenity of the Green Belt for its users.

However, it should be noted that the main existing buildings and structures on site benefit from permanent planning permission and therefore only the maturation yard (northern site) is relevant to the assessment of harm to the Green Belt. As set out elsewhere in the report, this part of the site blends onto the landscape and exerts minimal visual impact. The lack of built structures in the northern part of the site minimises any harm to the openness of the Green Belt.

No planning consent exists for the leachate tanks at the north end of Pylon Farm. These above ground structures replace the previously consented leachate lagoons (below ground level). However, apart from these leachate and 2 fresh water tanks, there are no physical changes proposed as part of this application. The original proposal for the maturation site

(Pylon Farm) included young woodland and hedgerow plantations to the north and west of the site, to provide shelter and visual screening. This planting was required, in order to screen and mitigate the visual impact of the windrows when viewed from surrounding public footpaths. These existing hedgerows and field/hedgerow trees around the site are now established and will not be affected by the proposal. However, the northern boundary can be seen to be only filtering the views of the new tanks, which are still visible from Ruilsip Woods. As stated elsewhere in this report, it is recommended that this boundary planting be enhanced.

The assessments undertaken in the ES demonstrate that there will be no material increase in impacts as a result of the proposed increased in tonnage and emissions will continue to be controlled by the Environmental Permit regime. The proposal is to utilise spare capacity within the existing composting facility. Given there is no increase in buildings apart from the leachate tanks, or operational area of the composting facility, it is considered that there will be no additional material impact on the openness of the Green Belt as a result of the proposed development,

The impact of the development on the character of the wider area has been assessed in more detail in section 7.07 of this report.

In conclusion, given that no significant new works are proposed, it is considered that the permanent residency of the northern site would not significantly impact upon its openness or irrevocably affect its character of the Green Belt. The proposed development would therefore accord with Local Plan Part 2 Policy DMEI4 and paragraph 145 of the NPPF.

7.06 Environmental Impact

Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will expect proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. Major development proposals will be expected to demonstrate a sustainable approach to remediation that includes techniques to reduce the need to landfill.

Policy DMEI 12 (Development of Land Affected by Contamination) of the Local Plan: Part 2 - Development Management Policies (2020) says that the Council will support planning permission for development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely used through remediation.

West London Composting Limited (WLC) operate an In-Vessel Composting (IVC) and Open Windrow Composting (OWC) facility which was first established in 2004. The site has the capacity to process 75,000 tonnes of organic waste each year and produces a variety of high-quality PAS100 soil conditioners for agricultural and commercial use. The inputs for the composting process come from a variety of local authority contracts such as Hertfordshire Council and West London Waste Authority, as well as smaller commercial suppliers.

The IVC and OWC activities are carried out on two neighbouring, yet separate, sites. The IVC site and waste transfer activity are located to the south of New Years Green Lane and the OWC site is located to the north of the same road. Treatment operations therefore comprise of the following:

- the sanitisation of green and food wastes through the IVC system (<75,000 tpa),
- the stabilisation of green and food wastes through the OWC system (<75,000 tpa),

The currently permitted waste activities, including operational limits and permitted wastes by scheduled activity, are identified within the Environmental Permit (EPR/UP3893EC). Historic planning permission authorises 75,000tpa to be processed through the IVC facility and then through the subsequent OWC activity.

It is not anticipated that there will be any increased risk on environmental issues attributed to the granting of a permanent residency permission. The environmental risk was a key area of the previous planning application (reference 12579/APP/2012/2366), so was given due consideration and the permission was ultimately granted by the Council.

In addition, a range of environmental risks, such as odour, bioaerosols and groundwater contamination have to be assessed within this new comprehensive planning application for permanent residency of the site. Environmental protection will therefore continue to be a key priority at West London Composting through the planning process.

The Council's Contamination Officer raises no objections to the application, noting that the Environment Agency has proposed 4 conditions to be imposed in terms of land affected by contamination, namely:

Condition 1: Long term Monitoring.

Condition 2: Previously Unidentified Contamination.

Condition 4: Decommission of investigative boreholes.

Condition 3 covers SuDS (Sustainable drainage systems)

The wording within the above conditions is primarily concerning protection of the "vulnerable groundwater at the site". The wording also requires the LPA to receive submissions of proposed schemes and reports, which the LPA would be required to review and approve if the details are considered acceptable.

Crucially, the combined North and South site will continue to be required to be operated in accordance with the Environmental Permitting (England & Wales) Regulations 2016, and if a successful application is made for an Environmental Permit (EP) and permit(s) awarded, the site will thereby be regulated by the Environment Agency, in accordance with the approved EP application details and Site Condition Report (SCR).

It is recommended that the environmental safeguarding conditions be imposed so that the development shall be carried out in accordance with the previously approved details/measures already imposed under decision ref. reference 12579/APP/2012/2366.

On this basis, subject to the above mentioned conditions, it is considered that the impact of the development on contamination will be controlled, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMEI 12 (Development of Land Affected by Contamination) of the Local Plan Part 2: Development Management Policies (2020) and Policy SI 1 of the London Plan (2021).

7.07 Impact on the character & appearance of the area

Policy BE1 of the Local Plan: Part 1 Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. Policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policies D1 and D4 of the London Plan states that development design should respond to

local context.

A Landscape and Visual Assessment (LVA) has been submitted in support of the application. The application site covers an approximate area of 4.2ha and is split across two separate areas to the north and south of Newyears Green Lane . The waste reception and in vessel composting (IVC) facility is located to the south of Newyears Green Lane at High View Farm, which has permanent planning permission, with the compost maturation area located to the north of the road at Pylon Farm was granted a series of planning permissions on a temporary basis.

The focus of this LVA therefore focuses only on the area of land to the north of Newyears Green Lane (Pylon Farm) as southern part of the site has permanent planning permission as outlined below.

Southern Site (High View Farm)

The southern part of the site has permanent planning permission (ref: 39755/APP/2002/3026 dated 5th June 2003) which was granted for the reception building and associated infrastructure. A further permanent planning permission ref: 39755/APP/2006/1446 was granted in June 2006 for the erection of 16 further vessels. The permanent planning permission area of the site therefore contains the following main structures:

- Weighbridge and Site Office
- Maintenance Building
- Reception hall
- Shredder
- Composting vessels
- 4 dirty water tanks
- 3 rainwater tanks
- Car parking area
- Concrete work areas and roadways
- Sealed drainage system

Northern Site (Pylon Farm)

It is the northern part of the site (known as Pylon Farm) that benefits from a series of temporary planning permissions. Planning permission (reference - 12579/APP/2012/2366) was granted on the 17th September 2015 for the continuation of existing recycling operations for a temporary period of five years (further extended by a year). This permission has therefore expired, which this planning application seeks to regularise. The previous permission allowed the Applicant to process a maximum throughput of up to 75,000 tonnes per annum. This area is mainly used as a maturation pad for compost stabilisation, maturation and product storage.

The northern site comprises a large area of impermeable tarmac, that has a retention lip to its eastern boundary and a concrete wall to its western boundary, a star screener mid-way along the western boundary, two leachate tanks (12.9m x 3.84m) and a fresh water tank (10.14m x 2.28) to the north, along with a sump. Beyond the concrete wall to the west is a soiled / planted bank of vegetation that acts to screen the site from the west and reduce noise / dust impact. The northern boundary is a low unmanaged native hedgerow, as is the southern boundary albeit the vegetation is taller. The boundary to the east varies from open fields to low unmanaged hedgerows. 2 leachate tanks require retrospective approval as

part of this application.

Lorries and mechanical moving equipment such as diggers operate within in the site, accessing off Newyears Green Lane, opposite Pylon Farm. Due to the nature of the works, sometimes the diggers are at ground level, and other times they can be seen on top of the mounds of compost.

Adjacent land-uses immediately outside of the site consists mainly of farms and their associated farmland, small industrial sites with a variety of businesses, several individual properties, works associated with High Speed 2 and woodland.

High Speed 2 (HS2) is significantly altering the immediate surrounding landscape of the site. Farmland to the east and west of the site is currently being reprofiled to accommodate vast amounts of soils being stripped to make way for HS2. Once the project is finished various mounds up to 18 metres high will be created, changing the landscape, redirecting streams, and public rights of way.

Under the Hillingdon Landscape Character Assessment (May 2012), classification, the proposed site falls within the category Type C: Undulating Farmland subset C3: New Years Green.

The GLA Stage 1 report called for specific viewpoints that should be representative of four homes to the south west of the site. A total of 6 viewpoints were recorded on the first site visit in October 2021, with a 7th viewpoint added when the March 2022 visit was undertaken, these illustrate the general range of visibility within 1km of the study area, as well as viewpoints with the highest sensitivity.

The applicant notes that between the visits in October 2021 and March 2022, the HS2 works had changed the landscape, and it had also changed the route of Footpath U37, it was then under permanent diversion, so viewpoint 5 no longer existed or was accessible as it was behind heras fencing, but a second viewpoint 5 was able to be located within 20m of the original location.

The Visual Assessment concludes that the proposed development should not cause unacceptable landscape and visual impacts, especially in the wider landscape. The land form, land cover and landscape elements have been significantly altered and, in several cases, blocked views to the site that were thought to be evident within the desk study assessment. This is especially the case beyond the 1km distance with topography, HS2 works, wooded areas, tall hedgerows and buildings forming visual barriers in views towards the site.

It is considered that the existing composting facility in the form of a Maturation Site as shown in all the viewpoints does not cause unacceptable landscape and visual impacts and does not materially impact on the openness of the Green Belt. By its very form and nature, it blends well into the current landscape. The elements that draw the eye towards the site's direction are surface water tanks, the diggers when they are on the top of the mounds of compost, and occasionally the steam rising from the compost mounds as the maturation process takes place. But the diggers and steam are elements that constantly change, depending on weather conditions and site processes. They are not fixed or consistent.

The visual impact of the maturation site should also be viewed in the context of the pockets

of industry surrounding the site, which are more prominent and claim the attention of the observer, creating an environment that is man made.

Conditions are recommended to be reimposed, limiting the height of the windrows and stock piles.

In conclusion, it is considered that subject to conditions, the visual harm on the neighbouring landscape and landscape character generated by these processes are limited, due to the points mentioned above, whereas the works associated with High Speed 2 are and will change the landscape surrounding the site, and significantly impact on the landscape character. On this basis, the development proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, in accordance with the Hillingdon Local Plan, the adopted London Plan (2021) and the NPPF

7.08 Impact on neighbours

Policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020) advises that proposals should not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space. Policy DMHD 1 also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

Given the nature of the proposal, the development is not expected to have an adverse impact on the existing residential amenity of surrounding properties with regards to overlooking, privacy, daylight or sunlight.

The main impact on neighbours arising from the continued use of the composting facility relate to air quality and noise. These matters have been dealt with in relevant sections of this report.

It is not considered that the proposal would have any amenity impacts over those considered within the original grant of planning permission ref:12579/APP/2012/2366.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan Policy DMHB 12 requires development to be well integrated with the surrounding area, providing safe and direct pedestrian and cycle movement through the space and using good quality materials undertaken to a high standard. Policy DMT 2 states that development proposals must ensure that safe and efficient vehicular access to the highway network is provided to the Council's standards.

A Transport Statement has been produced and submitted with this application, which considers the impact of the development on the existing transport network.

As this application is purely related to permanent residency, the same 'highway' conditions imposed on the original consent are still valid and applicable with the exception of the then proposed highway improvements i.e. widened carriageway and kerb realignments etc in Newyears Green Lane agreed at the time of determination which are now in place.

Condition 6 of the original permission relates to limiting vehicle movements to and from site stipulating that there shall be no more than 100 one-way vehicular movements of which there shall be no more than 41 one-way HGV movements in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input per annum.

The Highway Engineer notes that the applicant has demonstrated that this condition cap has, to date, been broadly adhered to with a very marginal anticipated uplift of less than 5 two-way vehicle movements associated with the permanent residency application. The Highway Engineer considers that such uplift is de-minimis and this condition can therefore again be reapplied to this new application as can conditions 12 & 13 (Servicing Methodology and Travel Plan respectively).

Also relevant is condition 2 of the original temporary permission which relates to ensuring that waste input does not exceed 75,000 tonnes per annum, with a reduction from this figure to a maximum of 50,000 tonnes after the consented 'temporary' 5-year period. For the purposes of this application, this condition can be modified to remove the requirement for a reduction to 50,000 tonnes, as the higher figure would continue to apply.

In terms of the impact of the current proposal on the surrounding highway network, since the previous consent, the Highway Engineer notes that the only material and circumstantial change to the surrounding locality and road network has been the evolution of the HS2 Ltd project, which has now commenced and is gradually increasing traffic burden in the locality and will continue to do so in this decade. However HS2 Ltd construction works are 'transient' in terms of time scale and will conclude in due course, thereby eventually relieving all traffic related imposition, in contrast with the composting facility subject of this application, to be in place for the long term.

It is also highlighted that traffic imposition related to HS2 Ltd is subject to separate legislation where highway burden is vetted with the intention of least impact as far as is practical. The Highway Engineer therefore considers that determination of this particular application should not be influenced or derailed by the HS2 project.

In summary, as there is no evidence to suggest that the existing composting operations give rise to measurable or negative highway & transport impact particularly during the most sensitive and crucial morning and afternoon/early evening peak traffic base-line periods, there is no objection to the transition from a temporary permission to the permanency and continuation of compost operations.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1 and DMT 2 and Policy T4 of the London Plan (2021).

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. With respect of security, it is not considered that the proposal requires a secure by design condition given the nature of the proposals.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Hillingdon Local Plan Policy DMHB 14 states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit, and Policy DMEI 7 requires loss of biodiversity to be replaced with features of equivalent

value on-site. Core Policy BE1 requires all new development to be designed appropriately to the context of Hillingdon's landscape. London Plan Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. London Plan Policy G7 requires trees and woodlands to be protected and maintained.

Given that no major infrastructure is proposed and the site boundaries will not change, it is not considered that the proposal would significantly alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission ref: 12579/APP/2012/2366.

The Tree and Landscape officer notes that the sites north and south) have been the subject of a series of planning applications. No additional infrastructure is proposed on the northern site, apart from the leachate tanks at the north end of Pylon Farm. These above ground structures replace the previously consented leachate lagoons (below ground level). The visual impact of these tanks, when viewed from Ruislip Woods is demonstrated in the photograph in the Environmental Statement. When the lagoons were granted planning approval, a band of boundary planting was secured along the northern boundary. The boundary can be seen to be only filtering the views of the new tanks, which are still visible from Ruislip Woods.

The Tree and Landscape officer raises no objection to the permanent use of the land for composting, whilst recommending that the boundary planting along the northern boundary should be reviewed, to ensure that the impact of the leachate tanks is minimised. Subject to this condition, the proposed development is considered to be in accordance with Hillingdon's Local Plan Policy DMHB 14, DMEI 7, Core Policy BE1, and London Plan Policies G6 and G7.

ECOLOGY

Policy DMEI7 of the Local Plan Part 2 sets out an approach for developments on or near sites of ecological value. Applicants must show that developments will not have unacceptable impacts and sets out a set of principles to be followed if harm to biodiversity cannot be avoided.

Policy G6 of the London Plan states that biodiversity enhancement should be considered from the start of the development process. Ecological habitat retention, enhancement and creation are key principles which have underpinned the design process for the proposed development from inception. Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity a mitigation hierarchy set out in the Plan.

An Ecological Assessment (EA) is provided which accompanies this planning application.

The EA assumes that no invasive works are required in semi-natural habitat areas and no further mitigation is required in relation to specific species. Although it is understood no further semi-natural habitat loss will be undertaken at the site, should any construction be required then the below mitigation should be followed, to ensure that ecological control and protection measures are undertaken to ensure:

- No harm comes to faunal species (unprotected species as well as protected and notable species);
- There is minimal habitat loss and disturbance;
- No harm comes to the adjacent habitats;

- Pollution risk is minimised;
- Ecological best practice is followed;
- Conformity with current planning requirements pertaining to wildlife; and
- No breaches of current wildlife legislation.

The assessment concludes that:

- No further surveys are considered necessary in order for the LPA to validate this activity.
- No statutory Nature Conservation Sites will be negatively impacted by the proposed works.
- The Site lies within the Impact Risk Zone (IRZ) of two statutory designated sites of nature conservation importance: Ruislip Woods SSSI, NNR & LNR and the Mid Colne Valley SSSI. The proposed application is included on the list of developments that are considered likely to cause a risk to the corresponding SSSI's, therefore, Natural England should be consulted during the application.
- No Non-statutory Nature Conservation Sites will be negatively impacted by the proposed works.
- No S41/Priority Habitats will be negatively impacted by the proposed works.
- No protected or notable species will be negatively impact if appropriate mitigation and precautions are followed, as set out in this report.
- With the implementation of the proposed biodiversity measures set out above, the proposal will be compliant with the NPPF and Policy G6 (D) of the London Plan and biodiversity net gain will be achieved.

The Council's Sustainability Officer notes that the operational works presented in the submission are not new. The site is an active composting facility and therefore impacts on ecology are limited.

Natural England are the lead regulator with regards to the site of special scientific interest (SSSi) to the north and raise no objections to the proposed works. It is considered that-subject to the implementation of the recommendations in the Ecological Report, which-have been conditioned, the proposal will avoid significant impacts to ecology and habitats.

In combination, the ecological mitigation and enhancements incorporated into the design are considered to meet the requirements set out in national, regional and local plan policies. In particular, the proposed development will protect and enhance the identified SINC, as well as habitats and features of biodiversity value throughout the wider application site, in line with Policy EM7 of the adopted Hillingdon Local Plan: Part 1 and - Policy DME1 7 of the Hillingdon Local Plan: Part 2.

7.15 Sustainable waste management

A Waste Management Need Assessment has been prepared in support of the planning application. The submitted Need Assessment acts as an Addendum to the submitted Environmental Statement..

The assessment covers "quantitative" need for the retention of the facility, which is based on the size of any future predicted capacity gap in the West London sub-region; and also "qualitative" need, which relates to the exclusivity of the facility in terms of the waste management process, types of waste and waste origin.

The amended apportionment figures show that there is a quantitative need for additional waste management facilities in 2026 and 2031. This does not take into account any permissions or new/extended sites which may be granted between now and then. But

given that only one of the allocated sites has had a "new" permission since the West London Waste Plan (WLWP) was adopted in 2015 then there is no certainty that any additional capacity will be forthcoming. The capacity gap has to be assessed on the basis of the existing real-time situation. This indicates that without the Envar Composting facility there would be a significant capacity gap in 2026 and 2031.

The qualitative need assessment demonstrates that the Envar facility has the ability to process 75,000 tpa of waste material and thus has a significant advantage over any future planned facilities coming forward within the area.

The proposed development is also considered to fulfil the need to maintain existing capacity within London to enable the sufficient and timely provision of waste management facilities to meet the needs of the local community.

On the basis that the current planning application is unsuccessful, the applicant argues and officers agree, that there would be significant adverse environmental effects in terms of insufficient capacity in the West London area to manage the waste streams and additional air quality impacts stemming from the need to transport the material by road to sites further outside of the West London area.

It is therefore concluded the proposed development will make a significant and important contribution in providing organic waste management capacity for the West of London area across the WLWP period. The current proposal therefore represents the best environmental alternative in this regard.

Finally, it is considered that the proposal would not significantly alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission.

7.16 Renewable energy / Sustainability

Policy SI2 of the London Plan (March 2021) establishes the energy hierarchy for minimising greenhouse gas emissions, sets targets and advises that boroughs must establish and administer carbon offset funds and Policy SI4 seeks to minimise adverse impacts of development on the urban heat island by addressing impacts of overheating and excessive heat generation.

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission.

Furthermore, it should be noted that there are no energy demand requirements with the development and therefore the zero carbon policy requirements are not applicable. In addition, it must also be noted that the proposals are to retain a valued composting site that serves West London and beyond. The increase in throughput will divert material from carbon intensive landfill process and therefore in terms of carbon impacts, the proposals are considered to be preferable to an alternative land filling operation.

It is considered that the development will satisfactorily address the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in accordance with relevant London Plan policies, policy EM1 of the Local Plan Part 1(2012) and policy DMEI 2 of the Local Plan Part 2 (2020).

7.17 Flooding or Drainage Issues

Policy EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Policies

DMEI 9, DMEI 10 and DMEI 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The NPPF states that SUDS should be incorporated into developments at risk of flooding (unless evidenced as inappropriate), a requirement which is also transposed into Policy SI 12 and SI 13 of the London Plan. This also requires that drainage assists in delivering other policy objectives related to water efficiency and quality, biodiversity, and amenity and recreation.

The potential environmental effects of the proposed development on the geological, hydrogeological and hydrological environments, including a Flood Risk Assessment, have been assessed in the Environmental Impact Assessment, submitted in support of this application.

The Environment Agency (EA) Flood Maps tool shows that the site lies within Flood Zone 1. This means there is 'low probability' of flooding which represents an annual probability of less than 0.1% of a flood occurring in any one year. The area beneath both sites is designated as an Unproductive Aquifer by Defra's Magic Maps application.

Surface Water Management

This is an application for permanent residency of the land to the North and South of Newyears Green Lane (the site) for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste. In addition to this, the application seeks retrospective approval for the construction of two above ground leachate storage tanks and a freshwater tank which have replaced the leachate lagoon on the northern open windrow composting (OWC) pad as well as two freshwater tanks on the southern in-vessel composting site (IVC).

There will be no change in the rate or volume of surface water runoff, not accounting for changes due to climate change.

Northern Site

All composting activity on the northern site takes place on an impermeable surface of crushed concrete topped with asphalt. This impermeable pad has an area of 14,480m² which is the site catchment area for rainfall. All surface water from the pad, comprised of leachate and rainwater is directed to a surface water open channel at the northern end of the pad, by means of surface contouring, before being directed to a sump. From here, the surface water is pumped into one of two surface water storage tanks which have a capacity of approximately 495m³ each.

These tanks have replaced the previous surface water attenuation lagoon which had a capacity of approximately 900m³. They are also positioned above the site of the former lagoon. Therefore, there is a total of 990m³ of surface water storage capacity in these tanks. There is also a freshwater storage tank located to the east of the surface water storage tanks on the same concrete base but this does not form part of the surface water management system as the tank remains full of freshwater for use in the event of a fire on the site.

In the event of the surface water storage tanks being full or in the instance of a tank failure, the pad area would flood. The current storage on the pad is 208m³.

Southern Site

Active composting takes place in two "barriers" on the southern site, located to the east and south of the waste reception hall. Surface water from each barrier is currently directed towards separate drainage sumps for each barrier by means of surface contouring. From here, the surface water is pumped to surface water storage tanks for recycling or disposal as leachate. These tanks have a surface water filter screen on the inlet. Barrier 2, to the east of the waste reception hall, is served by one surface water storage tank with a volume of 93m³. The rainfall catchment area of Barrier 2 is 3,794m². Barrier 1, south of the waste reception hall, is served by a trio of surface water storage tanks with a total capacity of 212m³. The rainfall catchment area of Barrier 1 is 4,155m². There are heightened kerbs along the eastern and southern sides of the IVC area.

Any surface water which makes its way out of the front of the waste reception hall on vehicles tyres etc is collected in a drainage channel which runs across the front of the waste reception hall. From here, the surface water is directed to the sump which serves Barrier 2.

Additional clean rainwater tanks accept runoff from the roof of the waste reception hall which is then used to spray the compost. These have a total capacity of 63m³. There are also a further two freshwater storage tanks located west of the waste reception hall but these do not form part of the surface water management system as the tanks remain full of freshwater for use in the event of a fire in the waste reception hall.

In the event of surcharge from the tank system, surface water is stored within the composting areas of Barrier 1 and / or Barrier 2. Any surface water generated across the rest of the southern site, immediately north of the waste reception hall is directed to a manhole located on the west of the building and then down the drain to a ditch on Newyears Green Lane outside the gate on the northern boundary via an interceptor. The interceptor removes hydrocarbon contamination from the surface water.

No uncontrolled discharge of potentially contaminated water from the southern site is made to controlled waters.

The Flood Risk Assessment recommends a number of upgrades to the water storage capacities for the site, as summarised below.

Northern Site

The minimum height of the bund around the western and northern edge of the northern site is currently 57.12m AOD. It is recommended that this bund is raised to a minimum height of 58.02m AOD. A small kerb also requires constructing along the eastern edge of the site because a maximum of 0.159m of height is required along the eastern edge of the pad to prevent surface water running off the site and onto the neighbouring land immediately east of the site. There is another recommendation to improve the strength of the wall immediately north of the storage tanks. The wall is currently just a single concrete block thick. If these recommendations were made, the total surface water storage capacity of the northern site would increase to 1,397m³.

The southern area has a required containment capacity of 1,350m³. It is recommended that the bund wall around the southern site be increased to an elevation of 67.795m AOD. This will require the addition of a new bund wall between Barrier 1 and the reception building across the top of the ramp down to the two water storage tanks located west of the reception building. Because the reception building will form part of the containment on the

southern site, modifications are required to provide containment in this area. This includes sealing of the joints between the pre-cast concrete slabs that make up the wall of the building as well as between the concrete slabs and the floor of the reception building. Additionally, speed bump style barriers at the front entrances to the reception building will be required to achieve the required containment elevation. In the case of door 4, this may need to be a flood gate as the increase in elevation required for containment may prove problematic should this door remain in use for vehicular access and egress. Should the elevations around the site be increased to the recommended levels, the containment capacity on the southern site would be 1,360m³

Surface Water Disposal

Surface water is currently recycled as spray water for re-use within the composting process, or is tankered off site as leachate when the storage tanks reach 80% of their capacity. No potential exists for the disposal of runoff to local watercourses or to ground, since the site is located remote from any surface water features and the local ground conditions comprise a thick layer of London Clay. In addition to this, the clay is underlain by Upper Chalk (approximately 50m bgl) which exhibits high sensitivity to pollution of groundwater, the site being located within a Source Protection Zones I, II & III. Given the nature of the site use and the sensitivity of receiving waters the use of infiltration or off-site discharge of surface water runoff to local watercourses would not be considered appropriate for runoff generated within the composting areas.

The existing surface water management includes surface water storage tanks and bunded areas that are floodable in the areas in which composting takes place. This prevents surface water from being released off site. The contained surface water is then either reused in the composting process or tankered offsite for treatment at a suitable licensed facility.

An interceptor tank is also present to remove hydrocarbons from surface water from the areas of non-composting on the southern site, prior to release into the ditch on Newyears Green Lane just north of the southern site. The existing surface water storage system on the northern site offers a capacity of 1,199m³ should the leachate storage tanks be empty but this reduces to 208m³ should the leachate storage tanks be full. The upgrades recommended above would result in a water storage capacity of 1,397m³ on the composting pad alone. This would ensure that the northern site had sufficient capacity to retain all surface water in the event of a credible worst-case scenario of a 1 in 10-year rainfall event, including allowances for climate change, occurring.

The existing surface water storage system on the southern site offers a capacity of 1,020m³ should the leachate storage tanks be empty but this reduces to 684m³ should the leachate storage tanks be full. The upgrades recommended above would result in a water storage capacity of 1,360m³ on the impermeable surfaces of the two IVC barriers and within the reception hall building. This would ensure that the southern site had sufficient capacity to retain all surface water in the event of a credible worst-case scenario of fighting a fire using water occurring.

The Council's Flood Officer has reviewed the submitted documentation and raises no objections to the permanent use of the composting facility on drainage grounds, whilst noting that the extent of drainage details is limited and consequently further information is necessary.

The site needs to achieve a greenfield run-off rate and its permanency now requires a detailed assessment in accordance with current policies on surface water drainage. This is particularly important as the fall in land is eastward to Breakspear Road South and ultimately into the River Pinn where there are extensive flooding problems. Furthermore, the Flood Officer notes that since the original scheme was implemented, albeit on a temporary basis, significant changes to the local land form through HS2 have taken place. This requires a reconsideration of the drainage arrangements from this development to ensure that all the collection and attenuation is adequate and ultimately the discharge rates from the site are kept to greenfield run-off rates and ideally below 5l/s/hectare in a 100 year (plus 40% climate change allowance) event.

A condition is therefore recommended requiring the submission of a detailed scheme for the foul and surface water drainage arrangements, setting out the current arrangements for both foul and surface water including full details of discharge location, storage tanks and discharge rates. The scheme shall demonstrate how the development will achieve a discharge rate of 5l/s/hectare in a 1/100 year (plus 40% allowance for climate change) event. Details of discharges at 1/1 year, 1/25 year and 1/50 year shall also be provided. The scheme shall demonstrate that it has factored in the surrounding works from HS2. Any changes to the drainage layout must be implemented within 1 year of the approved scheme and development must be operated in accordance with the approved details thereafter.

The Environment Agency also requires a condition controlling surface water drainage into the ground, This is to ensure that all drainage from the site is adequately managed, to protect the quality of the sensitive groundwater.

Subject to the above mentioned conditions, it is considered that the continued and intensified use of the facility on a permanent basis would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected, in compliance with Policies EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (2012), Policies DMEI 9, DMEI 10 and DMEI 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and, London Plan policies SI 12 and SI 13.

7.18 Noise or Air Quality Issues

AIR QUALITY

Policy EM8 aims to ensure that development does not cause deterioration in the local air quality levels.

The Environmental Statement examines the impact on air quality in the vicinity of the application site as a result of the continuation of the composting of green and food wastes through an In-Vessel Composting (IVC) and open-windrow facility.

The air quality chapter has been revised and updated in order to provide a policy-compliant air quality assessment report for submission to the Greater London Authority and the London Borough of Hillingdon.

The document first describes the scope of activities, relevant legislation and assessment methodology before providing baseline conditions within the vicinity of the site as well as the operational conditions currently at the application site. An assessment is then made on the potential environmental impacts the proposed tonnage increase would have on the local environment (baseline); the necessary mitigation measures to prevent or reduce any

adverse effects; and the likely residual impacts after these measures have been employed

The assessment has considered the following:

- Air Quality Strategy pollutants from vehicle exhausts; and
- Odour, dust and bioaerosol emissions during the operational phase,

The assessment of odour, dust and bioaerosols has found that the additional risk of impacts associated with the continuation of site operations, once existing mitigation measures and the existing Environmental Permit are accounted for, are as follows:

- Probability of exposure is seen to be low and the consequence is also seen to be low.

The additional traffic associated with the importation of the additional waste material to the site are classified as 'neutral' in air quality terms according to the DMRB criteria as the screening assessment wasn't required.

Overall, the permanent operation of the site processes at the throughput proposed will not:

- lead to further deterioration of any existing poor air quality in the area;
- create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits;
- create unacceptable risk of high levels of exposure to poor air quality.

The applicants state that they will continue to maintain an Environmental Permit, regulated by the Environment Agency, for the proposed activities specified within this application. As such, the site is subject to regular reviews and audits by the EA and acts following any findings, in accordance with the Permit and agreement with the EA. The regulator can require the site to cease activities at the site where they are not satisfied that the operations are or can be undertaken without causing significant pollution to the environment.

The Air Quality Assessment has been reviewed by the Council's Air Quality consultant, who concludes that once the mitigation measures set out in the Internal Consultee Section of this report are implemented, the risk of exposure to odour, dust and bioaerosols is considered to be low. However, the measures above are generic and do not address the specific need to further protect the residents from the four dwellings in the vicinity of the proposed development and downwind of the proposed facility. Therefore further mitigation is required to prevent future complaints. This is secured by condition.

Overall, subject to adherence with the suggested condition for an updated Odour Management Plan, it is concluded that there would be no significant environmental effects associated with the application, with respect to air quality and odour, in compliance with Policy D3, Policy D13, Policy E7, and Policy S18 of the London Plan.

NOISE

The NPPF requires developments to mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Policy D14 (Noise) of the London Plan states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse impacts on health and quality of life, reflect the Agent of Change principle, mitigate and minimise the existing and potential adverse impacts of noise and improve and enhance acoustic environments.

At a local level, Policy EM 8 (Land, Water, Air and Noise) of the Local Plan Part 1 states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated. Hillingdon's Core Policy BE1 requires all new development to be designed appropriately to protect the amenity of surrounding buildings.

An assessment of noise has been carried out with reference to British Standard and other government guidance. Noise issues relating to the operation of the proposed development have been considered to the nearest noise-sensitive properties surrounding the site. The assessment has considered the potential for noise generated by heavy good vehicles to give rise to impacts at the closest noise-sensitive receptors and has found that there would be a minor, barely perceptible impact on the ambient noise levels at all the noise sensitive receptors assessed. No mitigation measures are considered necessary to reduce the impacts of heavy goods vehicle movements. Based on the results of the assessment, noise should not pose a material constraint for the proposed development. In order to continue to mitigate the likelihood of complaints during the operational phase.

Nevertheless, a number of conditions in connection with the open maturation site were imposed on previous permissions, in order to protect the residential amenity of the adjacent cottages, including hours of operation. It is recommended that this conditions be re-imposed in the event that a permanent residency is granted. Subject to this condition, it is considered that that there would be no significant environmental effects associated with the application with respect to noise, in accordance with relevant local, London Plan policies outlined above and the aspirations of the NPPF.

7.19 Comments on Public Consultations

At the time of writing this report no representations had been received from neighbours. No responses have been received from both the Harefield and Ruislip Residents' Associations.

.All matters are addressed elsewhere within this committee report.

7.20 Planning obligations

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

Policy DF1 of the London Plan (2021) requires development proposals to provide the infrastructure and meet relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan. Policy DMCI 7 of the Local Plan: Part Two (2020) seeks to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Planning obligations are sought on a scheme-by-scheme basis to ensure that development proposals provide or fund improvements to mitigate site specific

impacts made necessary by the proposal.

The original grant of planning permission secured the following planning obligation by way of a legal agreement:

(l) highway improvements on Newyears Green Lane, including the strengthening of the carriageway.

The applicant has discharged this obligation and as there is no material increase in commercial activity, it is not considered necessary for this obligation to be carried forward, by way of a deed of variation to the original S106 Agreement, in the event that this application is approved.

7.21 Expediency of enforcement action

Subject to approval of this application, there are no enforcement issues associated with this site.

7.22 Other Issues

CIRCULAR ECONOMY

Policy SI 7 (Reducing waste and supporting the circular economy) of the London Plan 2021 requires that referable applications should promote circular economy outcomes and aim to be net zero-waste.

A Circular Economy Statement has been submitted in support of this application.

It is considered that the aspirations of Policy SI 7 (Reducing waste and supporting the circular economy) of the London Plan 2021 primarily relates to new development where there is demolition and new building works taking place. In the case of the Applicant's proposal, there are no buildings proposed to be constructed or any existing development being demolished. The Applicant therefore does not have the opportunity to consider designing buildings for adaptation, reconstruction and deconstruction because they are already built.

The Applicant proposes to increase the throughput of green/food waste to 75,000 tonnes per annum, which is the maximum allowed under the existing Environmental Permit. Strategic Objective 2 of the Waste Local Plan (WLP) seeks to encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery and composting. The WLP confirms that Waste Planning Authorities (WPAs) should drive waste management up the waste hierarchy. This means encouraging prevention of waste, and preparing for the reuse, recycling and recovery of waste (including recovery of inert waste to land).

The applicant submits that if the current proposal is unsuccessful, the green waste would have to be transported to a different facility, further afield, increasing the distance the waste has to travel increasing emissions from vehicles. The proposal will make an important contribution to green waste recycling, reducing emissions and helping to meet the Government's climate change. The proposal therefore complies with the London Plan's aspiration of moving towards a move to a more circular economy, increasing the resource efficiency of London's businesses, and helping to reduce carbon emissions.

The applicant's proposal seeks to secure permanent planning permission for the northern part of the site (Pylon Farm) which will provide the necessary space to support the maturation and recycling process of the sustainable waste management facility. The proposed increase in throughput and retention of the maturation pad will enable the

applicant to support the on-going recycling activities.

The applicant's proposal will not generate waste on-site and is dedicated to recycling green and food waste collected in the west of London, mainly by local authorities. The Applicant's proposal is considered to be fully compliant with the Government's Waste Hierarchy by recovery, recycling and re-using the material in the form of compost, which is used as a fertiliser by farmers.

The Applicant's sustainable waste management activities are monitored and controlled under the existing Environmental Permit by the Environment Agency who make regular site visits. The Applicant is required to provide annual reports to the Environment Agency thereby complying with Policy SI 7 of the London Plan.

It is considered that the applicant's proposal shows full compliance with the Mayor of London's aspirations of moving towards a circular economy. The proposed development will make a significant and important contribution in providing organic waste management capacity for the West of London area and will divert waste from landfill moving waste up the waste hierarchy.

FIRE STRATEGY

London Plan Policy D12 on fire safety requires all developments to achieve the highest standards of fire safety. Major developments are required to submit a Fire Statement. London Plan Policy D5 requires developments that include a lift core to include at least one evacuation lift. This Fire Safety London Plan Guidance (LPG) sets out how applicants should demonstrate their schemes comply with these policies.

Although no new buildings are proposed as part of this development, a Fire Strategy report has been submitted in support of this application. The measures contained in the report can be secured by condition.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposed development would continue to make a significant contribution to waste management in this part of Hillingdon and the surrounding area of West London and maximise the diversion of waste from landfill. It is considered that national and local requirements to increase green waste recycling constitute the very special circumstances to justify the continued and intensified use of the facility. These circumstances are considered to outweigh the fact that the proposals are inappropriate development in the Green Belt.

Granting of this application will allow West London Composting to operate in the same manner they have for a number of years.

In addition, the approval of permanent residency will allow West London Composting to continue to act as an 'Allocated Site' under the West London Waste Plan and provide a valuable outlet for Local Council generated waste, to elevate organic waste up the Waste

Hierarchy.

The proposals have been fully assessed through a comprehensive EIA process, the findings of which are reported in an Environmental Statement, which concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable on a permanent basis.

It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal. It is not considered that the scheme will have an adverse impact on ecology and nature conservation in the area, or on the highway network.

Subject to adherence with the suggested conditions, it is concluded that there would be no significant environmental effects associated with the application, with respect to noise, air quality and odour. In addition, subject to the recommended conditions being imposed and discharged, it is considered that the proposal would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

It is therefore recommended that permanent permission be granted for the continued use of the existing open maturation site and for the intensification of use of the facility as a whole, to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste. Adequate time has elapsed to allow the Council the opportunity to monitor the site and assess the effectiveness of the proposed mitigation measures on the amenities of the locality and the environment.

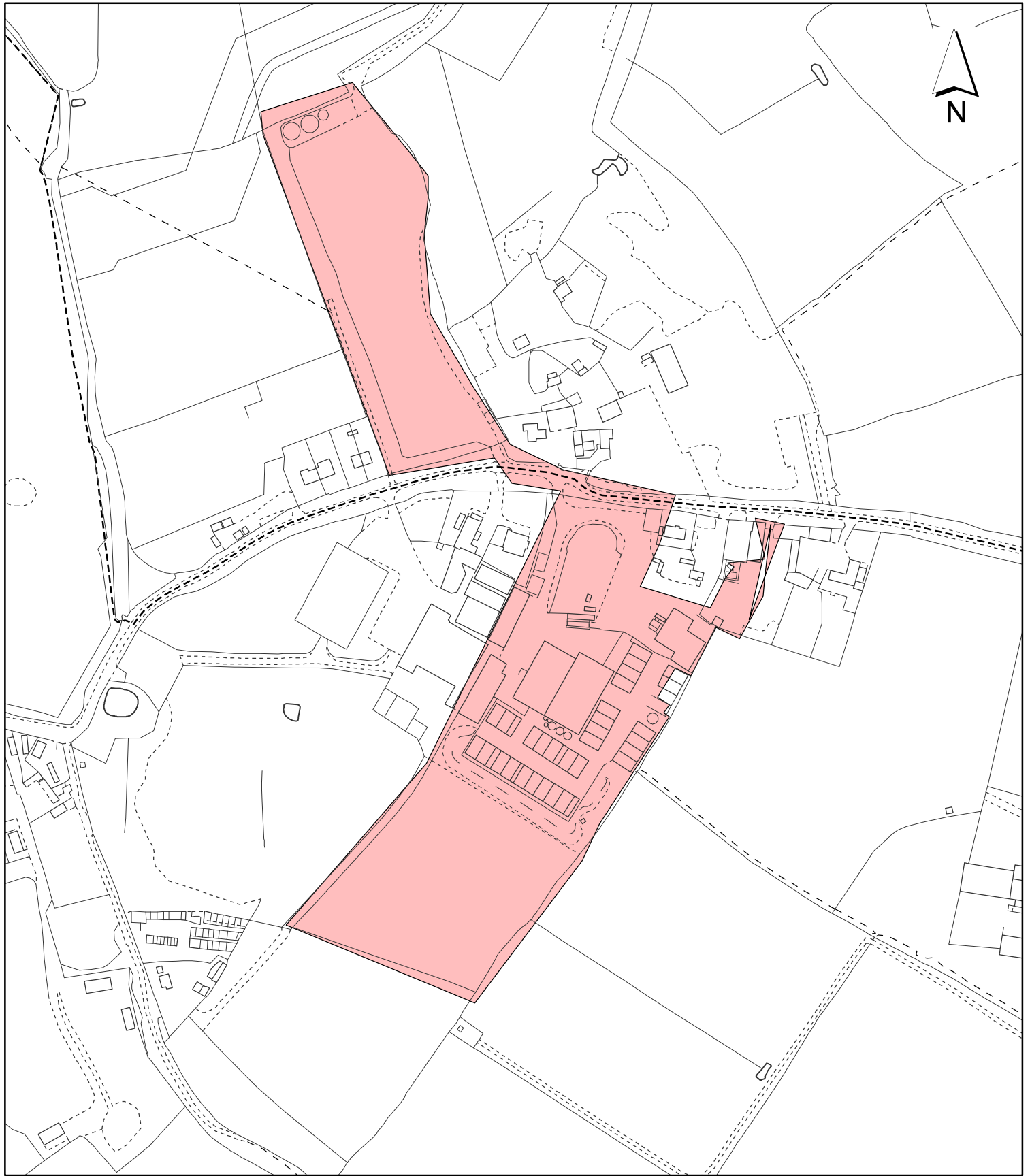
Approval is recommended accordingly.

11. Reference Documents

- National Planning Policy Framework (2021)
- The London Plan (March 2021)
- The West London Waste Plan (2015)
- Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
- Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

West London Composting

Planning Application Ref:

12579/APP/2021/2010

Planning Committee:

Major Page 83

Scale:

1:3,500

Date:

June 2022

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee

Thursday 23rd June 2022



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

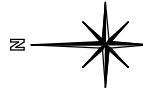
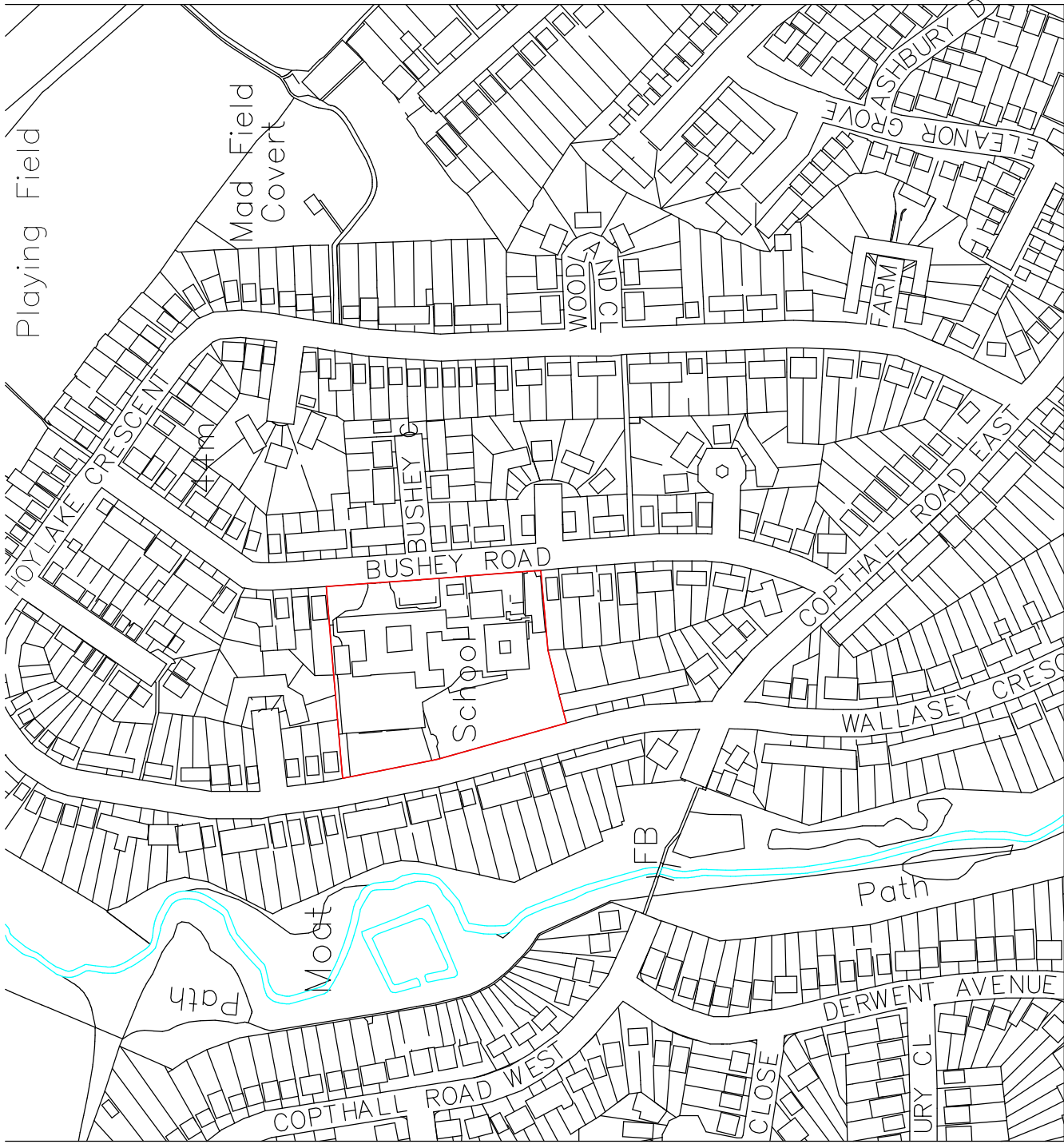
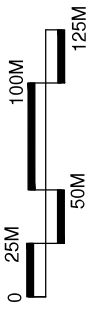
Address BREAKSPEAR JUNIOR SCHOOL BUSHEY ROAD ICKENHAM

Development: Installation of a synthetic turf surface and associated sub-base, sports lighting system comprising 6 No. 8m high masts, and bonded rubber mulch areas.

LBH Ref Nos: 2231/APP/2021/3980

Breakspears School, Uxbridge

Artificial Turf Pitch



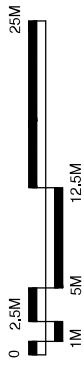
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PROJECT NO.	SS2982
SCALE	1:1250 A1
DATE	01
ISSUE NO.	01
PROJECT NAME	Breakspears School, Uxbridge Artificial Turf Pitch Site Location

Breakspears School, Uxbridge

Artificial Turf Pitch



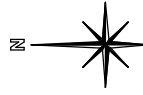
- Artificial Turf Playing Area (1764m²)
- Surrounding Artificial Turf (694m²)
- Bonded Rubber Mulch (216m²)

1. CONSULT WITH THE LOCAL AUTHORITY TO IDENTIFY ANY CONSTRAINTS TO THE PROPOSED WORKS.
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Bonded rubber mulch surface finish - to appear like bark chippings

Column padding and bolt coverings to reduce trip hazards



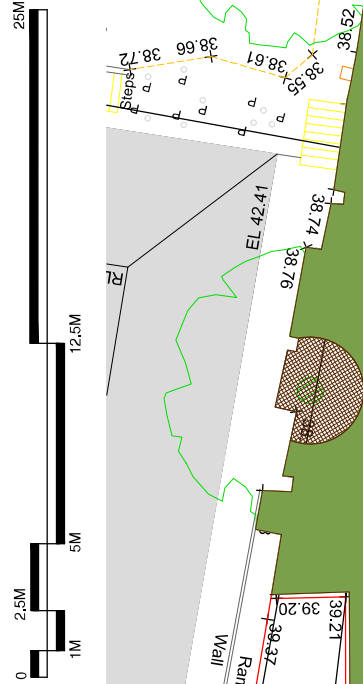
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Breakspears School, Uxbridge Artificial Turf Pitch Site Plan	
PROJECT NO: SS2982	SCALE: 1:200 A1
DRAWING NO: 02	SHEET NO: 03

Breakspeare School, Uxbridge

Artificial Turf Pitch



- Artificial Turf Playing Area
- Surrounding Artificial Turf
- Bonded Rubber Mulch

Surrounding artificial turf

Artificial turf pitch area

Proposed Pitch Areas:
 1 no. 38m x 24m
 3 no. 24m x 17m

Hedge

Bonded rubber mulch surface finish - to appear like bark chippings

CONSULTANTS
 SURFACING STANDARDS LIMITED
 1. CONSULTANT'S NAME
 2. PROJECT TITLE
 3. DRAWING NUMBER
 4. DRAWING TITLE
 5. DATE



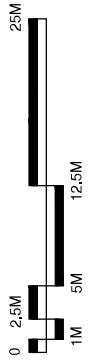
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Project: Breakspeare School, Uxbridge
 Drawing Title: Artificial Turf Pitch Proposed AGP Layout
 Drawing No: SS2382
 Scale: 1:100
 Date: A1
 Version: 03
 Date Issued: 01

Breakspears School, Uxbridge

Artificial Turf Pitch



Drainage Strategy

NB - To be read in conjunction with section 4.8 of Design and Access Statement.

It is recognised that the key flood risk identified for Hillingdon is the risk of flooding from surface water due to rainwater falling onto impermeable surfaces (LB of Hillingdon Local Plan Part 2 - Policy DME9 Management of Flood Risk).

As such it should be made clear that this development is for a permeable surface construction. The surface of the synthetic turf area shall be permeable with the underlying stone sub-base acting as an attenuation/storage area for surface water. The stone base will act as an attenuation system to increase attenuation capabilities of the playing field area. This is combined with a perforated drainage system being installed underneath the pitch base to connect to the existing outfall chamber at the south of the site.

It is intended that a positive drainage scheme (land drainage); shall be installed beneath the development area comprising UPVC perforated carrier and lateral pipe drains.

The granular pitch substrate (typically consisting of Type 3 unbound (SHW 800 Series) to comply with BSEN 13285) is intended to provide onsite containment and attenuation within the granular sub-base, before surface water enters an outfall.

Only natural surface water is being dealt with. The new development will not increase to the volume of water that the existing site area is currently subjected to.

The area is in a Category 1 flood zone and as such is at a low risk of flooding. Water discharging from the playing field area currently reaches the existing surface water drainage system, without any control or restrictions.

The perimeter drainage pipe to the synthetic pitch will connect to the existing surface water chamber within the school site with a restricted outfall rate of 2.0 litres per second with reasoning explained as follows;

In terms of the proposed restricted outfall rate, where one restricted discharge rate is proposed for all events, the Obar (average annual) greenfield runoff rate should be used, or 5.0 litres per second (l/s), whichever is the greater. As noted in the attached 'Greenfield Runoff Rate Calc's' document included in Appendix D, this Obar for this site is only 0.77 l/s, which is below the recommended minimum flow control rate. We have, therefore, used a recommended rate of 2.0 l/s rather than 5.0 l/s, in line with the guidance on the London Borough of Hillingdon's website which states:

"We expect a likely discharge rate of 1-2 l/s/ha. A 5 l/s rate should not be used as a minimum, as flow control devices have evolved to allow smaller discharge rates." (https://www.hillingdon.gov.uk/suds)

Surface water discharge rate will be restricted and the installation of the new drainage system to this area of the site will provide a more careful, managed control of discharge than the current arrangement.

- The foundations of the new synthetic turf area construction incorporate with an overall void space as follows
- 250mm deep layer of type 3 stone (min void space of 30%, it is actually usually sourced and tested to have 37% void space).
- 40mm macadam porous macadam layer (holding min void space 12% for water attenuation - sourced at 20%)

The minimum 250mm deep aggregate base construction offers a wedge for surface water attenuation prior to filling and flooding the pitch surface or surrounding grassed areas. The available volume of the wedge is created through the following calculations:

- The aggregate base layer alone offers a volume and capacity of 441m³
- Based on a voidage space of 37% this offers **163m³** of water attenuation.

As per the Hillingdon Local Plan Part 1 Flood Risk Management (section 8.90);

"SUDs should be designed to take into account the surface water run off quantity ensuring their effective operation up to and including the 1 in 100 year design standard flood including an increase in peak rainfall of up to 30% to account for climate change".

The surface water attenuation calculations (refer to Appendix E and Appendix F) show the following;

- 1 in 30 year storm event + 30% allowance for climate change at run off restricted to 2.0 l/s would require 52m³ of attenuation
- 1 in 100 year storm event + 30% allowance for climate change at run off restricted to 2.0 l/s would require 75m³ of attenuation

The attenuation provided by the pitch design will comfortably cater for both of these events without flooding either the pitch surface or surrounding areas.

The installation of the new synthetic pitch construction will increase the surface water storage and drainage system for the site, whilst also providing greater control of the discharge into the current site surface water system.

NO.	DATE	ISSUE	BY	DATE
10	15/01/2021	REVISED
11	15/01/2021	REVISED

ME

Breakspears School, Uxbridge
Artificial Turf Pitch
Proposed AGP Drainage

SCALE: 1:200 A1

DATE: 15/01/2021

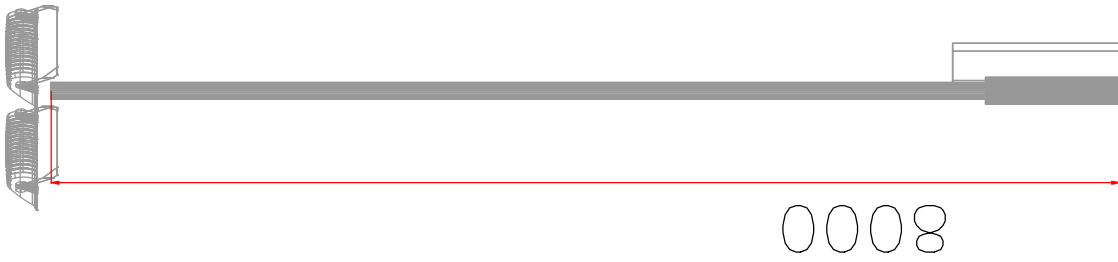
PROJECT: SS2982

REVISION: 04

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Breakspears School, Uxbridge

Artificial Turf Pitch

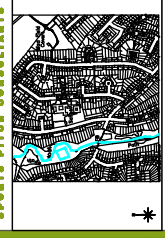


Column Elevation

CONSULTANTS
SSS
 SURFACING STANDARDS LIMITED
 100, WINDMILL LANE, UXBIDGE, MIDDLESEX, U.K. UB8 3PH
 TEL: 01895 836100 FAX: 01895 836101
 WWW.SSSURFACINGSTANDARDS.COM

1. CONSULTANTS: SSS SURFACING STANDARDS LIMITED
2. CONSULTANT: SSS SURFACING STANDARDS LIMITED
3. CONSULTANT: SSS SURFACING STANDARDS LIMITED
4. CONSULTANT: SSS SURFACING STANDARDS LIMITED

NO.	PLANNING ISSUE	DATE	BY	CHK	DATE



ME

PROJECT		Breakspears School, Uxbridge	
SUBJECT		Artificial Turf Pitch	
DRAWING		Proposed Elevation	
NO.	DATE	SCALE	DATE
SS2082	1/20	A1	
DATE PLOTTED	05	DATE PLOTTED	00

Rubber Mulch surface
to appear like bark
chipping

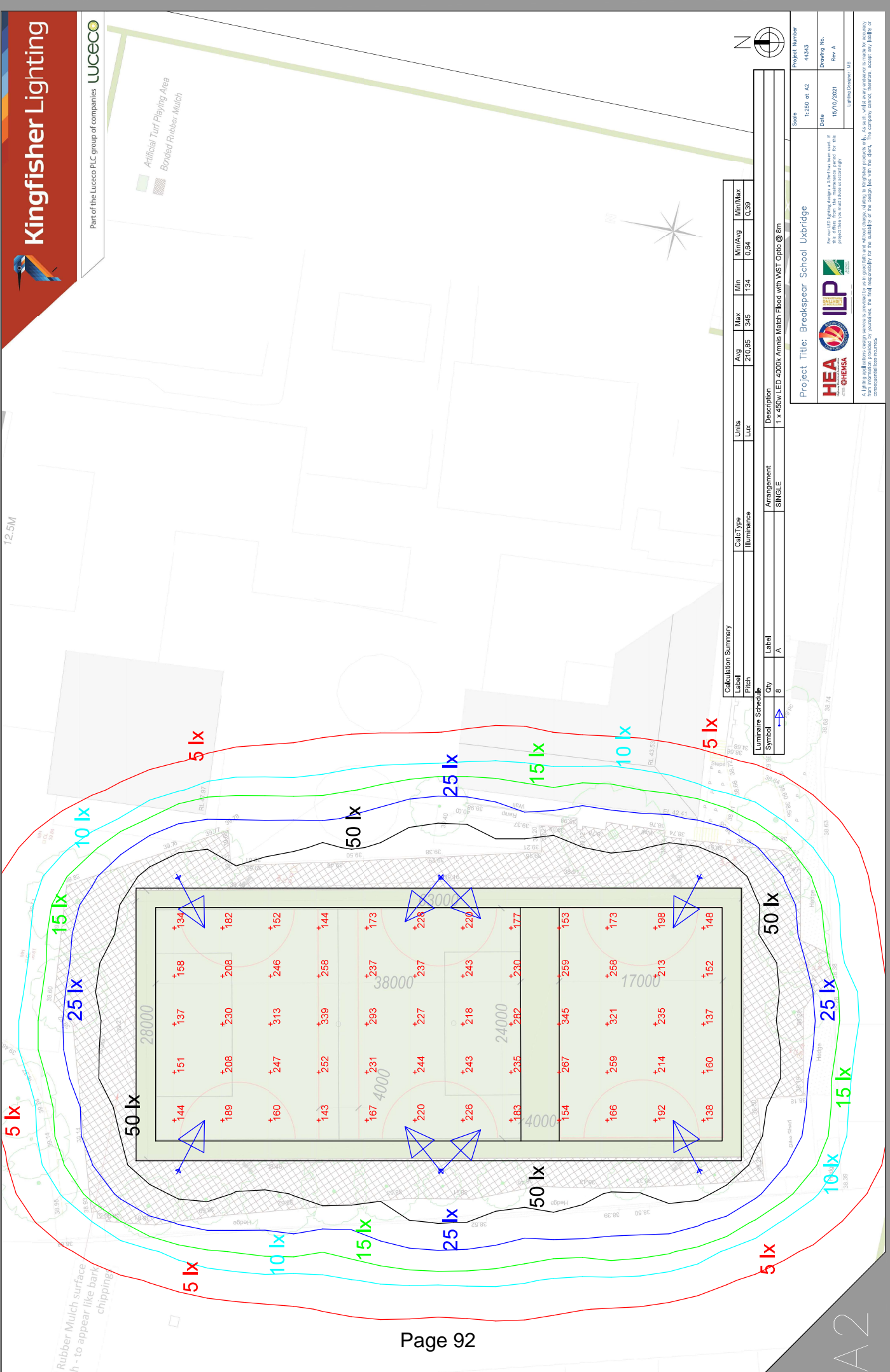
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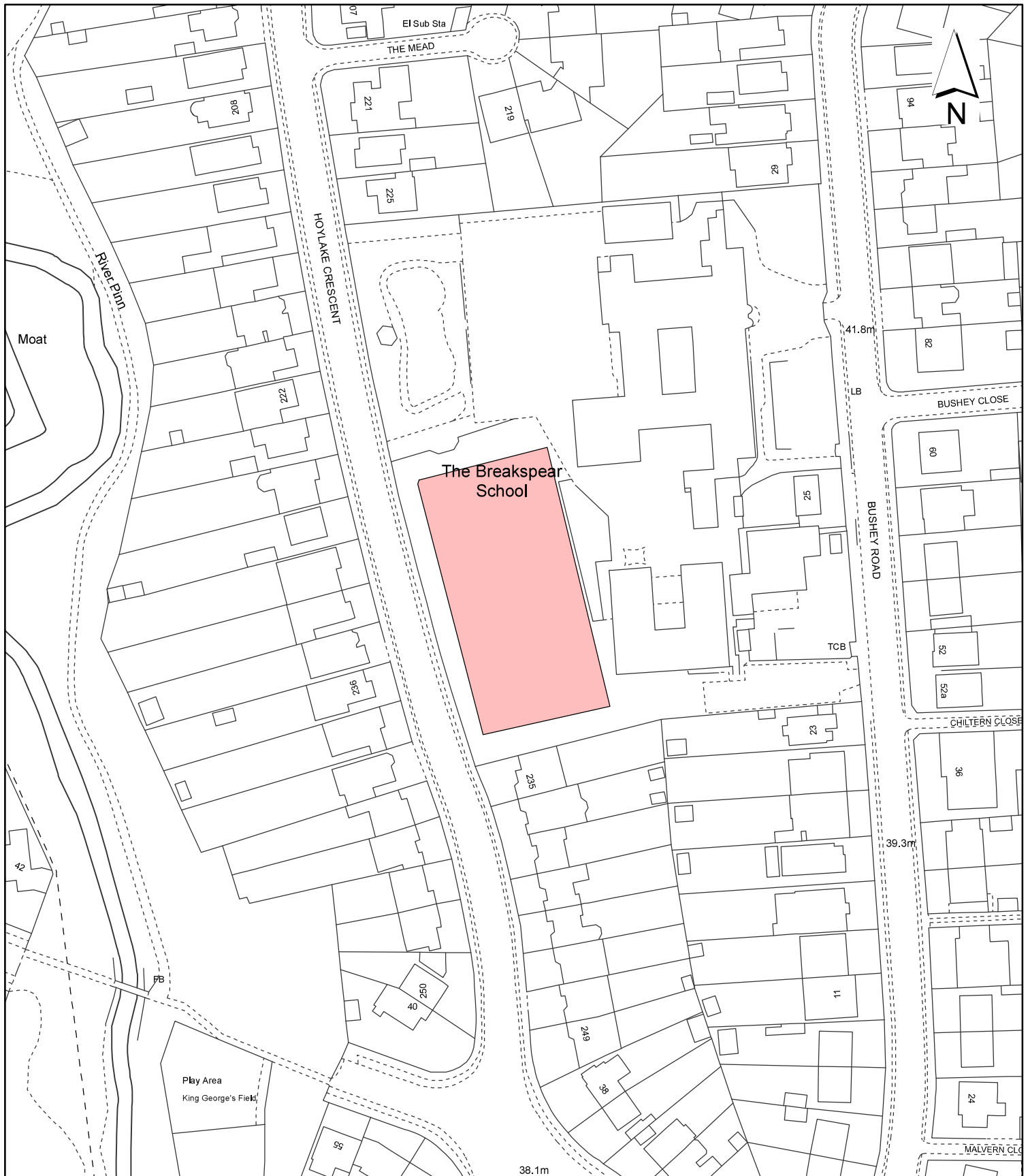
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Project Number	44343
Scale	1:250 at A2
Date	15/10/2021
Project Title	Breakspears School Uxbridge
Rev A	

HEA IIP HENSA
For your LED lighting design to be used on this site, this offers from the manufacturer, printed for this project and not for resale or recycling.
Lighting Designer: MB
A lighting and luminaires design is provided by us in good faith and without liability. We warrant that the luminaires and luminaires products are suitable for the intended application and that the luminaires will be used in accordance with the manufacturer's instructions. We do not warrant the suitability of the design for the site. The company cannot, however, accept any liability or consequential loss in consequence of the use of the luminaires.



Dimensions are not to be scaled from this drawing



Notes:

 Site boundary

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Site Address:

**Breakspear School
 Bushey Road**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
2231/APP/2021/3980

Scale:
1:1,250

Planning Committee:
Major Page 93

Date:
June 2022



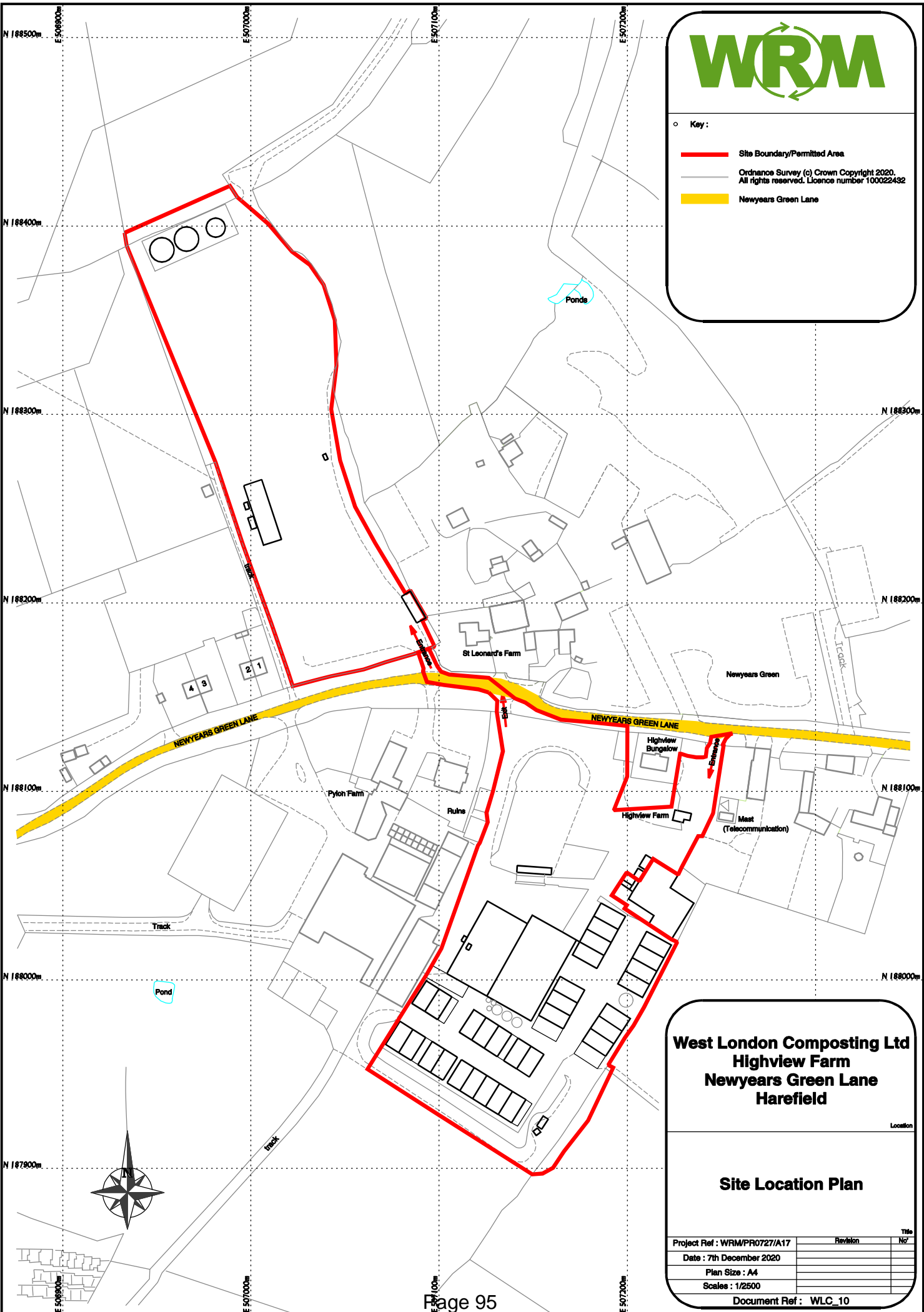
Report of the Head of Planning, Transportation and Regeneration

- Address** WEST LONDON COMPOSTING LTD, HIGHVIEW FARM NEWYEARS
GREEN LANE HAREFIELD
- Development:** The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks. (ADDITIONAL INFORMATION)
- LBH Ref Nos:** 12579/APP/2021/2010



○ Key :

- Site Boundary/Permitted Area
- Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432
- Newyears Green Lane



**West London Composting Ltd
Highview Farm
Newyears Green Lane
Harefield**

Location

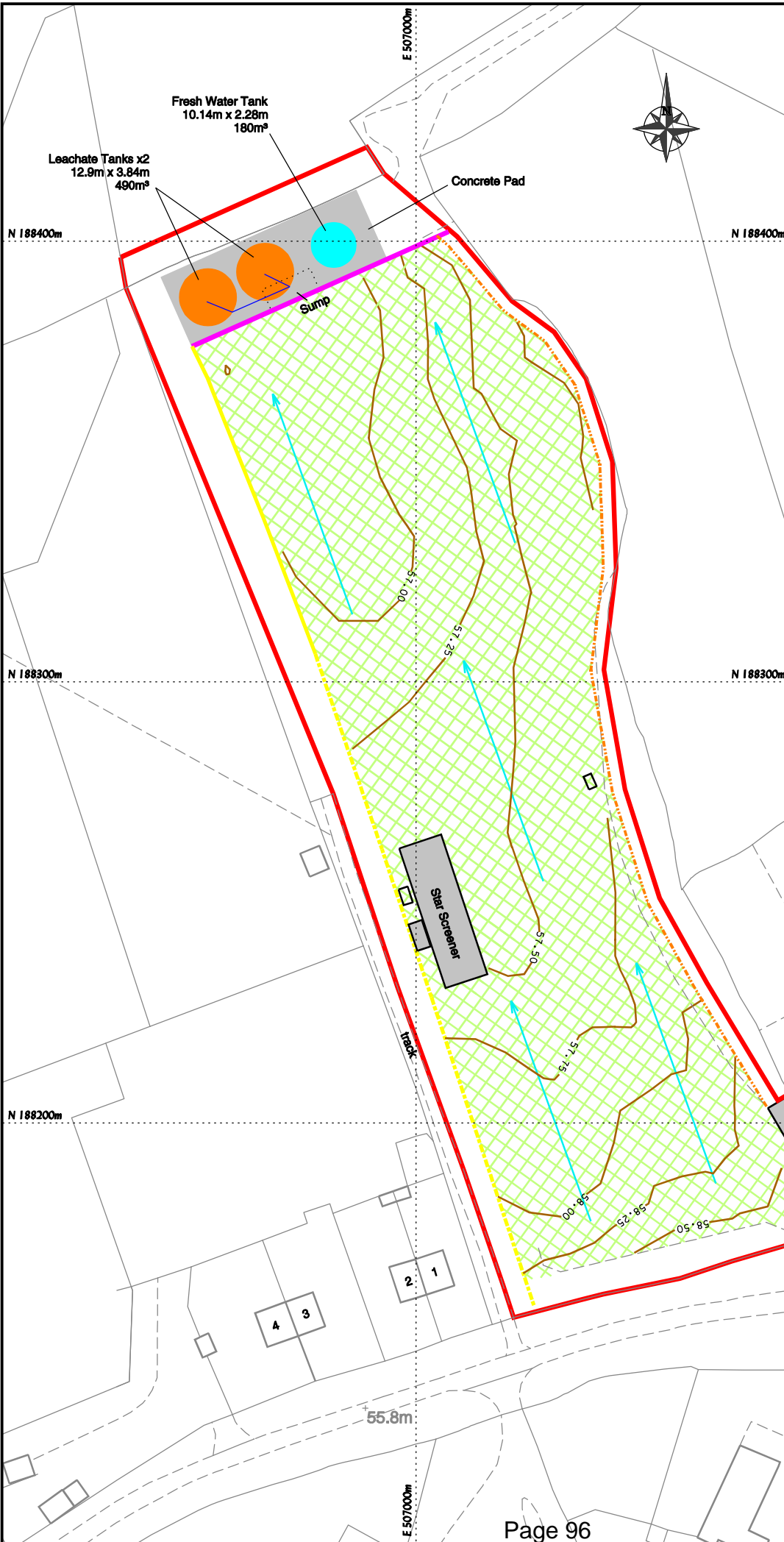
Site Location Plan

Project Ref : WRM/PR0727/A17	Revision	Title
Date : 7th December 2020		
Plan Size : A4		
Scales : 1/2500		
Document Ref : WLC_10		



Key:

- Permitted Area
- Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432
- Surface Drainage Direction
- Surface Water Collection Channel
- Ground Level Contours 0.25m Intervals Taken from Topographical Survey Data
- Concrete Wall
- - - Tarmac Lip
- Speed Hump
- ▧ Impermeable Tarmac



Location

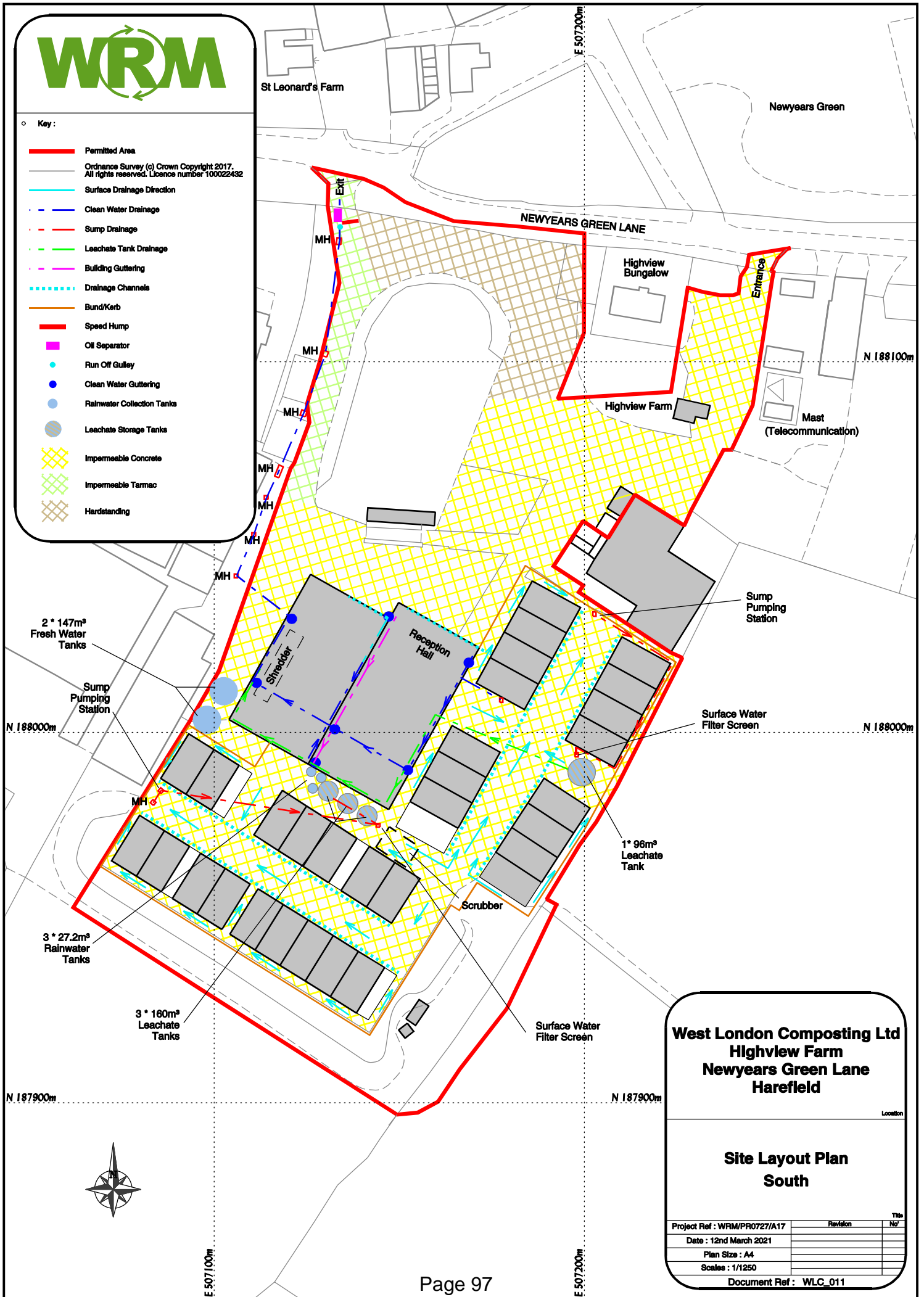
**West London Composting Ltd
Highview Farm
Newyears Green Lane
Harefield**

**Site Layout Plan
North**

Project Ref : WRM/PR0727/A17	Revision	Title
Date : 12th March 2021		
Plan Size : A4		
Scale : 1/1250		
Document Ref : WLC_012		



- Key:
- Permitted Area
 - Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432
 - Surface Drainage Direction
 - Clean Water Drainage
 - - - Sump Drainage
 - - - Leachate Tank Drainage
 - - - Building Guttering
 - - - Drainage Channels
 - Bund/Kerb
 - Speed Hump
 - Oil Separator
 - Run Off Gully
 - Clean Water Guttering
 - Rainwater Collection Tanks
 - Leachate Storage Tanks
 - ▨ Impermeable Concrete
 - ▨ Impermeable Tarmac
 - ▨ Hardstanding



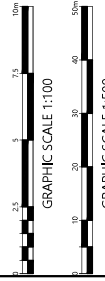
West London Composting Ltd
Highview Farm
Newyears Green Lane
Harefield

Site Layout Plan
South

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	No	Date	
Date : 12nd March 2021			
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Document Ref : WLC_011			

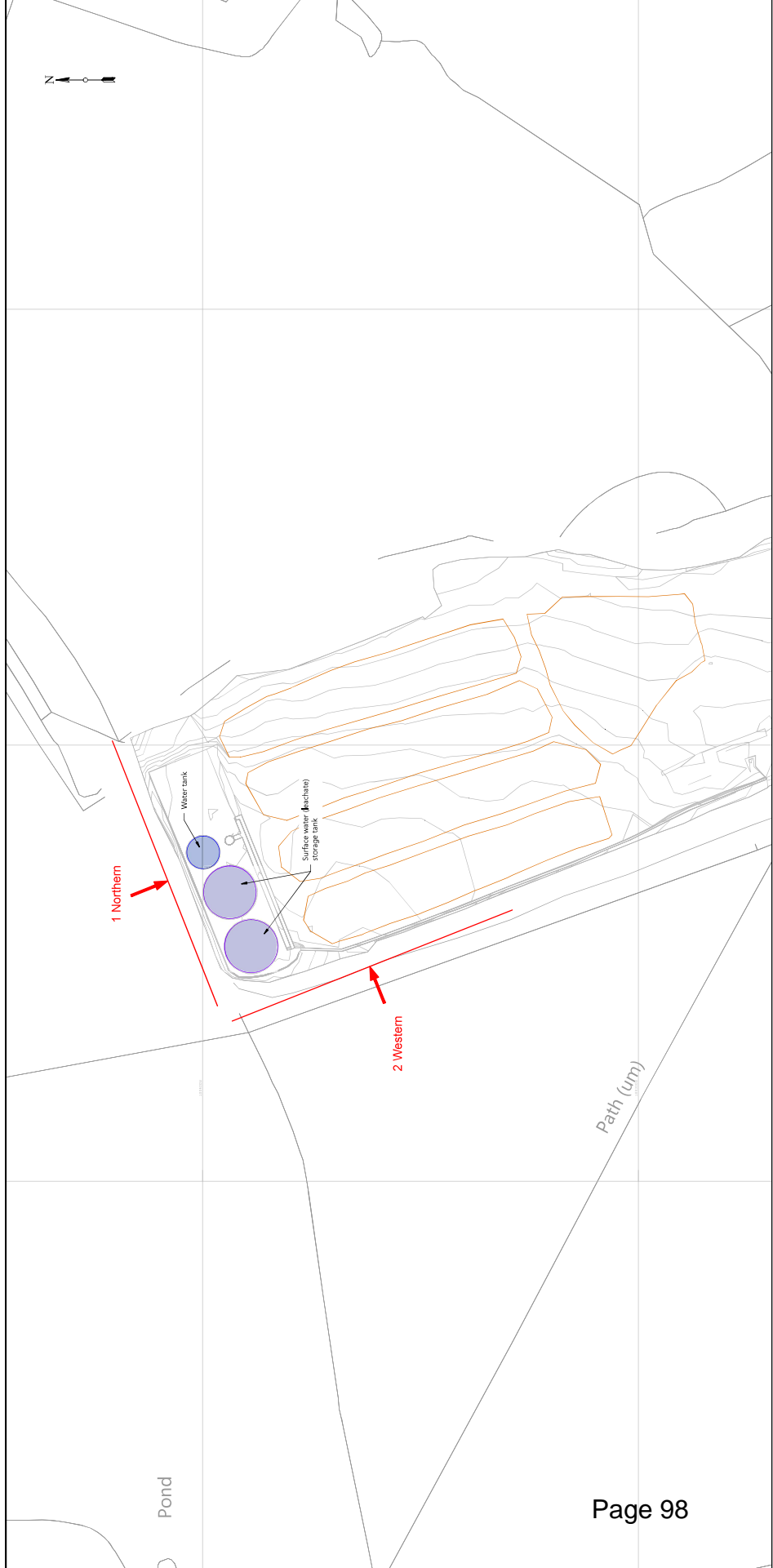
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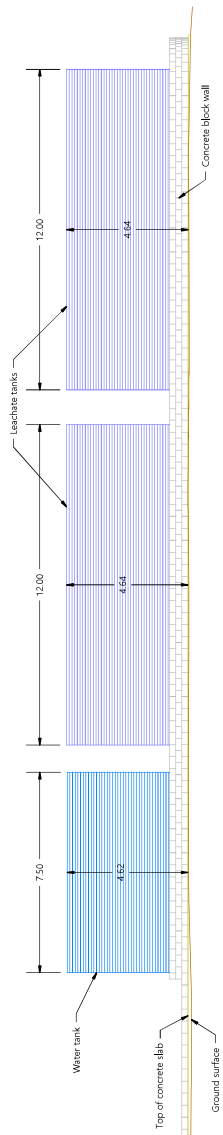


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PROJECT NUMBER		30408	
CLIENT		West London Composting Ltd	
LOCATION		Newyears Green Ln, Harefield, Uxbridge UB9 6LX	
DRAWING TITLE		Elevations - Northern Site	
REVISIONS			
DATE	BY	DRAWN	RWS
03/07/2021	AS/Drawn		03/07/2021

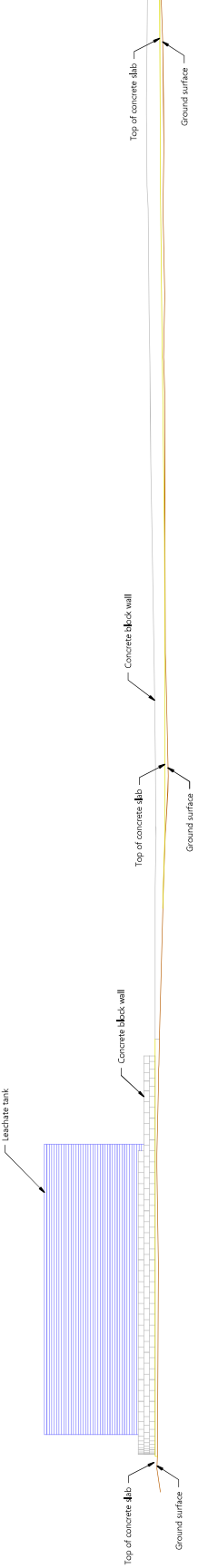
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CGA INTERNATIONAL LTD
DRAWING NUMBER 30408/WLC/SM/04b
REV 00



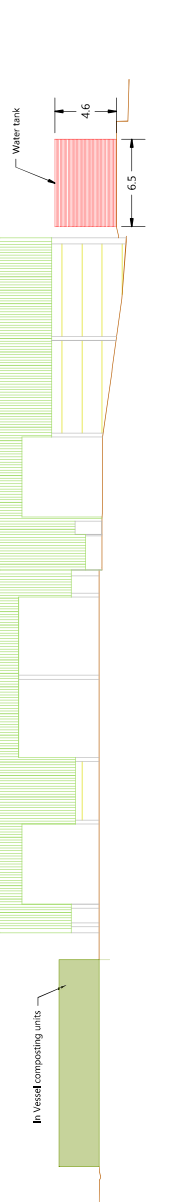
1 Northern elevation. Scale 1:100



2 Western elevation. Scale 1:100



NOTES
Based on topographic survey undertaken on
October 2020



PROJECT NUMBER	WLC
PROJECT NUMBER	30408
CLIENT	West London Composting Ltd
LOCATION	Newyears Green Ln, Harefield, Uxbridge UB9 6LX
DRAWING TITLE	Elevations - Southern Site
REVISIONS	
DATE	03/07/2021
DRAWN	RWS
CHECKED	AS/Drawn
SCALE @ A1	A4/Drawn
DATE	03/07/2021



PROJECT TITLE
WLC

PROJECT NUMBER
30408

CLIENT
West London Composting Ltd

LOCATION
Newyears Green Ln, Harefield,
Uxbridge UB9 6LX

DRAWING TITLE
Elevations - Southern Site

REVISIONS

DATE
03/07/2021

DRAWN
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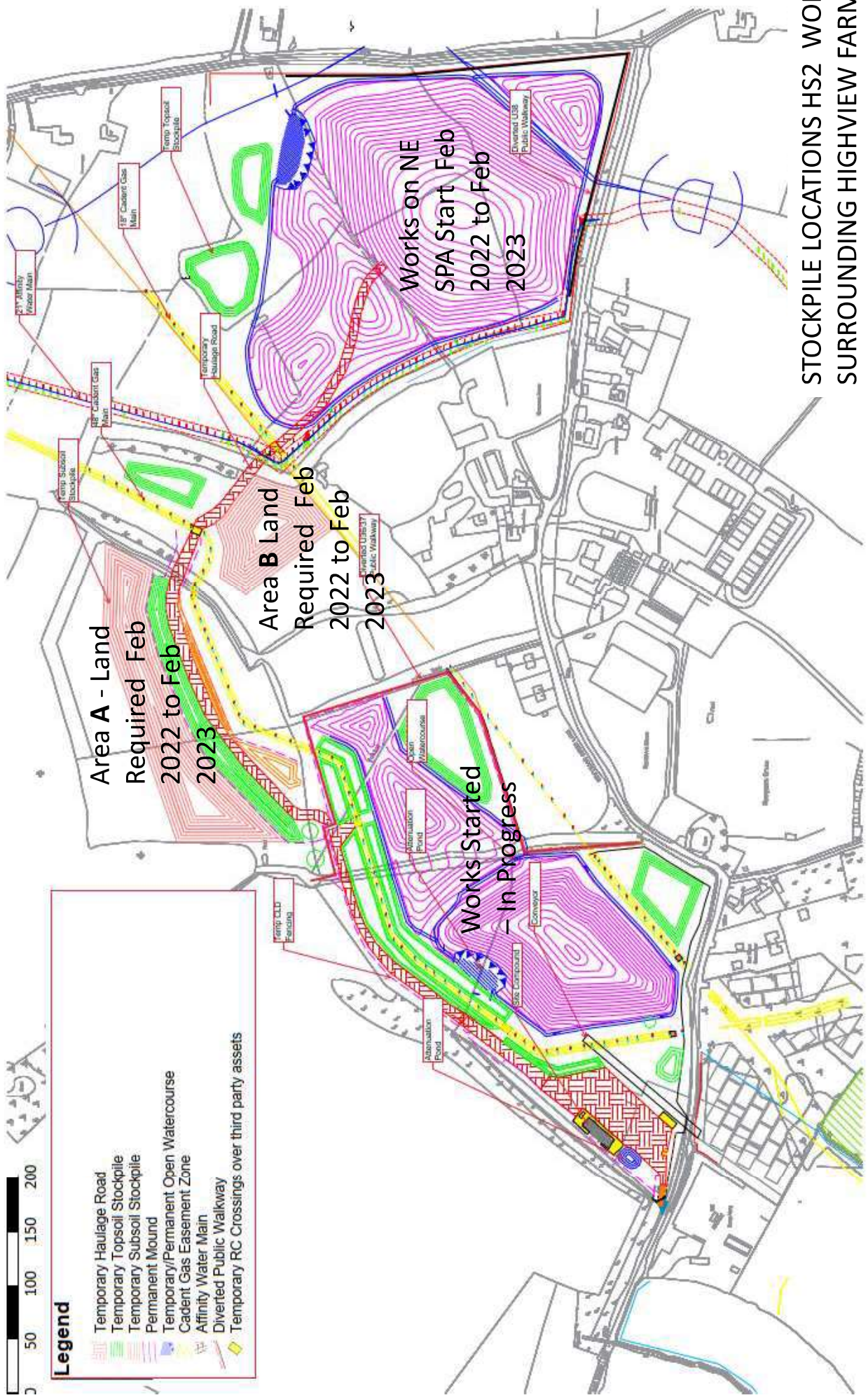
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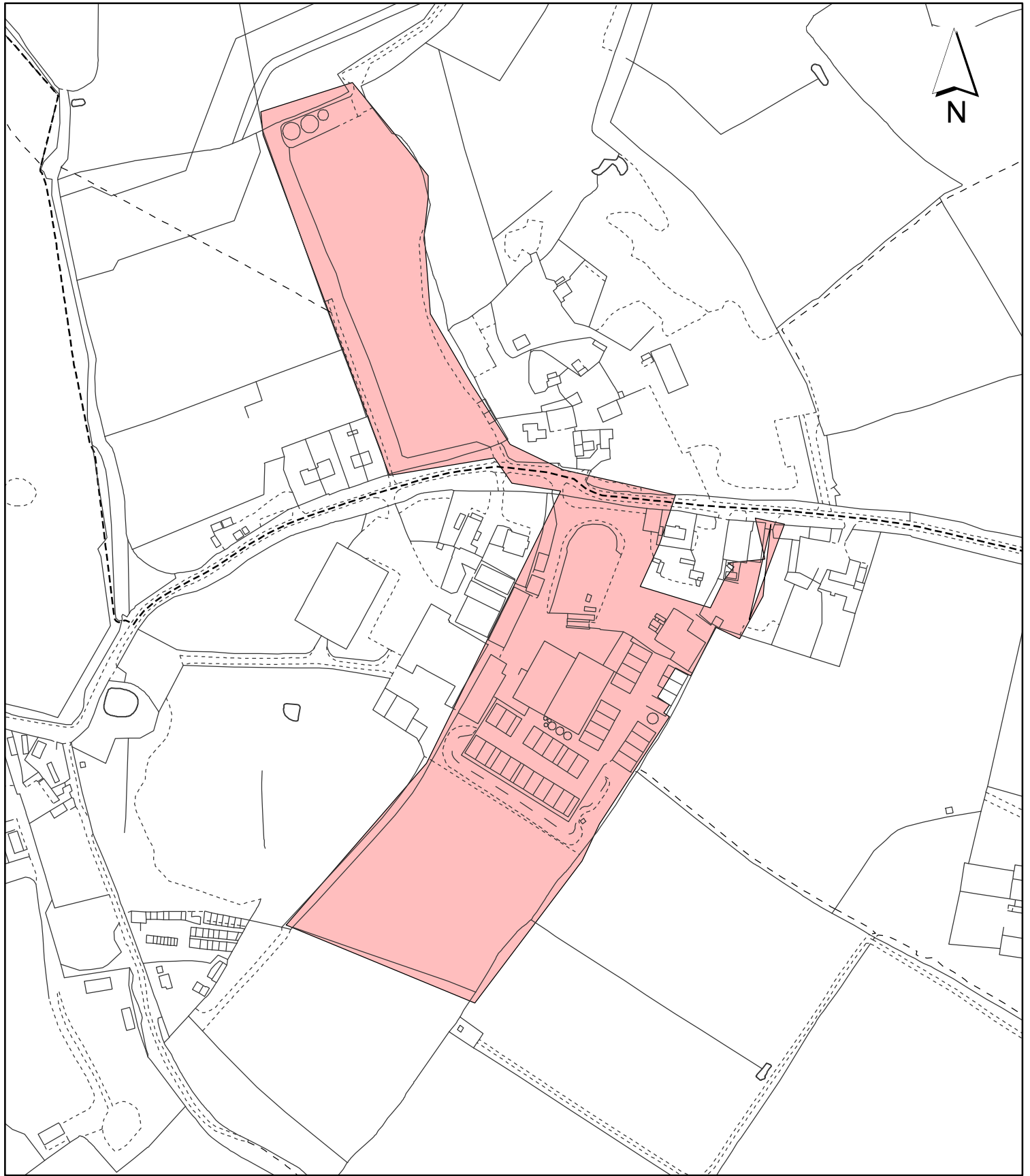
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GRAPHIC SCALE 1:500

CGQA
CGA INTERNATIONAL LTD
DRAWING NUMBER
30408/WLC/SM/04a
REV
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**STOCKPILE LOCATIONS HS2 WORKS
SURROUNDING HIGHVIEW FARM**



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 Site boundary

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Site Address:

West London Composting

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
12579/APP/2021/2010

Scale:
1:3,500

Planning Committee:
Major Page 101

Date:
June 2022



HILLINGDON
 LONDON

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