

## Report of the Head of Planning, Sport and Green Spaces

**Address** STOCKLEY PARK GOLF COURSE STOCKLEY ROAD WEST DRAYTON

**Development:** Erection of lightweight open fronted driving range enclosure

**LBH Ref Nos:** 37850/APP/2012/2732

**Drawing Nos:** 194-001 Rev P  
194-002 Rev P1  
194-003 Rev P1  
194-004 Rev P1  
194-005 Rev P1  
194-121  
194-122 Rev P2  
194-123 Rev P1  
194-124  
163-001  
Context Plan Rev P1  
Design and Access Statement (September 2012)  
Flood Risk Assessment (KL/ml/100286/FD01 - December 2010)  
Reptile Survey (October 2012)  
Phase 1 Habitat Survey (September 2012)  
Transport Statement (12/068 - October 2012)

**Date Plans Received:** 05/11/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 26/03/2013

### 1. SUMMARY

The application seeks planning permission for the erection of a lightweight open fronted driving range enclosure.

For the reasons outlined below, the proposal is considered to comply with the policies of the adopted Hillingdon Local Plan (2012), as such this application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 194-001 Rev P; 194-002 Rev P1; 194-003 Rev P1; 194-004 Rev P1; 194-005 Rev P1; 194-121; 194-122 Rev P2; 194-123 Rev P1; 194-124; 163-001; Context Plan Rev P1, and shall thereafter be maintained for as long as the development remains in existence.

REASON

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

**3 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 plans and/or documents:

Design and Access Statement (September 2012)

Flood Risk Assessment (KL/ml/100286/FD01 - December 2010)

Reptile Survey (October 2012)

Phase 1 Habitat Survey (September 2012)

Transport Statement (12/068 - October 2012)

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

REASON

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

**4 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 Two Saved UDP Policies (November 2012).

**5 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **6 COM9 Landscaping**

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 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 Two Saved UDP Policies (November 2012) and Policies 5.11 and 5.17 of the London Plan (July 2011).

### **7 NONSC Green Roof**

No development shall take place until full details of the living wall and roof have been submitted to and approved in writing by the Local Planning Authority. The details shall

include specification of planting, including a suitable mix of pollinating plants and sedums, and cultivation works to be undertaken, a schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate, and a Maintenance Schedule for a minimum period of 5 years.

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 Two Saved UDP Policies (November 2012) and Policies 5.11 and 5.17 of the London Plan (July 2011).

### **8 NONSC Contamination**

If any unknown contamination or contamination currently known to be at depth is uncovered by the remodelling works, the Local Planning Authority shall be informed and a remediation scheme for removing from the site or rendering innocuous this contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of this contamination and provide in detail the remedial measures to be taken to avoid risk to the site users when the site is developed. All works forming part of this remediation scheme shall be completed before any part of the development is used for recreational purposes. The condition will not be discharged until verification information has been submitted for the remedial works.

#### 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 Local Plan: Part Two Saved UDP Policies (November 2012).

### **9 NONSC No Imported Soils**

No contaminated soils or other materials shall be imported to the site, other than those approved by the Local Planning Authority.

Before any imported soils for landscaping purposes are brought to the site, an imported soil scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out details of the following:

- i) The volumes and type of any imported soil / compost;
- ii) Details of the Transportation proposals for imported materials;
- iii) Dates of deliveries and monitoring and management arrangements for checking quantity and type of soils are consistent those approved in the scheme.
- iv) The contact details of parties undertaking any importation of imported soil / compost;
- v) The contract terms and conditions (including the contractors details and a programme of works) for any parties engaged to importation of imported soil / compost;

All imported soils shall be inspected and tested for chemical contamination and the results of this testing shall be collated and submitted to and approved in writing by the Local Planning Authority.

The person acting on this consent shall notify the Council in writing, of the intention to deliver material to the site 14 days before the importation.

#### 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 Local Plan: Part Two 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL19	Access to and use of the countryside by all sections of the community
OL26	Protection and enhancement of trees, woodland and landscape features
>>	London Plan (2011) Policies:
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.18	(2011) Construction, excavation and demolition waste
	(2011) Contaminated land

LPP 5.21	
LPP 6.1	(2011) Strategic Approach
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature

### 3

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

### 4

You are advised that in relation to condition 9 the Council expects that the only material which would be brought onto the site would be soil for planting of some of the landscaping in accordance with the proposed landscaping plan, in accordance with good arboricultural practices. The Council will take immediate action to prevent any unauthorised importation of material to the site.

### 5 I14B Compliance with Legislation Administered by EPU

The Council's Environmental Protection Unit (EPU) advises that, pursuant to the Control of Pollution Act 1974, the Clean Air Acts 1956/1968, Public Health Act(s) and other relevant legislation, you must ensure that the following are complied with where applicable:-

(i) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228 : 1984;

(ii) The elimination of the release of dust or odours caused by works, that may create a public health nuisance;

(iii) No bonfires that create dark smoke or nuisance to local residents;

(iv) Notification to EPU of the installation of a boiler with a rating 55,000 to 1.25 million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1.25 million Btu/hr;

(v) Notification to EPU of the siting of any external machinery (eg. air conditioning);

(vi) EPU (and Planning Services) to be consulted if additional plant/machinery is to be installed or existing machinery replaced.

### 6 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](http://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

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. As part of the Act, service providers are obliged to improve access to and within their facility, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## 8            I60            Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))

### 3.    **CONSIDERATIONS**

#### 3.1   **Site and Locality**

The application site is an established golf course located between Hillingdon Town Centre and the M4. The majority of the site lies between Stockley Road (A408) and Harlington Road (A437), with part of the site lying to the west of Stockley Road. The site is accessed from Bennetsfield Road to the south.

The site is typical of a golf course, in that it consists of a modified landscape with strategically placed topographical features and planting. A two-storey clubhouse, small putting green and car park are located to the south. A larger practice ground is located to

the west of the clubhouse.

The site is located with the Green Belt, but there are no listed buildings in the vicinity of the site and the site is not located with a Conservation Area.

### 3.2 Proposed Scheme

The application is for the erection of a lightweight open fronted driving range enclosure, which would be located at the southern end of the existing driving range, to the north-west of the existing clubhouse building.

The proposed building would be 41 metres in length with a width of 6 metres, and would have a maximum height of 4.2 metres. It would be made up of 10 driving range bays with an additional teaching bay at one end and a ball room at the other. The building would be open on the side facing the driving range, and be of a lightweight 'lean-to' type construction.

The installation of the enclosure is to provide a facility for wet weather use, as well as providing a more inviting facility for golfers of all levels.

### 3.3 Relevant Planning History

37850/87/0510                      Golf Course East, Stockley Park                      Stockley Road West Drayton  
Constr of golf course. Details in contours etc in comp with cond 12 of outline pp ref  
27951/81/1955

**Decision:** 24-07-1987    Approved

37850/APP/2006/2820            Stockley Park Golf Course Stockley Road West Drayton  
REMODELLING OF GOLF COURSE TO CREATE A NEW PRACTICE GROUND,  
RELOCATION OF FIRST HOLE, REALIGNMENT OF FOOTPATH AND ALTERATIONS TO  
THE LAKE

**Decision:** 21-12-2006    Approved

37850/APP/2006/305            Stockley Park Golf Course Stockley Road West Drayton  
REMODELLING OF EXISTING GOLF COURSE INCLUDING NEW PRACTICE GROUND  
WITH 16 ASSOCIATED COVERED DRIVING BAYS.

**Decision:** 19-04-2006    Refused

37850/APP/2007/3334            Stockley Park Golf Course Stockley Road West Drayton  
ERECTION OF A PART SINGLE STOREY SIDE EXTENSION TO CLUBHOUSE ON NORTH  
ELEVATION.

**Decision:** 29-04-2008    Approved

37850/APP/2007/3469            Stockley Park Golf Clubhouse, Stockley Road West Drayton  
REMODELLING OF 13TH HOLE GOLF TEEING AREA, CREATION OF A NEW GREEN TO  
ACT AS A TURF NURSERY AND CREATION OF SCREENING MOUNDING ALONG SITE



PERIMETER.

**Decision:** 01-07-2008 Approved

37850/APP/2007/443 Stockley Park Golf Course Stockley Road West Drayton

DETAILS OF UPGRADING OF THE ACCESS ROAD, DIVERSION OF FOOTPATH, SURFACE WATER DRAINAGE WORKS AND SOURCE CONTROL MEASURES, DESK STUDY, SITE INVESTIGATION FOR CONTAMINATION AND REMEDIATION MEASURES, DUST CONTROL MEASURES, SITE SURVEY PLAN, TREE PROTECTION MEASURES, LANDSCAPING, LANDSCAPE MAINTENANCE, WHEEL CLEANING PLANT EQUIPMENT AND A TRAVEL ROUTE FOR DELIVERIES TO THE SITE IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 5, 8, 10, 12, 14, 15, 18, 20 & 22 OF PLANNING PERMISSION REF: 37850/APP/2006/2820 DATED 21/12/2006 'REMODELLING OF GOLF COURSE TO CREATE A NEW PRACTICE GROUND, RELOCATION OF FIRST HOLE, REALIGNMENT OF FOOTPATH AND ALTERATIONS TO THE LAKE'

**Decision:** 08-06-2007 Approved

37850/APP/2008/685 Stockley Park Golf Course Stockley Road West Drayton

CONSTRUCTION OF DRIVING RANGE INCLUDING EXTENSIVE LANDSCAPING AND PLANTING.

**Decision:** 17-09-2008 Approved

37850/APP/2011/46 Stockley Park Golf Course And The Clubhouse Stockley Road West

Landscaping of existing golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways.

**Decision:** 27-01-2012 Approved

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

Outline planning permission was first granted for the Stockley Park Golf Club in December 1984 (ref: 27951B/81/1955). The approval required the laying out of 250 acres of public open space including the golf course. Construction began in 1985 and was substantially completed around June 1993.

Planning permission reference 37850/APP/2006/2820 was approved in December 2006 for the remodelling of the golf course to create a new practice ground, to relocate the first hole, to realign a footpath and carry out alterations to the lake. This permission was to carry out works to the central portion of the course, which is the area covered by this application.

The works approved included earthworks (both cut and fill) and landscaping. As part of the works carried out with regard to this permission, additional material was imported to the site, creating landforms on the site which were in excess of the heights agreed as part of the permission. This resulted in higher landforms around the practice ground, and around the 10th and 18th holes, which was regularised as part of planning permission ref. 37850/APP/2011/46, granted 27/01/2012, for the Landscaping of existing golf course

including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment  
PT1.CI2 (2012) Leisure and Recreation  
PT1.EM1 (2012) Climate Change Adaptation and Mitigation  
PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains  
PT1.EM4 (2012) Open Space and Informal Recreation  
PT1.EM5 (2012) Sport and Leisure  
PT1.EM6 (2012) Flood Risk Management  
PT1.EM7 (2012) Biodiversity and Geological Conservation  
PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  
BE13 New development must harmonise with the existing street scene.  
BE19 New development must improve or complement the character of the area.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
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  
OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures  
OL1 Green Belt - acceptable open land uses and restrictions on new development  
OL2 Green Belt -landscaping improvements

OL19	Access to and use of the countryside by all sections of the community
OL26	Protection and enhancement of trees, woodland and landscape features
>>	London Plan (2011) Policies:
LPP 5.1	(2011) Climate Change Mitigation
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LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature

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

**5.1** Advertisement Expiry Date:- **23rd April 2013**

**5.2** Site Notice Expiry Date:- **23rd April 2013**

## **6. Consultations**

### **External Consultees**

The application was advertised by way of site and press notices on 02/04/2013. No objections have been received.

#### EXTERNAL CONSULTTEES

#### NATURAL ENGLAND:

Under section 40(1) of the Natural Environment & Rural Communities Act 2006 a duty is placed on public authorities, including local planning authorities, to have regard to biodiversity in exercising their functions. This duty covers the protection, enhancement and restoration of habitats and species.

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).

We have not assessed the survey for badgers, barn owls and breeding birds, water voles, white-clawed crayfish or widespread reptiles. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

The Town and Country Planning Association's 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.

**BAA SAFEGUARDING:**

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

**NATS SAFEGUARDING:**

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

**Internal Consultees**

**ENVIRONMENTAL PROTECTION UNIT:**

The condition below to be applied if any groundwork is to be carried out, plus the standard construction informative.

**CONDITION:** If any unknown contamination or contamination currently known to be at depth is uncovered by the additional works the LPA shall be informed and a remediation scheme for removing from the site or rendering innocuous this contamination shall be submitted to and approved by the LPA. The remediation scheme shall include an assessment of the extent of this contamination and provide in detail the remedial measures to be taken to avoid risk to the site users when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied or used for recreational purposes (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

**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).

**Note:** The Environmental Protection Unit should be consulted when using this condition. The Environment Agency should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

**ACCESS OFFICER:**

Having considered the detail of the proposal, no accessibility concerns are raised.

However, the following informative should be attached to any grant of planning permission:

**INFORMATIVE:** 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. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that

impede disabled people.

**SUSTAINABILITY OFFICER:**

No objections raised to the proposed development. However, it is expected that the use of a green roof in this sensitive location to compensate for the loss of grassland. The green roof should provide a suitable mix of pollinating plants and sedums.

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

The proposal involves the construction of a lightweight building on a portion of open space which has been in use as a golf course for a number of years, and directly relates to the use of the site for recreation purposes. It would result in improved facilities on the site, and is not considered to impact on the openness of the site. As such, it is considered that the development complies with Green Belt and open land policies.

**7.02 Density of the proposed development**

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

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

**7.04 Airport safeguarding**

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

**7.05 Impact on the green belt**

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development. The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings),

which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The National Planning Policy Framework states when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

While the development will introduce a new structure into this setting, which has the potential to detract from the visual amenity and openness of the Green Belt, the proposal directly relates to the use of the site for outdoor recreation, which is not considered to be inappropriate development. It would improve the facilities of the site, and allow for the use of the driving range facility in poor weather, and also provides a more suitable environment for all levels of golfers. A condition will seek to offset the loss of open space through the provision of additional landscaping which will both enhance and maintain these landscape and visual amenity values. It is acknowledged that the openness of the Green Belt will be somewhat diminished on the site, however any loss of the openness will be offset through the small scale and lightweight nature of the building, and the provision of landscape treatment.

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

The NPPF makes it clear that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

The proposed works would be located towards the south of the golf course, near the existing built development, and would be screened from Stockley Road and the Stockley Business Park by existing landscaping. Additionally, any loss of the openness will be offset through the provision of further landscape treatment, to be secured via a condition on any permission. As such, it is considered that the proposal would not impact on the character or appearance of the wider area.

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

The proposed building is of a small scale when viewed in conjunction with the entire golf course site, and the development is not likely to result in the site being used more intensively, as the enclosure provides the same number of driving range bays that exist currently (albeit outside). In addition, the nearest residential properties are located over 100 metres from the northern boundary of the site. As such, it is considered that the scheme would not result in any impacts on the neighbouring properties.

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

No residential units are proposed as part of this development. As such, there will be no future occupiers to take into consideration.

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

The proposal is not considered to create a significant amount of additional traffic to the site once it is complete, as the development would not result in the intensification of the use.

As no change or intensification of use is proposed, it is not considered that any change to car parking provision is required.

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

It is considered that there are no urban design or security issues arising from the proposal. Access is considered in other sections of the report.

#### **7.12 Disabled access**

Given the minor nature of the building works proposed, and that the building will have a level access, as it would be at ground level, there are not considered to be any access issues relating to the proposal.

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

No residential units are proposed as part of this application. As such, affordable housing is not relevant to the application.

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

The application site does not contain any individual trees of outstanding merit, and none are protected by Tree Preservation Order or Conservation Area designation. However, it is considered that the collective value of the established boundary hedges, trees and shrubs contribute the verdant quality and visual amenity of the area.

The trees surrounding the development site are to be retained, and as such the proposal does not have any implications with regard to tree retention or removal.

However, it is considered that trees around the boundary of the site should be protected via condition. Additional conditions are also recommended to ensure future landscaping arrangements are acceptable. Subject to these conditions, it is considered that the proposal which would achieve appropriate outcomes in terms of policy BE38.

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

No additional waste is to be generated from the site, as a result of the building proposed, and as such refuse would be dealt with by the existing site servicing.

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

Given the small scale of the building, and that it is to be built as a lightweight structure, it is considered that this issue is not considered relevant to the application.

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

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

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

As discussed above, it is recommended that a condition requiring a Construction Management Plan be imposed, including details of dust and noise mitigation during the restoration works, to mitigate the impacts on the surrounding area.

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

No public comments have been received.

#### **7.20 Planning obligations**

It is considered that there is no requirement for any obligations as part of this application.

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

No Enforcement action is required in this instance.

#### **7.22 Other Issues**

##### **CONTAMINATION**

The existing golf course has been constructed on an area of landfill. Due to the previous use of the site, a number of reports have been submitted regarding the potential for contamination on the site. The proposal and submitted information has been assessed by the Council's Environmental Protection Unit, who recommend a condition be imposed on any permission that remediation be required should any contamination be found during the works. Also, that no imported soils be used unless they are free from contamination.



As such, it is recommended that the conditions recommended by the Council's EPU are imposed on any grant of planning permission to ensure that the proposal poses an acceptable risk to ground and surface waters and to ensure that any human health issues are addressed.

**8. Observations of the Borough Solicitor**

None.

**9. Observations of the Director of Finance**

None.

**10. CONCLUSION**

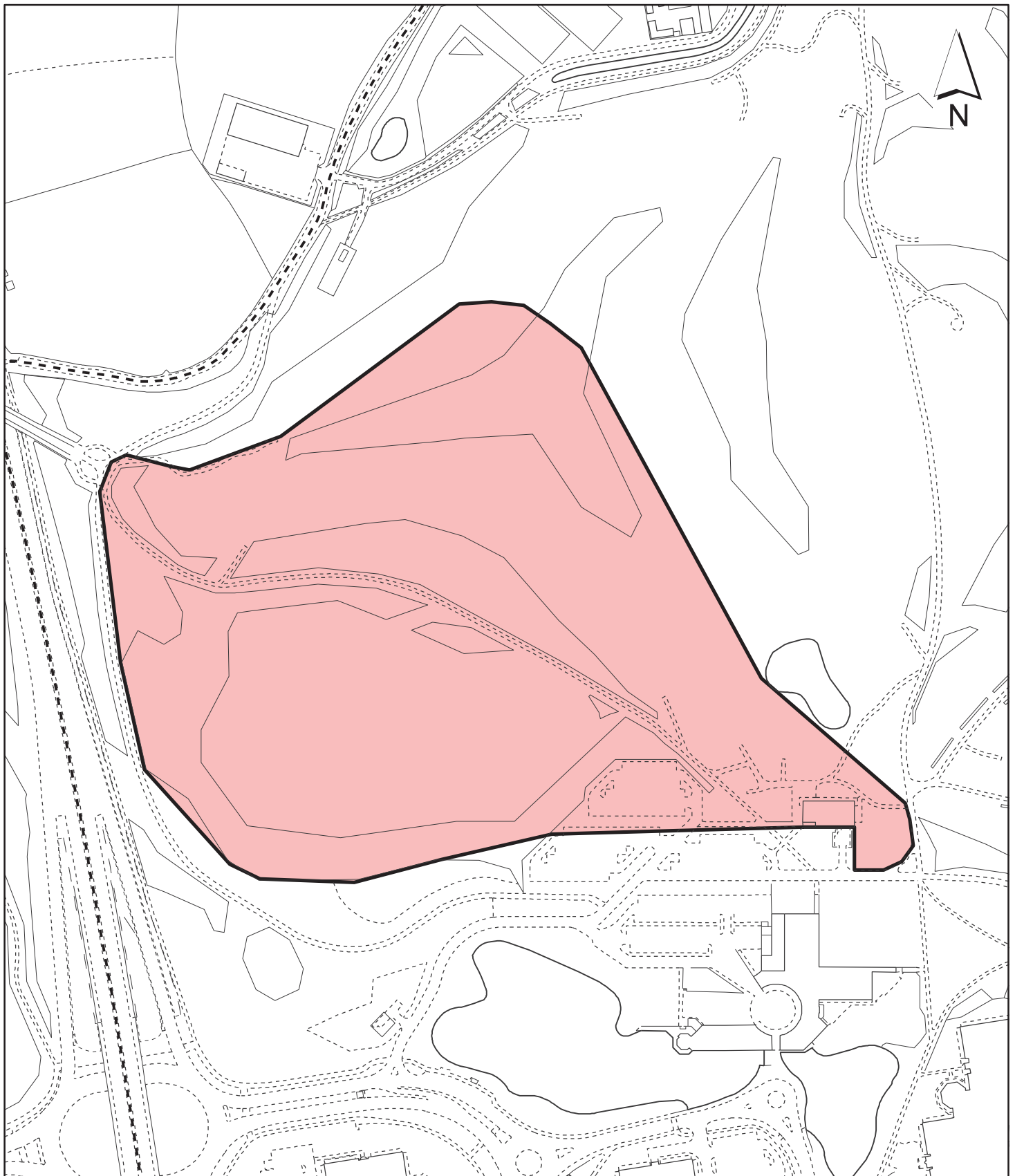
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

**11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Adam Flynn

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**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Stockley Park Golf Course  
 Stockley Road  
 West Drayton**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**37850/APP/2012/2732**

Scale  
**1:3,000**

Planning Committee  
**Major Applications**

Date  
**May  
 2013**



**HILLINGDON**  
 LONDON