

Report of the Head of Planning & Enforcement Services

Address WOODY BAY STATION, RUISLIP LIDO RAILWAY RESERVOIR ROAD
RUISLIP

Development: Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.

LBH Ref Nos: 1117/APP/2012/1257

Drawing Nos: D3392.001
Arboricultural Impact Assessment
Ecological Assessment (Ref: 3397.001) Version 2.0
Supporting Planning and Landscape Document (Ref: GIL-OX4911-700-Rev C)
Transport Review Ref: 13289/TN/01
QW7459-2-001 Rev. B
OX4911-GA-101 Rev. C (Landscape Plan)
OX4911-GA-101 Layout Plan
JH2684-A
JH2684-C

Date Plans Received: 24/05/2012

Date(s) of Amendment(s):

Date Application Valid: 24/05/2012

1. SUMMARY

This application seeks full planning permission for the erection of 3 new buildings for use as a woodland centre, ticket office and mess room associated with the running of the Ruislip Lido. The proposal will involve the the demolition of existing buildings. In support of the application the applicant has provided detailed plans, an Ecology Report and Reptile Survey, a Tree Survey and planting proposals.

It is considered that there are sufficient special circumstances to justify an exception to Green Belt policy and, accordingly, there is no objection to the principle of the development in this location. It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding at the Lido and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant UDP and London Plan policies in addition to objectives within the National Planning Policy Framework and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 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.

3 M1 Details/Samples to be Submitted

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3

6 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining landform and 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). in accordance with policies BE13 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.
3. An Arboricultural Method Statement, to include ground protection.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 COM9 Landscaping (including refuse/cycle storage)

No development 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
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.

2. Details of Hard Landscaping
 - 2.a Cycle Storage
 - 2.b Means of enclosure/boundary treatments
 - 2.c Parking/servicing Layouts
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)
 - 2.g Relocated gas storage structure
 - 2.h Gabions or other retaining structures
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.17 (refuse storage) of the London Plan.

9 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

10 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

11 NONSC Non Standard Condition

The new ticket office shall incorporate 3 bat boxes. The new mess block shall incorporate 2 bird boxes. The new woodland centre shall include 2 bird and 2 bat boxes. Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects. These ecological enhancement measures, in accordance with the Ecological Mitigation Strategy shall be retained throughout the lifetime of the development.

REASON

To protect and enhance wildlife and to ensure the development provides ecological enhancement, in accordance with Policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19[c] of the London Plan (July 2011) and the NPPF.

12 NONSC Non Standard Condition

Development shall not begin until details of measures to control vehicular access to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter shall be maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience, in compliance with Policy AM8 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

13 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, detailing how external litter bin facilities for users of the car park will be provided. This shall include a timescale for the provision of the facilities. The approved means, siting and timescale for the provision of the facilities shall be implemented in accordance with the agreed scheme and thereafter permanently maintained.

REASON

To protect the visual amenities of the surrounding area and to safeguard the interests of the amenities of visitors to the Lido, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all

relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL26	Protection and enhancement of trees, woodland and landscape features
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 5.17	(2011) Waste capacity
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.20	(2011) Geological Conservation
LPP 7.21	(2011) Trees and woodland

3 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between

the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 149 **Secured by Design**

The Council has identified the specific security needs) of the application site to be the provision of CCTV. You are advised to submit details to overcome the specified security needs in order to comply with condition 5 of this planning permission.

5

In seeking to discharge conditions 9 and 10, the applicant is advised to incorporate the following:

1. A minimum door width of 1000mm for a single door or 1800mm for a double door should be provided into the new Woodland Centre, Ticket Office and Mess Room buildings.

2. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido is located within the Green Belt and includes a large man-made reservoir surround by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated toilet facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west.

The development site is on the south bank at the east end of the artificial beach, where there are several buildings supporting the recreational use of the site including the Woody Bay Station/Terminus. Much of the circulation space in the area is surfaced in tarmac. The whole area is set within a wooded setting (to the south) with a number of fine specimen trees among the buildings and recreational facilities. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation. Within the actual activity areas are clustered a

small number of various buildings to support the site activity, ranging from temporary ticket offices associated with the mini train, mess rooms and toilet blocks.

3.2 Proposed Scheme

This application seeks full planning permission to demolish an existing single-storey U-shaped brick building, and the railway ticket office and erect three new buildings to provide a woodland educational centre/cafe, a replacement ticket office and mess room (involving the re-siting of a gas store) to support the on-going running of the amenity. Details of the proposed buildings are set out below:

1. The existing brick building is proposed to be replaced with a modular building on the same footprint. The proposed woodland centre building will be 2 storey and will provide educational resource, classrooms and a cafe.
2. The new single storey ticket office building with canopy shelter at the front will replace the existing ticket building that is located at the same position.
3. The proposed mess room will be housed in a single storey modular building located alongside the proposed woodland centre, on the position of the existing gas storage which is to be relocated on the site.
4. The proposal includes the provision of a direct pedestrian promenade, linking the railway to the circulation space around the Lido, with a ramped access to the building entrance. The changes in level will be defined by gabions (a type of simple retaining wall), which will provide retaining structures to define the spaces and which can be used for informal seating, together with additional seating and structure planting, to enhance the site edges.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Tree Survey and Arboricultural Impact Assessment

57 individual trees, 12 groups and 1 woodland were recorded and assessed within influencing distance of the site.

Ecology Survey

The Ecological Assessment makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements.

Supporting planning and landscape document

The document provides a site description, detailed site analysis, and sets out the design objectives.

Transport Review

No additional general visitor trips are forecast to occur as a consequence of the provision of the Woody Bay improvements. Therefore, the review concludes that there will be no impact upon the public parking provision and management of the car parking within

Ruislip Lido.

3.3 Relevant Planning History

Comment on Relevant Planning History

Ruislip Lido is a man-made reservoir dating back to the nineteenth century. There have been numerous applications for minor development over the years, none of which are directly relevant to the current application.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (July 2011)

National Planning Policy Framework

Council's Supplementary Planning Document: Accessible Hillingdon

Council's Supplementary Planning Guidance: Community Safety by Design

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. |
| PT1.3 | To seek greater public access to the countryside for informal leisure activities. |
| PT1.5 | To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses. |
| PT1.6 | To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations. |

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| BE13 | New development must harmonise with the existing street scene. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC1 | Protection of sites of special scientific interest, nature conservation importance |

	and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
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LPP 5.17	(2011) Waste capacity
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.20	(2011) Geological Conservation
LPP 7.21	(2011) Trees and woodland

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th June 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

80 adjoining households and Ruislip Residents Association were notified. Two responses have been received, the contents of which are summarised below:

1. The updated plan clearly shows a second ticket office to be built on the Willow Lawn side of the Lido, which should be subject to a separate planning application as it is approx 1/2 a mile from the wood bay proposal and would require specific Environmental reports.

Officer note: The second ticket office by Willow Lawn does not form part of this application.

2. Submission made without any consultation to neighbours or even the Lido Management

Advisory Group.

Officer note: The application has been assessed on its planning merits.

3. Resubmit the application with specific regard to information on external finishes, disabled access and traffic movements both during construction and on completion.

Officer note: These issues have been dealt with in the report and where necessary, conditioned.

4. Railway personnel park there whenever the railway is open on Wednesdays and weekends, plus other days when railway open. There are also delivery vehicles not only for railway materials (mainly railway ballast) but also for the existing cafe. If there is to be no parking, then this should be a condition of the planning permission.

Officer note: This has been conditioned.

5. There should be signposted restrictions for vehicles accessing the site as the access road passes through the children's play area on both sides of the road.

6. The development is within 20m of beach area and I believe is within storage area for 1 in 100 year storm.

Officer note: The application site does not fall within flood zones 2 or 3.

7. The new scheme includes cafe in Woodland Centre, shop in new Ticket office, office (class B1(a)) in Woodland Centre, which should be reflected in the application form.

Officer note: These uses are ancillary to the main leisure use of the Lido.

8. No employees listed in the application form, but there are existing employees including those for the existing cafe and support staff or Woodland Centre.

9. Hours of opening: The Lido is open all hours, but not necessarily for the new buildings

10. The Transport Review states all school visits use public transport. This is clearly incorrect and at present no specific provision made for vehicles larger than cars. Currently both schools and other disabled personnel arrive in minibuses frequently and sometimes in larger vehicles, which have to park on Reservoir Road.

11. Documents refer to modular single storied buildings throughout, but Woodland Centre is part 2 storied and may require foundations more substantial than pads for modular buildings.

12. There are no location details for the new buildings although positions can be approximately derived from existing buildings. Eexact positions should be provided.

Officer note: These details have been provided.

13. Comments are made about the need for terracing and a gabion wall due to lowering the level of the Woodland Centre but no floor levels are provided.

Officer note: These details have been provided.

14. Terracing and ramps are noted on the landscaping drawing but no explicit details of these are shown as well as no details for disabled access. Storage will be required for rubbish. None shown

on the drawings. New Woodland centre building has no external elevation or roof finish shown.

Officer note: These issues can be dealt with by way of conditions.

NATURAL ENGLAND

The application site is close to the Ruislip Woods Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). This reply comprises our statutory consultation response under provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and Section 28 of the Wildlife and Countryside Act 1981 (as amended).

Having considered the information provided and the potential environmental impacts resulting from the proposal upon the above designated site(s) Natural England considers that this application is unlikely to have implications for the SSSI/NNR. Consequently, we have no comments to make on this application in respect of the designated site at present.

Protected Species

The information supplied as part of the application includes details of the habitats on site, and of the following protected species, together with an assessment of the likely impacts.

Species	Protection legislation
Bats	The Conservation of Habitats and Species Regulations 2010
Great Crested Newt	The Conservation of Habitats and Species Regulations 2010
Widespread Reptiles	The Wildlife and Countryside Act 1981 (as amended)

Paragraph 98 of ODPM Circular 06/20051 states that

"The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat".

Paragraph 99 also states that

" It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision".

Relevant legislation

Details of the legislation relevant to this application are included in Annex One appended to this letter. Natural England's comments relating to each species are provided in the following section(s).

Bats

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a reasonable likelihood of bats being present. It also provides advice on survey and mitigation requirements.

Natural England is satisfied that the survey information provided by the applicants suggests that no bats are present within the application site/utilising buildings, trees or other structures that are to be affected by the proposals. Consequently, we have no further comments to make in relation to these species at present.

Great crested newts

Our Standing Advice Species Sheet: Great crested newts provides advice to planners on deciding if there is a reasonable likelihood of GCN being present. It also provides advice on survey and mitigation requirements.

An indicator of the potential presence of GCN includes a pond on or near the site (within around 500 metres), even if it holds water only seasonally. Natural England notes that the submitted ecological assessment reports two ponds within 500 metres of the application site. The assessment includes a Habitat Suitability Index (HSI) methodology developed by Oldham et al. 2002, which indicates low scores for both ponds and thus a poor suitability for great crested newt.

Consequently, natural England is satisfied that the survey information provided by the applicant suggests that no great crested newts would be affected by the development, and we have no further comments to make in relation to this species at present.

Widespread Reptiles

Our Standing Advice Species Sheet: Reptiles provides advice to planners on deciding if there is reasonable likelihood of reptiles being present. It also provides advice on survey and mitigation requirements.

Natural England is satisfied that the ecological assessment provided by the applicants demonstrates that widespread reptiles are not present within the application site/utilising feature within the application site that are to be affected by the proposals.

The ecological mitigation measures and enhancements outlined at Sections 5 and 6 of the submitted ecological assessment (TEP, 2012) should be secured by suitably worded conditions grant of planning permission, in so far as they are concerned with the current application development.

Whilst writing, Natural England points out that the Council should satisfy itself that it has taken in account all evidence of the presence/absence of reptiles and GCN on the site, including that which may be provided by third parties, before determining this application. It should also be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant must ensure that any activity they undertake on the application site (regardless of the need for planning consent) complies with the appropriate wildlife legislation.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application. These sites of county wide importance are identified by the local Wildlife Trust who should be consulted in relation to any potential impacts this application may have upon the site.

Internal Consultees

SUSTAINABILITY OFFICER

Flood Risk

I have no objections to the proposed development with regards to flood risk. The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment.

Ecology

I have no objections with regards to ecology. The ecological report includes recommendations for enhancing the ecological offer. The measures suggested relate to bat, bird and insect boxes, but there is no confirmed details regarding where these would be installed.

The following condition is therefore necessary:

Condition

The new ticket office shall incorporate 3 no. bat boxes. The new mess block shall incorporate 2 no. bird boxes. The new woodland centre shall include 2 bird and 2 bat boxes. Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects. These ecological enhancement measures shall be retained throughout the lifetime of the development.

Reason

To ensure the development provides ecological enhancement in accordance with Policy 7.19[c] of the London Plan.

ACCESS OFFICER

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability.
2. Level access and adequate front door width should be confirmed. Level or gently should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door should be provided into the new woodland centre, ticket office and mess room buildings.

Recommended Informatives

- Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

TREE AND LANDSCAPE OFFICER

Ruislip Lido is situated within Ruislip Woods an area of Green Belt with a number of statutory designations (National Nature Reserve, Site of Special Scientific Interest, and Local Nature Reserve). The development site is on the south bank at the east end of the artificial beach where there are several buildings supporting the recreational use of the site including the Woody Bay Station/Terminus. Much of the circulation space in the area is surfaced in tarmac. The whole area is set within a wooded setting (to the south) with a number of fine specimen trees among the buildings and recreational facilities. Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation.

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

- The application is supported by a Landscape Planning document ref GIL-OX4911-700-Rev C, by Gillespies, which provides a site description, detailed site analysis, and sets out the design objectives. The project aims to improve pedestrian access to the facilities (currently unsatisfactory due to the existing steep change of levels), and improvements to the appearance and character of the area (currently somewhat ad hoc and scruffy) and the functions of the buildings.
- The submission includes a Tree Survey and Arboricultural Implications Assessment for Woody Bay development site and surrounding area. 57 No. individual trees, 12 No. groups and 1 No. woodland were recorded and assessed (under BS 5837:2012) within influencing distance of the

site. The scheme has been designed to minimise the impact on surrounding trees particularly the two large mature Oaks (A graded) growing within the tarmac area between the gas store and the miniature railway compound. The footprint of the new building is very close to that of the existing one. However, five trees (T34-T38) to the rear of the building (southern boundary) have been identified for removal to facilitate the demolition and construction operations. These trees are woodland edge species including 2 No. Hornbeam (B and C graded), 2 No. Silver Birch (B and C graded) and 1 No. Crack Willow (C graded). These trees are woodland edge species bounding many acres of Oak/Hornbeam/Birch woodland. Their removal will have minimal impact on the woodland or the setting of this site. While some of the removed trees (behind the building) may re-grow in the form of coppiced species, tree replacement (using native species) is included within the amenity space to the front/side of the new building.

- The railway station ticket office is to be constructed on concrete pads laid at ground level, with no excavation, to ensure that minimal impact is caused to the roots of the nearby category A Oak (T27) and ground protection will be provided during the construction operations to prevent soil compaction close to retained trees. (Arboricultural Impact Assessment, 5.11-5.22).

- While protective fencing and exclusion zones are specified (6.5 & 6.12) a detailed Arboricultural Method Statement should be conditioned.

- The hard landscape of the external space, includes the provision of a direct pedestrian Promenade linking the railway to the circulation space around the Lido, projecting a ramped access to the building entrance, defining the changes of level with gabions which will provide retaining structures to define the spaces and which can be used for informal seating, and adding seating and structure planting to enhance the site edges. The proposed materials include a simple palette of buff pigmented tarmac, natural stone filled wire gabions, buff aggregate and concrete edging/kerbs. Steps and ramps will be detailed to meet dda and part M regs for accessibility.

- The Ecological Assessment by TEP makes specific recommendations (section 5.0), including the specification of two dusk emergence bat surveys (5.1), the avoidance of disturbance of breeding bird habitats (5.5), general guidance (5.6) and the provision of wildlife enhancements (6.1).

Recommendations: No objection, subject to the above considerations and conditions COM6, COM8 (Arboricultural Method Statement to include ground protection), COM9 (parts 1, 2, 4, 5, 6) and COM10.

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The proposals would not impact on any designated historic assets, although the Lido is itself a well known local attraction with significant community value. It is considered that the proposals would result in a new development that would improve the appearance of this location and provide valuable new community facilities.

The materials and finishes of the new buildings should be conditioned, as should the detailed landscaping of the site to ensure it sits comfortable with the surrounding informal and semi-rural setting.

HIGHWAY ENGINEER

No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Saved UDP Policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Saved Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In view of the above policies very special circumstances will need to be demonstrated in order to justify the provision of these buildings and associated infrastructure, to the extent that the harm to the openness of the Green Belt has been outweighed.

In this instance, the support buildings are essential to and associated with the use of Ruislip Lido for open air recreation. The current proposals would not change the existing function of the site, but would improve the layout and design, maintaining the existing character and increasing public accessibility. The project aims to improve pedestrian access to the facilities (currently unsatisfactory due to the existing steep change of levels), and improvements to the appearance and character of the area (currently somewhat ad hoc and scruffy) and the functions of the buildings. The provision of sensitively located and carefully designed buildings will help to address existing deficiencies in building design and access, whilst aiding and encouraging the continued use of Ruislip Lido for outdoor recreational activities.

The site's zone of visual influence will remain relatively high, as Ruislip Lido is a popular and well used facility. However, the proposed buildings have been sited so as to minimise the impact it will have in terms of ecology, flooding, etc. Furthermore, in mitigation, it is proposed to provide tree replacement (using native species) within the amenity space to the front/side of the new buildings, which together with the existing trees to be retained, will provide an element of screening, which will become more effective as the planting matures.

On balance, it is considered that the need for additional facilities to serve the Lido, which will encourage the continued use of the Lido for outdoor recreation, amounts to a case of very special circumstances so as to justify an exception to Green Belt Policy. Furthermore, given that mitigation measures will be put in place to reduce its visual impact, it is not considered that the proposal will have such an adverse impact on the openness of the Green Belt as to justify refusal.

7.02 Density of the proposed development

Not applicable to this application.

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

There are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity of the site. The Urban Design and Conservation Officer has confirmed that the proposal will not impact on any heritage assets. Accordingly, no objections have

been raised in this respect.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site comprises a number of existing single storey buildings, including public conveniences, a cafe and ticket office for the miniature railway. A children's play area is located to the south east of the adjacent lake. The proposed buildings, which are single storey, apart from the Woodland Centre building, which is 2 storey, will be located as close as possible to the location of the existing buildings, in order to minimise any visible change to the character of the area. In addition, the site boundaries, especially to the north east and west are bordered by an informal line of mature existing trees, providing a good degree of visual screening, which would help to maintain a rural outlook at this part of the Lido. There are also a number of more ornamental trees within the centre of the site which will be maintained where possible, to maintain tree canopy cover and retain the rural setting.

Overall, given that the proposals involve replacement buildings in an area of the Lido that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies pt 1.29 and OL1, OL2, OL5 and OL26 of the UDP.

7.06 Environmental Impact

This has been addressed within parts 7.05 (Green Belt), 7.14 (Trees, Landscaping & Ecology), 7.17 (Flood Risk) and 7.18 (Noise/Air Quality) of the report.

7.07 Impact on the character & appearance of the area

This issue has been covered in Section 7.05 of this report.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with Policies BE20, BE21 and BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2 and AM7, of the UDP are concerned with traffic generation and road capacity. Saved Policies AM9, AM14 and AM15 of the UDP relate to the provision of adequate car parking and secure cycle storage.

The proposal is for the upgrade and improvement of existing facilities and it is not anticipated that there would be any significant increase in vehicular movements to the

Lido as a result of the development. Therefore, it is not considered that the proposed development will have a detrimental impact upon the adjacent highway network, particularly during peak weekday traffic periods.

In terms of parking for the larger Ruislip Lido site, there is an existing free-to-use 260 space permanent car park, close to the bus turning circle area at the end of Reservoir Road. In addition, planning permission has recently been granted for a 150 space overflow car park on the western edge of the Lido. Public transport access to the site is through the H13 bus service which stops on Reservoir Road in the vicinity of the Waters Edge pub/restaurant.

With regard to the Woody Bay area of the Lido, currently there is only informal parking for maintenance vehicles in this area. There is also occasional service delivery access to the existing gas storage facility. It is considered that the existing parking facilities at the Lido will continue to cater for any parking demand as a result of the proposal.

However, whilst no additional parking is proposed as part of this development, there will continue to be a requirement for access for maintenance vehicles and for servicing (including the proposed cafe). There is currently a gated access to control vehicular movements to this part of the Lido. Nevertheless, it is recommended that a condition be imposed, requiring details of measures to control vehicular movements to this part of the Lido, in order to prevent unauthorised vehicular movements along the access road, which forms part of the circular pedestrian route around the Lido lake.

Subject to this condition, no objections is raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

The current buildings are an ad hoc mixture of materials and design and are of varying condition. The proposed modular buildings would match the footprints of existing buildings as close as possible.

Whilst the 2 storey Woodland centre building would be brick built, materials include timber cladding to the elevations, to create a simple aesthetic that is sympathetic to the semi rural character of the Lido site and will allow the buildings to sit comfortably in the Green Belt setting. Details of external materials are secured by condition.

The existing gas storage building will need to be relocated, in order to make way for the mess room building. This storage facility is a relatively small structure which will not require foundations. Details of the structure, including precise siting and screening, could be secured by condition.

Subject to the above mentioned conditions, it is considered that the proposals to upgrade the buildings would provide a unified architectural approach and improve their setting in this rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

In terms of security, the proposals show the indicative location of 2 dome type pole mounted PTZ CCTV camera positions, to be located on site to assist surveillance/security provision of the site and buildings, linked to wireless link within Ruislip Lido site. Details could be secured by condition.

7.12 Disabled access

The Woody Bay Development site topography slopes from the east down to the lower west side with a gentle cross-fall. The existing main building on the site has difficult accessibility to entrance thresholds, due to the building being located into the slope, with no formal ramp/step access. The tarmac surface is merely sloped upto the entrance creating a very steep ramp.

The proposed buildings are located within the site slope profile, creating a series of terraces that form a radial arrangement of accessible ramps to the main entrances. In addition, step access for those who find formal steps easier to navigate are provided, to improve the accessibility of the site. A disabled toilet is also located on the ground floor of the Woodland Centre building.

The proposed materials for the external hard landscaping include a simple palette of buff pigmented tarmac, natural stone filled wire gabions, buff aggregate and concrete edging/kerbs. Steps and ramps will be detailed to meet DDA and Part M Building Regulations for accessibility.

The Access Officer raises no objections, subject to confirmation that level access and adequate front door widths are provided and that induction loops should be specified, to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance. These recommendations are secured by way of conditions and an informative.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING ISSUES

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

The proposals seek to minimise impact on the site's existing trees, particularly the two large mature Oaks between the gas store and the miniature railway compound, by carefully locating proposed building footprints as close to existing positions as possible. However 5 of the existing trees located to the rear of the building (southern boundary) are proposed to be removed to allow installation of the main Woodland Centre building. Two of these trees may coppice/re-grow from the trunk stump. However, a number new trees are also indicated within the landscape proposals, to mitigate the tree loss and maintain tree cover on the site. The proposed tree planting is aligned formally at the frontage/promenade, to help buildings blend in and integrate comfortably within the site. In addition, one tree is proposed at the north east of the site, to augment the two existing mature trees.

The Tree and Landscape Officer notes that the five trees that have been identified for removal, to facilitate the demolition and construction operations, are woodland edge species, including 2 Hornbeam, 2 Silver Birch and 1 Crack Willow. These trees bound many acres of Oak/Hornbeam/Birch woodland. It is considered that their removal will have

minimal impact on the woodland or the setting of this site.

The railway station ticket office is to be constructed on concrete pads laid at ground level, with no excavation, to ensure that minimal impact is caused to the roots of the nearby category Oak. In addition, ground protection will be provided during the construction operations to prevent soil compaction close to retained trees. While protective fencing and exclusion zones are specified, the Tree and Landscape Officer recommends that a detailed Arboricultural Method Statement should be conditioned.

The proposals also include hard landscape of the external space, including the provision of a pedestrian promenade, ramped access to the main building entrance, gabions and additional seating and structure planting to enhance the site.

The Tree and Landscape Officer raises no objections subject to conditions

ECOLOGY:

Saved policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

The Ecological Assessment makes specific recommendations, including the specification of two dusk emergence bat surveys, the avoidance of disturbance of breeding bird habitats, general guidance and the provision of wildlife enhancements.

The application site is adjacent to the Ruislip Woods Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR). Natural England and other non statutory organisations have been consulted. Natural England considers that this application is unlikely to have significant implications for the SSSI/NNR. Consequently, Natural England has no comments to make in respect of these designated sites.

Protected Species

Bats

Natural England is satisfied that the survey information provided by the applicants suggests that no bats are present within the application site/utilising buildings, trees or other structures that are to be affected by the proposals. Consequently it has no further comments to make in relation to these species.

Great crested newts

Natural England is satisfied that the survey information provided by the applicants suggests that no great crested newts would be affected by the development, and has no further comments to make in relation to this species.

Widespread Reptiles

Natural England is satisfied that the ecological assessment provided by the applicants demonstrates that widespread reptiles are not present within the application site/utilising features within the application site that are to be affected by the proposals.

Proposed mitigation

The Ecological Report includes recommendations for enhancing the ecological offer. The measures suggested relate to bat, bird and insect boxes, but there is no confirmed details regarding where these would be installed. Natural England state that the ecological mitigation measures and enhancements outlined in the submitted ecological assessment should be secured by suitably worded conditions on grant of planning permission. A condition is therefore recommended, requiring the following ecological enhancements, in accordance with the mitigation measures set out in the submitted Ecological Report:

- The ticket office shall incorporate 3 no. bat boxes.
- The new mess block shall incorporate 2 no. bird boxes.
- The new woodland centre shall include 2 bird and 2 bat boxes.
- Three wood piles, made up from felled trees, shall be retained in the woodland to provide improved habitat for insects.

Subject to the above mentioned condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and

enhancement, in compliance with Policies EC2 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policy 7.19[c].

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

FLOODING

Saved Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment. No objections are therefore raised to the proposed development with regards to flood risk.

7.18 Noise or Air Quality Issues

In terms of activity, no additional general visitor trips are forecast to occur as a consequence of the development. There are no residential properties within the vicinity of the site and it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance, in compliance with Policy OE1 of the UDP Saved Policies September 2007.

There are no specific air quality issues associated with this application.

7.19 Comments on Public Consultations

Two responses to the public consultation have been received. The issues raised have been dealt with in this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

10. CONCLUSION

The general principle of the development is considered acceptable, as the proposal is required in connection with the existing outdoor leisure activity at the Lido, an appropriate Green Belt use. It is considered that the proposal complies in general with the key theme contained within NPPF, Saved UDP and London Plan Green Belt Policies, by keeping the land permanently open.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation.

There are no flood risk issues associated with this development.

No additional general visitor trips are forecast to occur as a consequence of the development. Therefore, there will be no impact upon the public parking provision and management of car parking serving Ruislip Lido. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

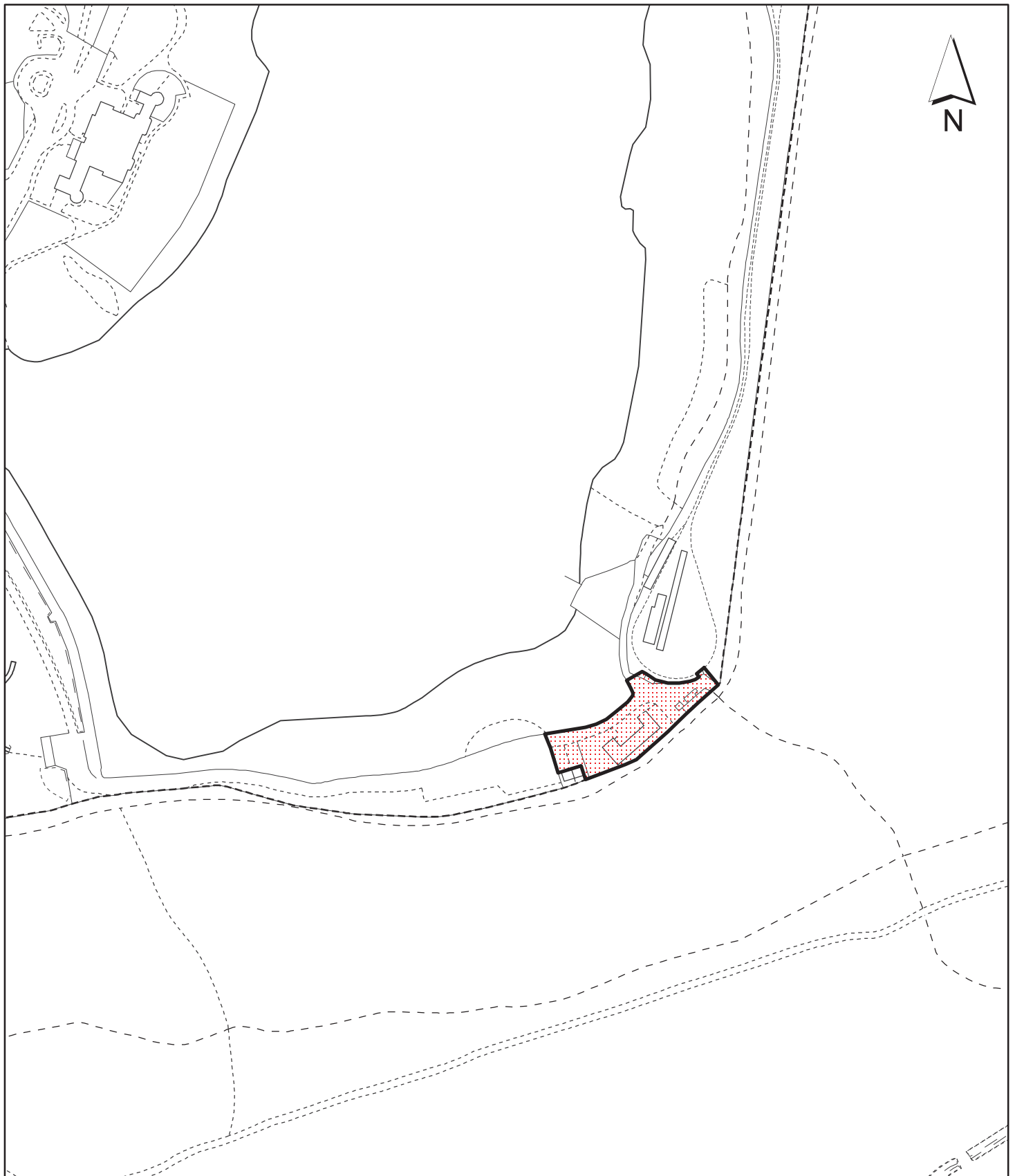
Approval is therefore recommended.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (July 2011)
National Planning Policy Framework

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Woody Bay Station Ruislip Lido Railway Reservoir Road, Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>1117/APP/2012/1257</p>	<p>Scale</p> <p>1:2,500</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>August 2012</p>	
			 <p>HILLINGDON LONDON</p>