

Report of the Head of Planning & Enforcement Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a waste transfer facility, comprising an open fronted building (18m x 15m x 10m high) together with associated hard standing and landscaping.

LBH Ref Nos: 8232/APP/2012/2988

Drawing Nos: CV290319/113 REV. T4
CV290319/105 REV. T3
CV290319/115 REV. T2
CV290319/116 REV. T1
ASA-383-DR-001A Soft Landscape
Landscape and Visual Assessment
CV290319/117 REV. T1
Planning Statement
Design and Access Statement
Flood Risk Assessment
ADDENDUM TO TRANSPORT ASSESSMENT
REPORT ON SITE INVESTIGATION No. S.3735
Site Desk Study
Gas test results
Bat Habitat Suitability Assessment Reptile Survey

Date Plans Received: 30/11/2012 **Date(s) of Amendment(s):** 03/12/2012

Date Application Valid: 30/11/2012

1. SUMMARY

Planning permission is sought for the erection of a new waste transfer facility to be located at the northern corner of the Civic Amenity site, in an area currently occupied by recycling bays. The waste transfer structure would consist of an open fronted agricultural style building, with metal profile cladding to the roof. It is also proposed to form an area of hardstanding in front of the building for vehicle manoeuvring. The structure is to be used for temporary storage of household waste, before transfer to bulk carriers for disposal off-site. The facility is to be used by Council personnel only and is accessed via the existing circulation road within the Civic Amenity Site.

Waste management sites such as this civic amenity facility are not normally considered appropriate in a Green Belt location. However, the site has already been in waste management for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management both within the Authority's administrative boundary and toward London's self-sufficiency aspirations. It is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

The proposal would not result in any further material encroachment (physical or visible) into the Green Belt. The proposed building, associated facilities and activities would not be visually intrusive, materially increase the built up nature of the site, or harm the openness of the Green Belt.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline conditions and much of the operational traffic would be generated outside traffic peak hours on the local road network.

Subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, while there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore 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 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.

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
CV290319/113 REV. T4
CV290319/105 REV. T3
CV290319/115 REV. T2
CV290319/116 REV. T1
CV290319/117 REV. T1
ASA-383-DR-001A Soft Landscape
and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting documents:

Landscape and Visual Assessment
Planning Statement
Design and Access Statement
Flood Risk Assessment
Addendum to Transport Assessment
Report on Site Investigation no. S.3735
Site Desk Study
Gas Test results
Bat Habitat Suitability Assessment Reptile Survey

Thereafter the development shall be retained/maintained in accordance with these details

for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan and the London Plan (July 2011).

5 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 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 BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

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.

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 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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 Written specification of planting and cultivation works to be undertaken,

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

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 Local Plan: Part 2 - Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The development hereby permitted shall not be commenced until such time as a scheme to collect and dispose of surface water and clean roof drainage sealed at ground level has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of an impermeable sealed drainage and collection system for all transport and operational areas of the site and a separate system for clean roof drainage, sealed at ground level, where there is an elevated risk of pollution of roof drainage from the waste operations. The scheme shall be implemented as approved.

REASON

- (i) The site will be handling waste materials which pose significant risk groundwater.
- (ii) To prevent any uncontrolled discharges or infiltration of contamination to the land.
- (iii) To comply with paragraphs 109 and 121 of the National Planning Policy Framework (NPPF).

10 NONSC Non Standard Condition

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 the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

- (i) The site will be handling waste materials which pose significant risk groundwater.
- (ii) To prevent any uncontrolled discharges or infiltration of contamination to the land.
- (iii) To comply with paragraphs 109 and 121 of the National Planning Policy Framework (NPPF).

11 NONSC Non Standard Condition

The applicant shall carry out a landfill gas risk assessment specifically for the new waste transfer building to the satisfaction of the Local Planning Authority. On the basis of the risk assessment proposals, gas protection measures shall be submitted to and agreed with the Local Planning Authority. These agreed measures shall then be implemented and verified to the satisfaction of the Local Planning Authority.

REASON

The condition is required to assess the risks to the new building due to gas migration from the landfill, and ensure appropriate gas protection work is completed to protect future users of the building in compliance with Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

- i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(a) A desk-top study to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the Local Planning Authority prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

13 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;

- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders (if applicable);
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries (if applicable);
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Local Plan: Part 2 - Saved UDP Policies (November 2012).

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 (November 2012) 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 |
| 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. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC2 | Nature conservation considerations and ecological assessments |
| EC3 | Potential effects of development on sites of nature conservation importance |
| EC5 | Retention of ecological features and creation of new habitats |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL4 | Green Belt - replacement or extension of buildings |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE11 | Development involving hazardous substances and contaminated land - requirement for ameliorative measures |
| 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 |
| LPP 5.13 | (2011) Sustainable drainage |
| LPP 5.14 | (2011) Water quality and wastewater infrastructure |
| LPP 5.16 | (2011) Waste self-sufficiency |
| LPP 5.17 | (2011) Waste capacity |
| LPP 5.21 | (2011) Contaminated land |
| LPP 7.16 | (2011) Green Belt |
| LPP 7.19 | (2011) Biodiversity and access to nature |
| LPP 7.21 | (2011) Trees and woodland |
| NPPF | |
| NPPF10 | |
| NPPF9 | |

3

Further landfill gas tests may be appropriate below the proposed footprint of the new waste transfer building to support the risk assessment. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

4

This development proposes the addition of new waste activities on site. It is understood that the site is currently permitted under the Environmental Permitting (England and Wales) Regulations 2010. The Environment Agency advise the applicant to contact Tim Rimmer on 01707 632793 to discuss the implications of the proposed development with regard to the requirement of a new permit or a variation of permit.

5 11 **Building to Approved Drawing**

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

6 115 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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.

7 12 Encroachment

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

8 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of a Council owned civic amenity facility which has an area of 1.4 ha. The Civic Amenity facility offers local residents a disposal or recycling route for waste that cannot be collected as part of the usual household waste collection service. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

The The Civic Amenity site is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance further away to the east. There are vacant residential properties located to the north and south of the site, both approximately 80 metres away.

Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen.facility. A salt store (used by the Highways Department) is situated on the southern boundary of the site and was granted permission in December 2010.

The current proposal for a new waste transfer facility would be located at the northern corner of the site, in an area approximatey 0.03 hectares in extent, currently occupied by

recycling bays, to be developed as Phase 5 of the improvements works to the site. The proposal includes for the erection of three covered recycling bays. The new facility will allow refuse collection vehicles to deposit materials into the bays, which will then be transferred in bulk to articulated lorries.

3.2 Proposed Scheme

It is proposed to construct a waste transfer station consisting of an open fronted agricultural style building, 18m x 15m x 10m high, with metal profile cladding to the roof. The structure will be constructed of 4 metre high pre-cast concrete retaining walls bolted to concrete hard standing (similar to those existing), above which a steel frame will support sides of litter trap netting up to a height of 10 metres. The structure is to be used for temporary storage of household waste, before transfer to bulk carriers for disposal off-site. It is also proposed to form an area of hardstanding in front of the building for vehicle manoeuvring.

The building will have concrete push walls with a natural finish to a height of 4m, with litter netting between the top of the walls and the roof structure. The monopitched roof cladding will be coloured Gull Wing grey.

The facility is to be used by Council personnel only and is accessed via the existing circulation road within the Civic Amenity Site.

The new waste transfer facility will result in significant cost savings for the Council. Household collection recycling within the Borough is currently dealt with by a third party contractor at a cost of approximately £50,000 per month. The new facility will allow the Council to carry out this work in-house, generating a substantial saving of public funds.

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:

- Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

- Baseline Ecological Survey

Provides information on the ecology of land adjacent to the Civic Amenity site and includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats).

- Transport Statement

This report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

- Landscape and Visual Assessment

The report covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed

agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

· Design and Access Statement.

This report outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

· Flood Risk Assessment

A Flood Risk Assessment has been carried out. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

Since the proposed building is under 1,000 sq. metres in floor area and would not have a significant impact on the openness of the Green Belt, the application is not referable to the Secretary of State as a departure from the development plan.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has a limited planning history, and most of the site has historically been used as a civic amenity site since at least the early 1970's.

Planning permission was granted on 5/8/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site with a number of key changes, including the increased site area; the provision of new access arrangements; re-arrangement of facilities and new offices and store rooms.

Following a review of the layout of the proposed Civic Amenity facility, the Council subsequently proposed to incorporate additional street lighting and winter maintenance facilities, relocated from a depot elsewhere in the Borough. The additional facilities proposed, included an additional building, external storage and vehicle parking and were approved in 2010 (Ref.8232/APP/2009/2224).

Also proposed at that time was a salt storage dome which provides weatherproof storage for road salt. (Ref. 8232/APP/2010/2538). These facilities have recently been completed.

The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site, and the current submitted application proposals seek further improvements to the site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

- PT1.EM11 (2012) Sustainable Waste Management
- 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:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- 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
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.16 (2011) Waste self-sufficiency
- LPP 5.17 (2011) Waste capacity
- LPP 5.21 (2011) Contaminated land
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2011) Biodiversity and access to nature

LPP 7.21 (2011) Trees and woodland

NPPF

NPPF10

NPPF9

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st December 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ENVIRONMENT AGENCY

This site is located on a Principal Aquifer (upper chalk) which is capable of supplying significant quantities of water for potable use. The groundwater beneath the site is on the edge of the inner catchment (SPZ1) for the public drinking water abstraction at Ickenham. We are aware that this site may be contaminated by the existing and historic uses, which may be impacting groundwater quality in the wider area.

Whilst ideally any source of contamination identified on site which could be contributing to this pollution should be removed or remediated, the scale and nature of the proposed development is such that it would be unreasonable to require the applicant to undertake remediation. As the proposed development does not appear to break ground and will be on existing hard standing, the potential to mobilise contaminants through intrusive works is minimal and the impacts can be managed through the implementation of the conditions recommended below.

We therefore have no objections subject to the inclusion of the following conditions. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment.

We would like to make the applicant aware that should the wider site be redeveloped more significantly in the future, we would require a greater level of investigation and detail as well as remediation, to ensure the protection of controlled waters.

Condition 1

The development hereby permitted shall not be commenced until such time as a scheme to collect and dispose of surface water and clean roof drainage sealed at ground level has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

The site will be handling waste materials which pose significant risk groundwater. An impermeable sealed drainage and collection system must be installed for all transport and operational areas of the site. This is required to prevent any uncontrolled discharges or infiltration of contamination to the land.

A separate system for clean roof drainage should also be installed. This should be sealed at ground level where there is an elevated risk of pollution of roof drainage from the waste operations. This separate system can be utilised for vehicle wash down or dust suppression and will minimise the water usage of the site making it more sustainable.

Condition 2

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 the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The Mid-Chilterns Chalk 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 from historic contamination will prevent the recovery of and cause deterioration of a drinking water protected area because it would result in failure of the prevent or limit objective for groundwater and result in release of priority hazardous substances.

Advice to LPA

We have no objections to the proposals as the Flood Risk Assessment for the original site has demonstrated that the site is within Flood Zone 1. As detailed in the new FRA, any additional surface water runoff generated from the waste transfer station should be attenuated on site within the current drainage strategy, and there should be no increase in peak run-off rates.

Thank you for confirming that the development will be on existing hardstanding and that the proposals do not include any penetrative foundations methods. We therefore do not require a condition for piling/penetrative methods in this case.

Advice to Applicant

Requirement for an Environmental Permit

This development proposes the addition of new waste activities on site. We understand that the site is currently permitted under the Environmental Permitting (England and Wales) Regulations 2010. We advise the applicant to contact Tim Rimmer on 01707 632793 to discuss the implications of the proposed development with regards to the requirement of a new permit or a variation of permit.

NATURAL ENGLAND

The National Planning Policy Framework (NPPF) expects local authorities to prevent harm to biodiversity and geological interests. Paragraph 118 makes it clear how the government expects the council to consider planning decisions that could lead to harm to biodiversity and geological interests.

Paragraph 109 identifies the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Protection for ancient woodland is included in Paragraph 118 of the NPPF and states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

The ecological survey submitted with this application has not identified that there will be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal. However when considering this application the council should encourage opportunities to incorporate biodiversity in and around the development (Paragraph 118 of the NPPF).

The Town and Country Planning Association publication Biodiversity by Design provides further information on this issue and the publication can be downloaded from <http://www.tcpa.org.uk/pages/biodiversity-by-design.html>

Examples of biodiversity enhancements that can be widely incorporated into development proposals include:

Green/brown roofs

The use of alternative roofing (turf, aggregate, brown and green roofs) can make a significant contribution to biodiversity, attenuation of rainfall, and energy efficiency as they can provide a high degree of insulation.

Landscaping

Native species of plant should be used in landscaping proposals associated with development, unless

there are over-riding reasons why particular non-native species need to be used. The nature conservation value of trees, shrubs and other plants includes their intrinsic place in the ecosystem; their direct role as food or shelter for species; and in the case of trees and shrubs, their influence through the creation of woodland conditions that are required by other species, e.g. the ground flora. Nesting and roosting sites.

Modern buildings tend to reduce the amount of potential nesting and roosting sites. Artificial sites may therefore need to be provided for bats and birds. There is a range of ways in which these can be incorporated into buildings, or built in courtyard habitats. Their location should provide protection from the elements, preferably facing an easterly direction, out of the direct heat of the sun and prevailing wind and rain.

Sustainable urban drainage systems

Many existing urban drainage systems are damaging the environment and are not, therefore, sustainable in the long term. Techniques to reduce these effects have been developed and are collectively referred to as Sustainable Urban Drainage Systems (SUDS). SUDS are physical structures built to receive surface water runoff. They typically include ponds, wetland, swales and porous surfaces. They should be located as close as possible to where the rainwater falls, providing attenuation for the runoff. They may also provide treatment for water prior to discharge, using the natural processes of sedimentation, filtration, adsorption and biological degradation.

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.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act

2006, Natural England should be consulted again.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

NOISE - With reference to the above proposal no objections are raised in terms of noise impact.

GROUND CONTAMINATION: - The main report submitted is the gas risk assessment carried out for the Council in 2010. There is a considerable amount of information on gas assessment from our other work on New Years Green Landfill more recently by Atkins Consultants and SLR consultants. There is a clear risk although gas protection measures are proposed for all of the office buildings on other parts of the site. The adjacent Salt Dome due to a ventilated structure with an open entrance was not protected.

The past reports on the site show that there is landfill present beneath the Civic Amenity Site. The site has also been extended onto the larger landfill site beyond the original fence line in the last few years. The gas results are variable for the site, but it has been concluded that there is a significant risk to buildings on the site from landfill gas with gas levels on this landfill very high in some areas. The submitted report from 2010 refers to the whole Civic Amenity Site, and advises gas protection on the new buildings. As there are no specific boreholes and trial pits specifically located to the proposed new shed area it is assumed that there is landfill below this location and that gas levels are significant, requiring gas protection on the new build.

Referencing past site investigation positions and data on the previous reports to the area of the proposed waste transfer shed is beneficial, but basically there will be a risk from landfill gas as well as a requirement to remove contaminated materials if excavations are necessary. The following conditions are therefore recommended:

Gas - The above ground gas assessment for the wider site clearly shows that there is a landfill gas risk to all buildings on the Civic Amenity Site and gas protection is necessary. Therefore a risk assessment should be carried out specifically for the new building to find out what level of gas protection measures are required. As the building is open fronted it is likely that the risk will be relatively lower than at the nearby offices.

Gas Condition

The applicant shall carry out a landfill gas risk assessment specifically for the new waste transfer building to the satisfaction of the LPA. On the basis of the risk assessment proposals gas protection measures shall be submitted to and agreed with the LPA. These agreed measures shall then be implemented and verified to the satisfaction of the LPA.

Reason

The condition is required to assess the risks to the new building due to gas migration from the landfill, and ensure appropriate gas protection work is completed to protect future users of the building. Further landfill gas tests may be appropriate below the proposed footprint of the new waste transfer building to support the risk assessment. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

Contamination - The building may be seated on the hard standing. In this case there may not be much digging out of soil and landfill and investigations may not be useful if the hard standing is not broken out. However this is not fully clarified in the application documents and if there is excavation within the landfill below the site for the building or hard surfaced yard we should require all of the data on the remediation works including soil removal. We would also need details of any imported soils if used in the landscaped areas to cover made ground as this would be part of the remediation scheme.

COM30- Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SUSTANABILITY OFFICER

I have no objections to the recent application for movement of the facilities around the site, nor the construction of any small compound within the hardstanding area and the fence line of the facility.

FLOODING AND DRAINAGE OFFICER

I am happy with the FRA submitted for this site, as long as it is constructed in accordance with proposed design.

TREES AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by a civic amenity site which has been undergoing substantial redevelopment and modernisation over the past year, including the installation of a salt dome (pp. ref. 2009/2225) and enlarged offices incorporating lighting storage. The site has been extended along the north-west boundary and the site layout changed to provide a safer and more efficient waste re-cycling operation.

The only retained trees of note, within the site, is a small group (line) of large Poplars on the northern boundary which span across the new perimeter fence. These trees are not protected by Tree Preservation Order or Conservation Area designation. The site lies within the Green Belt. The site and surrounding area lies within Natural England's Joint Character Area 115, Thames Valley. It also lies on the southern edge of section C2, South Harefield: Undulating Farmland of Hillingdon's Landscape Character Assessment.

A Landscape Proposals Plan, drawing No. ASA-396-DR-001, by Anthony Stiff Associates has been submitted which indicates the soft landscape scheme for the whole site.

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. While the current application relates solely to the proposed Waste Transfer Station, these comments relate to the proposed landscape scheme for the whole site, including the previous conditions relating to the earlier phases of re-development.

- A Landscape and Visual Impact Assessment (L&VIA), by Anthony Stiff Associates, has been submitted. This notes (2.3) that the existing Salt Dome at 14.4 metres in height is a useful reference point when considering the Waste Transfer Station which will have a finished height of 10 metres. The assessment includes Viewpoint Analysis and Magnitude of Change for Operation and a separate assessment for Construction · The L&VIA concludes (section 7.0) that direct impacts on the existing landscape fabric are negligible.

- The impact of the proposal on the surrounding landscape character will be significant at year 1. However, the adverse effects will diminish as the screen planting develops from year 10 and beyond.

- The effects of the Waste Transfer Station on visual receptors are considered to be large/moderate in year 1 (in winter time / worst case scenario). Again the maturing screen planting will reduce the adverse impact over time.

- The site is currently occupied by open storage bays constructed of free-standing pre-cast concrete retaining walls similar to those by which they will be replaced. No existing trees or other significant landscape features will be affected by the proposal.

- Under previous consented applications the strips of land immediately to the north and west of the bays are due to be planted with native screen planting, with details yet to be agreed with the local planning authority.

- The original perimeter treatment of the site has been perpetuated using galvanized palisade fencing contrary to previous landscape planning advice. This security fence is not appropriate in terms of litter trapping, due to the wide spacing between the vertical steel pales. In terms of landscape mitigation, it is also one of the most visually intrusive finishes due to its bright reflective finish.

A dark (preferably black) welded mesh would have been more suitable for this site. If this is no longer feasible, the use of a dark green (or black) mesh litter trap fence should be attached to the outside of the palisade fencing.

- The use of ground modelling to assist with screening should be carefully considered. The large pile of soil in the south-west corner (junction of Harvil Road / Newyears Green Lane) is an eyesore. It is too steep to support planting and serves no useful screening purpose. Steep banks are both visually unsatisfactory and impracticable to maintain or establish healthy plant growth.

(At the recent site meeting with the agent and client, it was agreed that this mound should be removed and used to draw out the toe of the west facing embankment, within the site.) Where ground modelling is to be used to raise the finished soil levels, slopes should be as gentle and natural as possible and should be rounded at the top and bottom, in an ogee or Lamb's Tongue profile. The top and toe of the slope should ease into the adjoining fixed levels.

- The south and west-facing slopes (supporting the access road) should be planted with the woodland planting mix to ensure that the prominent views (from the south) of the visually intrusive and detracting features (concrete walls, railings, signage and lamp columns) are filtered.
- The Council-owned land (or part of it) to the north of the northern perimeter should be woodlandplanted to assist in the long term screening of the waste re-cycling facilities subject to the agreement of the Estates Department.
- The proposed hard-standing to the west of the proposed waste transfer station should be kept well outside the root protection area (RPA) of the retained Poplar trees. Immoveable barriers (Trief kerbs?) should edge the hard-standing to ensure that no storage or vehicle encroachment takes place within the RPAs.
- Due to the current concerns about Ash Dieback and Oak Processionary Moth (known to be spreading across west London) it is recommended that Oak and Ash are not included within the woodland planting mix.

RECOMMENDATION

Landscape enhancement:

- The justification for the redevelopment of the site in the Green Belt relied on the benefits associated with its location and enhancement. The above observations require amendments to the proposals to ensure that appropriate landscape enhancement is secured.

(Officer Note: Amended plans have been received incorporating the suggested changes outlined above).

Amended Plans: The amended landscape scheme is satisfactory. The only reservation is the inclusion of 'ornamental' planting in this Green Belt rural area. The plan should be supported by full planting specification (NBS or similar). The scheme also requires a management / maintenance report and schedule.

(Officer Note: These requirements are covered by condition).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the Green Belt. Relevant Green Belt Policies in the NPPF, London Plan and Local Plan are therefore applicable to this application.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. 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. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88. states:

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.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

'The strongest protection should be given to London's Green Belt, in accordance with

national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance'.

This central government London Plan advice confirms and reinforces relevant policies in the Hillindon Local Plan Part 2 Policies (November 2012). Part 2 Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Waste management sites such as this civic amenity facility are not normally considered appropriate in a Green Belt location. The site has not been identified in the Local Plan as being suitable for limited infilling or for the provision of housing for local community needs, nor is it identified as a Major Developed Site. Furthermore, it is not a damaged, derelict or degraded land. The proposal is therefore considered to constitute inappropriate development in the Green Belt. It will be necessary to demonstrate very special circumstances as to why permission should be granted.

The site has already been in waste management for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management both within the Authority's administrative boundary and toward London's self-sufficiency aspirations.

In addition, the principle of the comprehensive redevelopment of the Civic Amenity site was established in 2008 by the granting of planning permission for the upgrading of the site. The current application seeks further enhancements to the approved scheme, through incorporating a waste transfer station into the civic amenity site. The current application does not introduce a new use to the site, but merely seeks the rationalization of facilities and services within the existing Civic Amenity site.

There are a number of London Plan and Local Plan Policies that seek to encourage sustainable waste management which are considered relevant to this application.

The London Plan Policy 5.16 seeks to ensure that as much as London's waste as practicable is managed within London and that authorities work towards zero biodegradable waste to landfill by 2031. Policy 5.17 identifies the criteria against which proposals for waste management will be evaluated, this includes: locational suitability, proximity to waste, nature and scale of activity, positive carbon outcome of waste treatment method, environmental impact on the surrounding area and the transport related impacts. It also seeks land to manage the Borough waste apportionments to come forward through protecting and facilitating the maximum use of existing sites. Finally paragraph. 576 of the London Plan recognises that increasing London's waste processing capacity is a major mayoral priority. It is considered that the proposed development will help deliver these policies.

In terms of local policies, Part 1 Policy EM11: Sustainable Waste Management of the Hillingdon Local Plan and the supporting text states that the Council will support the redevelopment of existing sites to maximise their throughput. Local Plan Part 2 Saved Policy MIN16 encourages the provision of facilities for the efficient and environmentally acceptable recycling of waste materials with which the proposed development complies. Saved Policy MIN18 safeguards existing civic amenity and waste transfer sites. It is considered that the current proposals will help deliver these policies.

The applicant submits that the site is considered to be the best option within the Borough for the provision of the transfer facility within the existing civic amenity site, which has the ability to encompass other activities such as the waste transfer station within its approved extended site boundary. The Council has considered other sites, but all have been considered unsuitable for environmental, access / egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed use.

In summary, the very special circumstances for this proposal are therefore considered to be:

- The need to achieve national, regional and local recycling targets and move to more sustainable waste management options;
- The need to maintain existing and provide additional capacity within London to enable the sufficient and timely provision of waste management facilities to meet the needs of the local community;
- The lack of suitable alternative sites
- The environmental and economic advantages of locating the waste transfer facilities as close as practicable to where the waste arises, without having an unacceptable impact on those communities.

Given the above factors and the fact that that the proposal would not result in any further material encroachment (physical or visible) into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Whilst a civic amenity facility is not consistent with Local Plan Part 2 Saved Policy OL1, this is an existing and long established use. The proposed waste transfer building will replace existing recycling bays. The proposal should therefore be considered in relation to Local Plan Part 2 Policy OL4, which considers the replacement and extension of buildings within the Green Belt. Policy OL4 will only permit the replacement or extension of existing buildings in the Green Belt if the development would not significantly change the bulk and character of the original building, significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Part 2 Policy .

The site is currently occupied by open storage bays constructed of free-standing pre-cast concrete retaining walls similar to those by which they will be replaced. No existing trees or other significant landscape features will be affected by the proposal. The proposed structure will be contained within the built envelope of the existing facility and will be located along the northern boundary, to minimise any loss of openness.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north.

The assessment concludes that direct impacts on the existing landscape fabric are negligible.

The impact of the proposal on the surrounding landscape character will be significant at year 1. However, the adverse effects will diminish as the screen planting develops from year 10 and beyond. The effects of the Waste Transfer Station on visual receptors would be greatest in year 1 in winter time, which is a worst case scenario. However, the maturing screen planting will reduce the adverse impact over time.

It is considered that the impact of the development on the Green Belt would be slight and would represent only an incremental impact, compared to the existing structure it replaces. The new structure is not untypical of many other similar buildings in the landscape and is in keeping with the established land use of the civic amenity site. The building and associated infrastructure will not be readily visible from surrounding areas and the overall impact of the development is not considered to have a materially greater impact than the present use, particularly in the long term.

Overall, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with NPPF, and relevant policies in the London and Local Plans.

7.06 Environmental Impact

Ground Water Protection

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The Environment Agency advises that the Mid-Chilterns Chalk Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. The Agency has therefore requested a condition to protect controlled waters. Without this condition, the impact of contamination from historic contamination will prevent the recovery of and cause deterioration of a drinking water protected area because it would result in failure to prevent or limit the objective for groundwater protection and result in release of priority hazardous substances.

Land Contamination

In terms of land contamination, the Environmental Protection Unit (EPU) advises that gas and water issues at the site have been monitored in detail since the 1990's.

The applicant has advised that the building will be constructed on an area of existing hard standing, although there will be excavations for new foundations and these are anticipated to be conventional mass concrete rather than piled. The area of concrete apron in front of the building beyond the drainage channel will be new construction. EPU advise that if there is excavation within the landfill below the site for the building or hard surfaced yard, it will be necessary to provide all of the data on the remediation works including soil removal. Details of any imported soils if used in the landscaped areas to cover made ground would also be required, if this would be part of the remediation scheme. These requirements have been secured by conditions.

Gas Control Measures

The ground gas assessment for the wider site clearly shows that there is a landfill gas risk to all buildings on the Civic Amenity Site. The Environmental Protection Unit advise that gas protection will be necessary and that a risk assessment should therefore be carried out specifically for the new building, to find out what level of gas protection measures are required. The Environmental Protection unit however notes that since this building is open fronted, it is likely that the risk will be relatively lower than at the nearby offices. The gas assessment can be secured by condition.

The above conditions are considered necessary, in order to ensure that risks from land contamination to the future users of the land and to neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely, without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant policies in the London Plan (July 2011) and the provisions of the NPPF.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report. Comment:

7.08 Impact on neighbours

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 .

Similarly, it is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policy BE20 and relevant design guidance.

In terms of activity, the main area would be used in a similar manner to the existing situation.

There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well

established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout, and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan Part 2 Saved Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport. The application is submitted with a transport assessment, which predicts that no negative highway impacts are likely.

The proposal will result the following traffic movements:

- Up to 6 no. three axle refuse collection vehicles unloading recycling sacks twice a day;
- Up to 3 no. refuse collection vehicles unloading recycling bulk bins twice a day;
- One 3.5 tonne open transit tipper unloading twice a day; and
- One articulated loader collecting from the facility up to four times a day.

The proposal will therefore result in up to 26 additional movements generated daily by the site. This level of traffic is considered to be relatively modest and is likely to be absorbed in the daily fluctuation of traffic on the local road network. It is also noted that these movements are generally expected to occur outside the local road network peak hours.

Both refuse collection vehicles and articulated lorries will be able to access the site and manoeuvre comfortably to exit in forward gear. It is noted that as part of the 2008 permission for the redevelopment of the Civic Amenity site, improvements were made to the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This will mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level that would cause any highway safety and/or capacity problems. However, Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use.

Subject to the above mentioned conditions, the proposal is considered to be in compliance with Policies AM7, AM9, AM14 and AM15 of the of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

Pedestrian access is not required to the proposed facility which will be operated by Council staff. No members of the public will use the facility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPE

Local Plan Part 2 Policies OL1, OL2, OL3 and OL5 address Green Belt issues and the need to retain and enhance the existing landscape, to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary.

It has already been noted elsewhere in this report that the landscape and Visual Assessment submitted with this application concludes that direct impacts on the existing landscape fabric are negligible, whilst although the impact of the proposal on the surrounding landscape character will be significant at year 1, the adverse effects will diminish as the screen planting develops over time.

The use of ground modelling to assist with screening has been carefully considered. The large pile of soil in the south-west corner at the junction of Harvil Road / Newyears Green Lane, was an eyesore and has now been removed. It was considered too steep to support planting and had limited value as a screening bund. The slope of the west facing embankment has also been reduced, in order to provide a more gentle and natural profile, with the top and toe of the slope easing into the adjoining fixed levels. The south and west-facing slopes are to be planted with a woodland planting mix, to ensure that the prominent views (from the south) of the visually intrusive and detracting features of the existing refurbished civic amenity site (concrete walls, railings, signage and lamp columns) are filtered.

It is noted that under previous consented applications, the strips of land immediately to the north and west of the proposed facility are due to be planted with native screen planting, although details are yet to be agreed. Part of the Council-owned land to the north of the northern perimeter is also to be woodland planted, to assist in the long term screening of the waste re-cycling facilities. Due to the current concerns about Ash Dieback and Oak Processionary Moth, Oak and Ash will not be included within the woodland planting mix.

With regard to perimeter fencing, the original perimeter treatment of the site has been repeated, using galvanized palisade fencing. This is unfortunate, and the Tree and Landscape Officer notes that this security fence is not appropriate in terms of litter trapping, due to the wide spacing between the vertical steel pales and in terms of landscape mitigation, it is also visually intrusive due to its bright reflective finish. Since it is not feasible to replace this fencing, the use of a dark green or black mesh litter trap fence is recommended, to be attached to the outside of the palisade fencing. This will mitigate the visual impact and prevent litter migrating from the site. This is covered by condition.

The proposed hard-standing to the west of the proposed waste transfer station will need to be kept well outside the root protection area (RPA) of the retained Poplar trees. This is also secured by condition.

Subject to these conditions, it is considered that visual amenity, open land and landscape

objectives will be achieved, in accordance with relevant Hillingdon Local Plan Part 2 Policies, London Plan Policies and Central Government guidance.

ECOLOGY

Hillingdon Local Plan: Part 2 Policies EC2, EC3 and EC5 relate to ecological considerations. A Baseline Ecological Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing and as such does not have any ecological interest.

However, there are ecological or nature conservation sites nearby, namely Dews Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also New Years Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance.

Natural England notes that the ecological survey submitted with this application has not identified that there will be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal.

This proposal is essentially a rearrangement of facilities on site, and within the area approved for a relatively small expansion into adjoining scrubland. None of the statutory or non-statutory designated sites within a 2 km radius of the site boundary will be directly affected by the development proposal. Given the distances from the application site to the surrounding nature conservation sites, it is not considered that there would be significant impact on conservation in the long-term. With the incorporation of mitigation features approved in the previous applications for the Civic Amenity site (which are secured by conditions), 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 Hillingdon Local Plan: Part 2 Policies EC2, EC3 and EC5 of The Hillingdon Local Plan.

7.15 Sustainable waste management

This proposal is situated on a site already in waste management for over 30 years. The site offers a disposal or recycling route for trade waste and for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposed recycling facility will enable the site to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

An updated Flood Risk Assessment has been submitted as part of the application. The proposed site is located within the flood plain, and is designated by the Environment Agency as having a significant chance of flooding. The Assessment concludes that the site is not considered to be at direct risk of flooding from an external source, and therefore

no specific measures are considered to be necessary to manage flooding.

The proposed Waste Transfer Station will not increase flood risk either on or in the vicinity of the site.

The main conclusions from the flood Risk Assessment are:

- The site is approximately 15m above the nearest fluvial flood plain, and hence is located within Flood Zone 1.
- Development of this nature is acceptable under Table 3 of the National Planning Policy Framework.
- Additional run-off from the development will be managed on site with no increase in peak run-off rates above the existing situation.
- The proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development.

As such, the application is shown to comply with the National Planning Policy Framework. The Environment Agency has not objected to the proposals on flood risk grounds or offered any conditions. The Council's Flood and Drainage Officer raises no objections, subject to the development being implemented in accordance with the submitted Flood Risk Assessment. This is secured by condition. Subject to compliance with this condition, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Hillingdon Local Plan: Part 2 Policies OE7 and OE8, relevant policies in the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only

where the impact is appropriately mitigated. The area will be used in a similar manner to the existing and recently approved situation, and the proposals will not result in any significant changes to noise levels at the site over that of the recently approved scheme.

The Environmental Protection Unit raises no objections in terms of noise impact. As such, it is not considered that noise or vibration impacts are likely from the new facility site, in accordance with Policy OE3 of the Hillingdon Local Plan Part 2.

AIR QUALITY

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles.

Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac or concrete. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust.

Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the previous redevelopment proposals. This is already secured by condition. Plan.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with 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

It is considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development

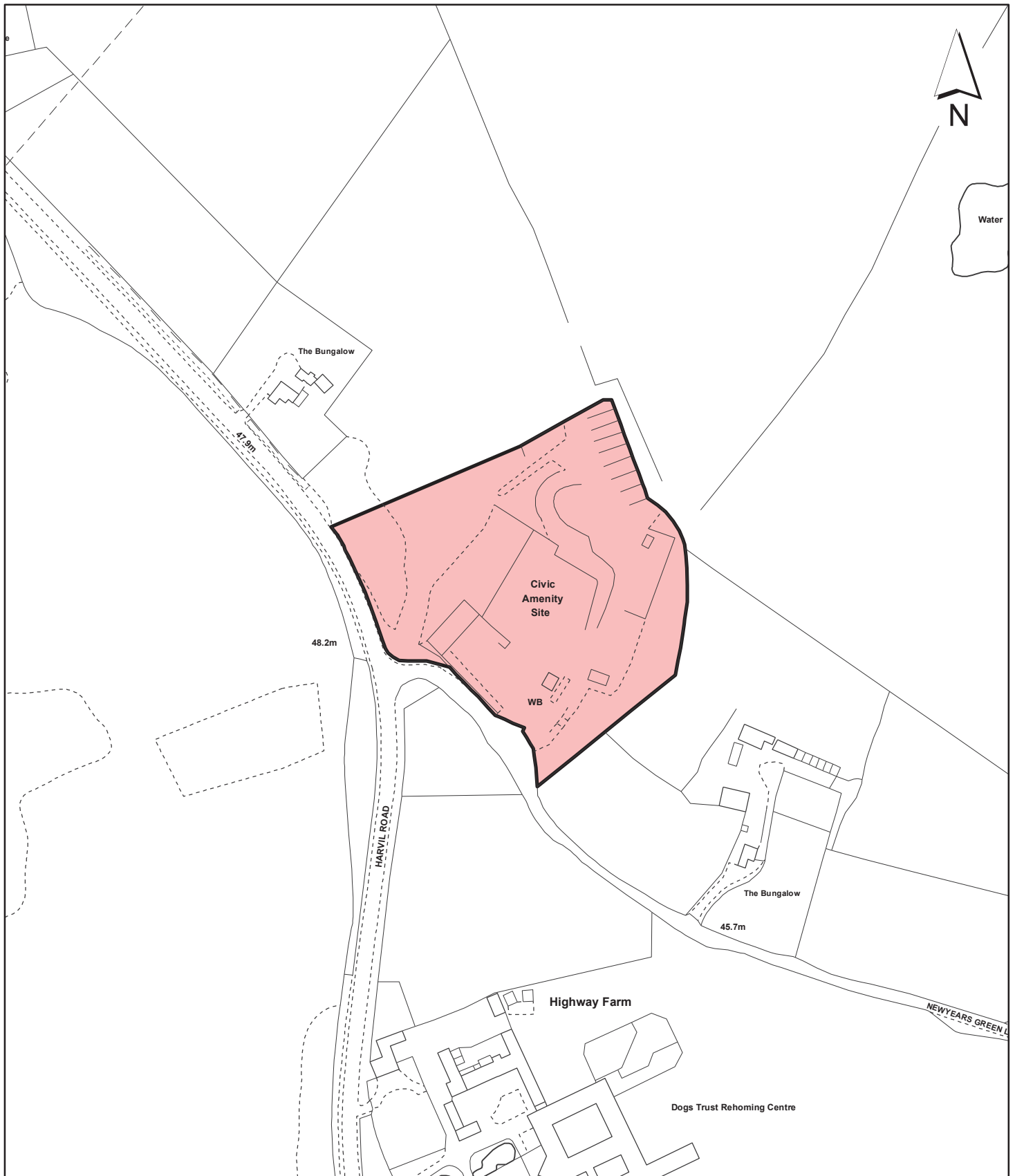
in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, while highway safety would not be prejudiced by the increased activity to and from the site. It is not considered that there would be an affect on these surrounding nature conservation sites, impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

11. Reference Documents

- (a) The National Planning Policy Framework (March 2012)
- (b) London Plan (2011)
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) Hillingdon Local Plan Part 1 Strategic Policies.

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**Civic Amenity Site
New Years Green Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
8232/APP/2012/2988

Scale
1:2,500

Planning Committee
North

Date
**February
2013**



HILLINGDON
LONDON