

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

**Address** HONEYCROFT DAY CENTRE SITE HONEYCROFT HILL UXBRIDGE

**Development:** Redevelopment of site to provide a three storey building comprising 36 residential units, consisting of 20 affordable units and a further 16 units for people with learning difficulties (including communal lounge, staff office and overnight room), as well as associated landscaping, access, parking and amenity space.

**LBH Ref Nos:** 6046/APP/2013/1834

**Drawing Nos:** PAR18654-11b Rev. D  
Design & Access Statement  
Tree Survey  
Badger Survey  
Code for Sustainable Homes Pre- Assessment  
Energy Statement - Revision C, received 30 August 2013  
213114 010  
213114 031  
213114 121 Rev. C  
213114 130 Rev. D  
213114 131 Rev. C  
213114 140 Rev. D  
213114 141 Rev. C  
213114 150 Rev. C  
213114 151 Rev. A  
213114 160  
Flood Risk Assessment (amended), received 2 September 2013  
Phase II Ground Investigation Report dated 21.08.13  
Report On A Phase I Desk Study dated 21.08.13  
Extended Phase 1 Habitat Survey and Code for Sustainable Homes, date June  
Habitat Survey Verification Letter June 2013  
Acoustic Report  
Parking Management Plan dated September 2013  
Mitigating Overlooking Plan (2 sheets)  
Landscape Maintenance and Management Plan (PAR18654Man  
Reptile Survey  
Planning Statement  
TPO Plan dated August 2013  
213114 001  
213114 030  
Agent's Note received 3 September 2013  
Badger Survey dated 28 June 2013  
213114 110 Rev. D  
Materials Schedule  
Transport Assessment

<b>Date Plans Received:</b>	02/07/2013	<b>Date(s) of Amendment(s):</b>	03/09/2013
<b>Date Application Valid:</b>	02/07/2013		02/09/2013
			03/07/2013

24/07/2013  
30/08/2013  
27/08/2013  
23/08/2013  
27/09/2013

## 1. **SUMMARY**

This full planning application seeks to redevelop the former Honeycroft Day Centre site, located on the southern side of Honeycroft Hill in Uxbridge, to provide a residential block comprising 36 residential flats. 16 of these self contained flats would be within a single Leaning Disability Unit and 20 flats for social rent consisting of 14 in number two bedroom units and 6 in number one bedroom flats.

The scheme is of a comparable footprint to the extant outline permission, but would be set 5.5 metre further away from the northern site boundary and the nearest residential properties lying to the north of the site, namely Silvercay Cottage and 4 residential properties located in Hyacinth Drive. The building height would also be comparable with the extant scheme.

The scheme complies with relevant policy and guidelines within the Council's Supplementary Planning Document on Residential Layouts and would provide satisfactory living conditions for future occupants. The scheme is not considered to give rise to issues such as loss of privacy, loss of outlook or overshadowing, which would be detrimental to the residential amenity of occupiers of nearby properties, sufficient to justify refusal.

The proposed car parking provision and access arrangements are considered to be satisfactory.

No objections are raised to the principle of the development in this location and the application is considered to comply with policies of Hillingdon Local Plan and London Plan policies. Accordingly, approval is recommended.

## 2. **RECOMMENDATION**

**1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to**

**A) To the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:**

**(i) Highways**

- (a) Installation of a "Yellow Box" junction on Honeycroft Hill at the junction with Honey Hill.
- (b) Tactile Pavers at the existing dropped kerb crossing point on Honey Hill.
- (c) Repainting of the 2 right turns (to serve into the site and into Brookside opposite the site) within the existing filter lane.

(ii) Education: £43,530

(iii) Health: £11,808.52

(iv) Libraries: £1,253.50

(v) Affordable Housing:

vi) Construction Training: either a financial contribution in the sum of £23,626.88 or an in-kind scheme delivered to the equivalent of the financial contribution delivered during the construction phase of the development.

vii) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, ng, health facilities, public realm, open space improvement, library improvements, construction and employment training and delivery of necessary offsite highway works. The proposal therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

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 and Control of Use to Units**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PAR18654-11b Rev. D, 213114 001, 213114 010, 213114 030, 213114 031, 213114 110 Rev. D, 213114 121 Rev. C, 213114 130 Rev. D, 213114 131 Rev. C, 213114 140 Rev. D, 213114 141 Rev. C, 213114 150 Rev. C, 213114 151 Rev. A, 213114 160 and shall thereafter be retained/maintained for as long as the development remains in existence.

In particular the 16 units identified for occupation by persons with learning disabilities shall be so occupied, and not be subsequently converted into private residential dwellings units and occupied by the wider public.

**REASON**

To ensure the development complies with the provisions 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:

Tree Protection: TPO Plan, dated August 2013 & Tree Survey (PHG/HNC/AIA/02), dated 1 July 2013

Land Contamination: Phase II Ground Investigation Report - 21.08.13, Report on a Phase I Desk Study - 21.08.13

Parking Management Plan, dated September 2013

Landscaping: Soft Landscaping Specification (Ref AR18654Man), dated June 2013 & PAR18654-11b Rev. D, Landscape Maintenance and Management Plan (PAR18654Man)

Ecological Improvements: Extended Phase 1 Habitat Survey [recommendations]

Materials: Material Schedule

Flood Risk: Flood Risk Assessment (amended) dated 7 June but amended August 2013 and received 2 September 2013.

Lifetime Homes Standards: Design and Access Statement and Agent's Note received 3 September 2013

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 BE13, BE38, AM14, AM15 and OE7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 COM26 Ecology**

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority. The agreed works shall be undertaken prior to occupation of the

development.

#### REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

### **5 NONSC Flood Prevention**

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Issue (Amended) dated 7 June 2013, but subsequently amended and received 2 September 2013 and the following mitigation measures detailed within the FRA:

i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

ii). Provision of compensatory flood storage in the site to a 1 in 100 year plus climate change standard. No development shall take place on site until details calculations and drawings of the compensation have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

iii). Finished floor levels are set no lower than 300mm above the 1 in 100 year plus climate change flood level .

#### REASON

i) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

ii) To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

iii) To reduce the impact of flooding on the proposed development and future occupants and

To comply with Policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012 and Policy 5.12 of the London Plan (July 2011) and Planning Policy Statement 25.

### **6 COM28 Visibility Splays - Pedestrian**

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 43m in both directions and shall be maintained free of all obstacles to visibility (unless agreed with the Local Planning Authority) between the heights of 0.6m and 2.0m above the level of the adjoining highway. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

#### REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 COM31 Secured by Design**

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

**REASON**

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

**8 SUS1 Energy Efficiency and CO2 Savings**

Notwithstanding the details submitted in the Energy Assessment (including proposed provision of PV panels) prior to commencement of the development a scheme shall be provided demonstrating improvement in energy demand and 25% saving in carbon dioxide emissions measured against 2010 Building Regulation shall be submitted and approved by the local planning authority. The scheme shall be accompanied by a statement regarding who will carry out maintenance, how the outputs of the energy saving measures will be monitored and reported back to the Local Planning Authority in the 5 years following completion. The development will proceed in accordance with the approved plans and accompanying documentation. Failure to demonstrate the 25% reduction is being achieved will result in additional measures needing to be taken.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with London Plan Policy 5.2

**9 NONSC Level or Appropriate Ramped Access**

Level or ramped access including the appropriate anti slip surface shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2004 (incorporating the 2010 and 2013 amendments), and shall be retained in perpetuity.

**REASON:** to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations

**10 RES13 Obscure Glazing**

All the windows facing west and shown on the approved plans and elevations as obscured glazed shall be permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**11 RES16 Code for Sustainable Homes**

The development shall achieve Level 4 of the Code for Sustainable Homes. No

development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

**REASON**

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.2

**12 COM30 Use of clean imported soils**

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination.

**REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**13 NONSC Learning Disability Parking Bays**

The 6 car parking spaces allocated for the operation of the Learning Disability Unit shall be used in perpetuity only in connection with the Learning Disability Unit unless there is prior written consent from the local planning authority.

**REASON**

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

**14 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

**15 SUS6 Green Travel Pack**

Future residents and staff of the development shall be provided with up to date information of public transport timetables, bus routes serving the site plus cycle paths and way marked walking routes in the locality.

**REASON**

To promote sustainable transport and reduce the impact development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.

**INFORMATIVES**



**1**            111            **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**2**            125A            **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**3**            158            **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: [petersale@hillingdontraining.co.uk](mailto:petersale@hillingdontraining.co.uk)

**4**            160            **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))

**5**            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](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.

## **6 152 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).

## **7 153 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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children

LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 7.14	(2011) Improving air quality
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The application site comprises an approximately 0.6 hectare irregularly shaped plot located on the southern side of Honeycroft Hill in Uxbridge. It formerly accommodated the Honeycroft Day Centre, a drop-in day care centre for persons with learning difficulties, which occupied a single storey largely flat roofed building, with associated car parking, located in the north west corner of the site. The remainder of the site was largely laid to grass. All buildings on site were demolished in September 2010, only a hardstanding base remains.

The site is bounded to the north by Honeycroft Hill, beyond which are two-storey semi-detached residential properties (with the exception of 2a Brookside which is a detached bungalow) located in Brookside and North Way. It is bounded to the west by Silvercay Cottage, a detached bungalow with roof accommodation, and detached two-storey houses in Hyacinth Drive; and to the east by the River Pinn, beyond which are three-storey blocks of flats located in Haymaker Close. The site's southern boundary abuts the former RAF Uxbridge site which is presently being redeveloped to provide residential, commercial, and community uses/facilities.

The western part of the site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. The eastern part of the site, along the River Pinn forms a Green Chain Link and also falls within Flood Zone 2.

#### 3.2 **Proposed Scheme**

The application is for a residential scheme within a single building block consisting of 20 independent flats (16 x 2 bedroom and 6 x 1 bedroom) for affordable rental market sector and a separate Learning Difficulty Unit containing 16 one bedroom flats. The building would be 3 storey building with the 3rd storey in the roof space. The 3rd storey would be

served by dormers and roof lights. The building would be separated into two cores with 2 individual entrances. The Learning Difficulty units are located in the northern core and the affordable accommodation is located in the southern core. The site would be operated and managed as a whole by the applicant, a registered social landlord.

The Learning Difficulty Unit would have a communal lounge of approximately 41sq.m (adjacent to the sensory communal garden located to the west of the building), a small office (11sq.m) with a direct line of sight to the main entrance (thereby maintaining passive surveillance of the entrance) and an overnight room with en-suite shower room of approximately 17sq.m.

The scheme as a whole would provide a generous amount of external communal amenity space that would be broken down into separate informal spaces for different users groups alongside 4 private gardens for 4 individual ground floor flats that would face west.

The current scheme fits within the building envelope of the existing permission (with the exception of a slight increase in 1 of the 2 ridgelines) but differs from the approved scheme by being set 10.5m away from the western site boundary, as opposed to only 5m with the extant consent. Removed from the extant western elevation is the previous long cat slide roof and in its place an elevation that introduces windows at 1st floor level and inset dormers within the 3rd storey roof space, where previously there were only high roof lights. Issues of overlooking are addressed by obscured glazing, angles window bays, inset dormers and projecting blank elements to the elevation that screens windows from the nearest neighbours.

Brick would be the primary facing material, reflecting the character of the area, with a contrasting vertical tile hanging on the western elevation at first floor level. The roof would be finished in tile and have a narrow flat crown roof top, to reduce the building and provide more head height internally.

The scheme would provide for 26 car parking bays with 1 parking bay allocated per socially rented flats and the remaining parking bays for the operation of the Learning Disability Unit. 10% of the car parking bays would be laid out to meet the requirements of disabled car users.

Refuse and recycling storage facilities would be located in 2 covered bin enclosures located adjacent to the car park 1 dedicated for the Learning Disability Unit the other for use by the socially rented flats. Bike storage is split into two stores one located adjacent to the Learning disability unit the second by the affordable units.

### **3.3 Relevant Planning History**

6046/APP/2010/2679      Honeycroft Day Centre Site Honeycroft Hill Uxbridge

Redevelopment of site to provide a two storey building, with roofspace accommodation, comprising 26 residential units with associated access, parking and amenity space (Outline application with details of access, layout and scale only).

**Decision:** 01-11-2011    Approved

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

Ref 6046/APP/2010/2679 - An extant outline planning permission was granted on 27 March 2012 for the site to provide a 26 unit residential block. The details of access, layout and scale were dealt with at outline, the details of appearance and landscaping were

reserved matter for future consideration.

In terms of scale, general height and footprint the current scheme shares similar characteristics to the outline scheme. In contrast to the previous extant scheme the current scheme proposes habitable rooms in the north facing elevation.

#### **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.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R16 Accessibility for elderly people, people with disabilities, women and children
- LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
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HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **1st August 2013**
- 5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised by means of a press notice in the local newspaper. A Site Notice was displayed. The owner/occupier of 130 neighbouring properties were consulted individually in writing and the North Uxbridge Residents Association.

4 letters of objection were received.

The reasons of objection/comment can be summarised as follows:

- 1) The scheme is too large in an already densely populated area
- 2) Turning the wooded area into a communal space will impact on my privacy both in my garden and kitchen
- 3) The building is too high.
- 4) There is potential for noise nuisance and anti-social behaviour in the communal space which backs directly on to my garden and from the development more generally.
- 5) My house will be more vulnerable to criminal activity.
- 6) The scheme will impact on the value of my property as the area will be a less desirable place to live?
- 7) Will there be a planning condition to any planning consent that the affordable units are for older people down-sizing from larger homes?
- 8) Worried about damage to my foundations etc during construction, and associated noise and dust.

9) The development would have a greater impact on the badger population, than has been highlighted in the report on the subject. The value of the domestic gardens to the west and northwest of the site, as foraging locations, has been, (grossly underestimated. If the Honeycroft development is given the green light, access to garden foraging will be denied, possibly for ever. When the remainder of the RAF Uxbridge site is developed, then I fear that this will mean the end of this badger sett, due to the loss of essential food sources

10) The applicant's exhibition was useful and significant steps have been taken to mitigate the impact of the proposed development and personally welcome the inclusion of the sheltered housing featured in the design and the sensory garden.

11) I have a concern in the increase in the number of units compared to the previous scheme and how they might be utilised. It was suggested at the exhibition that the general affordable housing would be likely to be utilised for older people seeking to "downsize" from larger homes. If that were the case, then it would support the claim that traffic would not be increased but since 15 of the proposed 21 units would have 2 bedrooms that would appear to me more likely to be suited to young families.

ENVIRONMENT AGENCY:

No objection

NATIONAL AIR TRAFFIC SERVICES (NATS):

No objection.

CRIME PREVENTION DESIGN ADVISOR:

Subject to a condition in respect of achieving Secure by Design accreditation no objection raised.

Councillor Josephine Barrett:

Requested the application is taken to Planning Committee for determination following a conversation with a local resident.

#### **Internal Consultees**

FLOOD AND WATER MANAGEMENT OFFICER:

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

ii). Provision of compensatory flood storage in the site to a 1 in 100 year plus climate change standard. No development shall take place on site until details calculations and drawings of the compensation have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

iii). Finished floor levels are set no lower than 300mm above the 1 in 100 year plus climate change flood level .

REASON

i) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the



site.

- ii) To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
- iii) To reduce the impact of flooding on the proposed development and future occupants and

To comply with Policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding in compliance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012 and Policy 5.12 of the London Plan (July 2011) and Planning Policy Statement 25.

#### URBAN DESIGN OFFICER:

Following revisions since the scheme's submission the scheme is considered an appropriate response to the site. The treatment of the elevations represents a marked improvement over the extant outline consent including the omission of the oppressive long pitch found on the western elevation.

#### HOUSING

The new housing development on Honeycroft will provide 16 much needed units of supported housing for adults with learning disabilities and a further 20 general needs rented units.

Tenants currently under occupying larger social rented homes in the borough, both Council and Housing Association, will be encouraged to apply for 20 new rented units on the development which are a mix of 1 and 2 bed flats.

It is anticipated that the quiet but convenient location coupled with generous amenity space on the development will make it attractive to those wishing to downsize. The majority of tenants that are considering downsizing are 50+ and have no young children which is attractive to neighbours concerned about noise. There is no intention to age band the properties or limit who would be eligible for them but rather to prioritise under occupiers who would release family homes for re-letting. Many of the tenants in this category are very particular about where they wish to move to and take a long time to make the decision to actually move.

The Hillingdon Overcrowding and Under-occupation Officer has had input into the design of the block and will actively encourage interest from under occupiers from planning approval right through until the project completes and hands over.

#### PLANNING OBLIGATIONS:

##### 1. Highways Works:

- i) Installation of a "Yellow Box" junction on Honeycroft Hill at the junction with Honey Hill
- ii) Tactile Pavers at the existing dropped kerb crossing point on Honey Hill
- iii) Repainting of the 2 right turns (to serve into the site and into Brookside opposite the site) within the existing filter lane.

2. Affordable Housing: 35% of the development to be delivered as affordable housing. It is noted that the entire site will be delivered as affordable housing.

3. Education: a financial contribution in the sum of £43,530

4. Health: a financial contribution in the sum of £11,808.52

5. Libraries: a financial contribution in the sum of £1,253.50

6. Construction Training: either a financial contribution in the sum of £23,626.88 or an in-kind scheme delivered to the equivalent of the financial contribution delivered during the construction phase of the development.

7. Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution

#### ENVIRONMENTAL PROTECTION UNIT:

No objection subject to condition to ensure imported soils shall be independently tested for chemical contamination.

#### WASTE DEVELOPMENT MANAGER:

The refuse and recycling provision is consistent with the Council standards.

#### TREES & LANDSCAPE OFFICER:

##### Background:

The site was formerly occupied by the Honeycroft Day Centre which has now been cleared, with the exception of the ground level slab which remains. The site falls gently from the west to the east (towards the river corridor) and also slightly from north to south. There are a number of trees on the site which enhances the river corridor and contributes to the visual amenity of the area. However, their collective value is greater than their individual quality, with many appearing to be self-sets / outgrown hedging. There are no Tree Preservation Orders or local Conservation Area designations which might afford special protection to the trees. Nevertheless, individual trees and tree groups add to the sylvan character of the site and should be protected and retained where possible. The other obvious landscape feature of merit is the River Pinn, the floodplain of which is a constraint on development

##### Landscape Consideration:

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.

- An Arboricultural Impact Assessment Report, dated 1st July 2013, by Landmark Trees, has been submitted in support of the application.
- At 1.2, the report summarises the assessment of the 69No. trees. There are no trees classified as 'A' category (good) specimens, 17No. are classified as 'B' category (moderate quality - which are normally considered worthy of retention on a development site), 37No. are 'C' (low quality, subject to detail, may not be considered a constraint on development), 4No. are 'C/u' (low / unsuitable for retention) and the remaining 10No. are 'U' (justifying removal on the grounds of good arboricultural management).
- At 1.3 the report describes the principal primary impacts of the development on the trees which necessitates the felling of 9 in number 'C' category trees and 2 in number 'U' category trees.
- The summary confirms that the construction of the new building will require minor pruning works to T8 in order to safeguard it from accidental damage. Other less significant impacts are described where the root protection areas are likely to be encroached upon in order to facilitate the demolition and construction work.
- Section 5.0, Table 1, provides full details of the arboricultural impact on all trees and, in the final column. Mitigation measures provided for those trees which will be removed, or affected by, the development.
- Specific recommendations for 27 in number trees are made in section 8.0 of the tree report.

- ACD drawing No. PAR18654-11a, Landscape Proposals, provides an attractive landscape layout which incorporates many of the existing trees, 16 in number replacement / new specimen trees plus new hedges, specimen shrubs, planting beds, raised beds, areas of close mown amenity grass and edges of rough / meadow grassland.
- Native planting pre-dominate in landscape scheme that encourages wildlife creation and enhancement.
- The planting proposals are supported by ACD's documents ref. PAR18654Spec, Soft Landscape Specification and ref. PAR18654Man, Landscape Management and Maintenance Plan.
- Adequate existing and proposed levels details provided
- Cross-sections have been provided through the building / communal garden area/ neighbouring property that explain the relationship between public footway and boundary treatment, the private amenity space with the new building and the site relationship and privacy afforded by the change of levels between Silvercay Cottage and the site.
- 2 car park spaces have been removed (since submission) that previously intruded into the amenity space, providing greater scope for soft landscape enhancement and for a more attractive and welcoming pedestrian link to the rear amenity space.
- Adequate details of the bin stores have been provided.
- Adequate details have been provided to the external access arrangements in terms of surfacing treatments / gradients for the elderly resident group
- Communal seating has been provided in the external spaces to encourage and facilitate the use and enjoyment of the amenity spaces.
- The Tree Report is comprehensive.
- A tree protection plan and specification of protective fencing is provided

**RECOMMENDATIONS:**

The landscape proposals are comprehensive. Landmark Trees Tree Protection Plan, dated August 2013, indicates the alignment of the tree protection fencing intended to secure the retention of existing trees on the site. No objection or pre-commencement landscaping and tree protection conditions required subject to adherence with supporting documentation.

**SUSTAINABILITY OFFICER:**

I have no objections to the proposed development subject to the following 3 conditions:

Condition: Code Level 4 for Sustainable Homes

Condition: Notwithstanding the details submitted in the Energy Assessment (including proposed provision of PV panels) prior to commencement of the development a scheme shall be provided demonstrating improvement in energy demand and 25% saving in carbon dioxide emissions measured against 2010 Building Regulation shall be submitted and approved by the local planning authority. The scheme shall be accompanied by a statement regarding who will carry out maintenance, how the outputs of the energy saving measures will be monitored and reported back to the Local Planning Authority in the 5 years following completion. The development will proceed in accordance with the approved plans and accompanying documentation. Failure to demonstrate the 25% reduction is being achieved will result in additional measures needing to be taken.

Condition: Prior to commencement of development a scheme for the enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include how increased opportunities for wildlife through specific landscaping, log piles, habitat walls, bat and bird boxes will be incorporated into the development. The scheme shall also include a specific area within the grounds for wildlife creation and enhancement.

**HIGHWAY ENGINEER:**

The development proposals are for the construction of 20 affordable and 16 supported needs apartments, which will employ 2 members of staff. As part of the proposals, 1 car parking space per unit will be allocated to the affordable apartments and 8 parking spaces will be provided for the operational requirements of the supported needs apartments. Secured cycle parking will be provided for 26 cycles within the site.

Vehicle access to the development will be provided via the existing access along the northern boundary of the site directly from Honeycroft Hill, with a separate pedestrian access provided to the west. The entrance gate will be set 10m away from the back of the pavement that is adequate in terms of highway safety.

When undertaking assessment of the proposals, it is noted that there is an extant planning consent at the site for the construction of 26 affordable apartments. Therefore, the current proposals represent an overall increase of 11 apartments.

From reviewing the Transport Statement (TA) submitted in support of the proposals, it has been demonstrated that the increase in vehicular traffic above the extant planning consent will be approximately 8 and 5 (two way) vehicles within the AM and PM peak hours respectively, which has been based on affordable apartments only. As a result, it is considered that the trip assessment is robust and the increase in vehicular traffic will not have a material impact along the adjacent highway above that of the extant planning consent.

When assessing the car and cycle parking provision in relation to both the affordable and supported needs apartments, it is considered that this is appropriate to serve the proposals.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals provided that the following details are made conditional to the planning consent.

1 The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to, and approved in writing by the Local Planning Authority.

2 The development hereby approved shall not be occupied until a car parking allocation plan has been submitted to, and approved in writing by the Local Planning Authority detailing the allocation of car parking to both affordable and supported needs apartments, including the provision of 10% disabled car parking spaces and 5% electric charging points.

3 The proposed access to the site shall be provided with driver visibility splays of 2.4m x 43m in both directions and shall be maintained free of all obstacles to visibility (unless agreed with the Local Planning Authority) between the heights of 0.6m and 2.0m above the level of the adjoining highway.

4 The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

5 Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing improvements to the Honeycroft corridor as a result of proposed development, which should include the improvements to the junction of Honeycroft Hill and Honey Hill.

## CASE OFFICER RESPONSE

The applicant has now provided details that satisfy suggested conditions 2 and 5 to avoid requirement to add these as pre-commencement conditions. They are controlled by compliance with supporting documentation condition.

## ACCESS OFFICER:

The development, as proposed, would feature three entrances located on the east elevation. It is noted that level access on the approach the entrances would not be achieved and this is understood to be due to flood risk mitigation measures.

The affordable housing and learning disability elements each propose two wheelchair accessible using on the ground floor, and a lift would be provided in each block to serve the remaining units above ground floor.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Details of the site levels should be submitted to confirm that the proposed gradients could be constructed to comply with the requirements of Approved Document M to the Building Regulations. A fall of 1:60 in the areas local to the entrances should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted to confirm that a level access threshold would be achieved to all entrances on the East and West elevations.
2. The wheelchair accessible accommodation should provide an entrance lobby of no less than 1500 mm wide and 1800 mm from the internal face of the front door to a wall or door opposite.
3. In addition to the proposed wheelchair accessible accommodation, the remaining units are required to provide a bathroom which meets the Lifetime Home Standards. The should be designed in accordance with the details shown in the above mentioned SPD to provide no less than 700 mm of clear space to one side of the toilet pan, with 1100 mm provided between the front edge of the pan to any wall or obstruction of the opposite.
4. All bathrooms should detail on plan a floor gulley drain to allow the bathrooms to be easily converted into a wet room should there be a future need.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

## ADDITIONAL CONDITION

Level or ramped access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2004

(incorporating the 2010 and 2013 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations

CASE OFFICER RESPONSE:

Amended plans have been provided confirming entrances would have a gradient no greater than 1:60 at the entrances to the building and no greater 1:20 to the gardens fronting the River Pinn. Level Access and hard surface will be provided to the dedicated sensory garden to be constructed outside the Leaning Disability Unit communal areas.

The applicant has confirmed in writing the scheme will comply with the Lifetime Home standard with floor gully drains to all the bathrooms and wheelchair accessible entrance lobby areas to the wheelchair accessible accommodation. A clearance space to the front and side of the toilet pans to all the residential units is not shown to the Access Officer's precise dimensions however given a clearance space will be provided this is not considered a sustainable reason for objection

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of residential development on the site has been established already with the extant planning permission including the principle of a loss of a day centre facility on the site. As such there is no objection in principle to the provision of residential units on the site. It is considered under a single management regime the provision of rented tenanted housing set alongside supported housing units provides no adverse planning or management issues. The Council's Housing Dept. have had input into the design and composition of the scheme submitted by Paradigm Housing who are a registered social landlord.

A section of the site alongside the River Pinn is within the designated Green Chain link. The scheme does not propose to remove any existing bank side trees, which provide a high amenity value along the river bank and implementation of the scheme application would allow for better management and maintenance of the woodland river bank.

### **7.02 Density of the proposed development**

The London range for sites with a PTAL of 0-1, which fall within a suburban area, is 150-200 habitable rooms per hectare (hrph) and 40-65 units per hectare.

The site has a Public Transport Accessibility Level (PTAL) of 1b. The site would have a density of 60 units per hectare and 139 hrph and therefore falls within the London Plan range and therefore on residential density measures is considered satisfactory.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity

### **7.04 Airport safeguarding**

Not applicable. There is no requirement to consult with the airport safeguarding authorities in this instance.

### **7.05 Impact on the green belt**

Not applicable. There is no Green Belt land within the vicinity of the site.

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

The surrounding area is largely residential in nature, characterised by a mix of detached



and semi-detached two-storey houses interspersed with a small number of bungalows, and three-storey blocks of flats. The River Pinn corridor provides an obvious green visual break in the built up area.

The application site itself, when viewed from Honeycroft Hill, lies immediately adjacent to Silvercay Cottage, a detached bungalow with roof accommodation, to the west, and three-storey blocks of flats in Haymaker Close, beyond the River Pinn to the east. The land level, travelling west to east along Honeycroft Hill, gradually drops as it approaches the river corridor.

The proposed building would be set within the building envelope of the previously approved building, with the exception of the 2 ridge lines to the new building. The main ridge to the proposed scheme, running ridge north/south and visible on the east and west elevations, would be approximately 450mm higher than the extant permission. In contrast the proposed ridge line running east/west, and visible along Honeycroft Hill on the scheme's north elevation, would be set approximately 750mm below the equivalent north/south ridge on the extant permission.

These relative minor alterations in the scale of the building envelope compared to the approved scheme are not considered to have any significant negative impact on the appearance of the scheme to the area or upon neighbouring properties including Silvercay Cottage. Indeed the current scheme benefits from having in contrast to the approved scheme a more animated west elevation with the introduction of windows and inset dormer in contrast to the previously oppressive long catslide roof running the full length of the east elevation from the main ridge down to top of the ground floor. The current scheme on the west elevation also benefits from being taken 10.5 metre away from the northern site boundary to the neighbouring residential gardens in contrast to the 5 metre distance with the extant permission.

The treatment of the two long east and west elevations and the north elevation to the street are all well considered in architectural terms: with a balance and rhythm to the elevations including the 'play' of narrow vertical windows and wider French door type windows on the long elevations; with opportunities taken to provide shadow lines and visual interest through the presence of dormers; balconies, two storey projecting bays and recesses. The vertical tile hanging and complementing brick will also provide further visual interest to the scheme.

The Council's Urban Design Officer has reviewed the scheme and considers the design to have integrity and significant improvement in architectural and townscape terms compared to the extant scheme. Overall, it is considered that the scheme would provide for an attractive residential scheme with scope for a series of well laid out private and shared open spaces that would sit comfortably with the Green Chain corridor link along the River Pinn and in the streetscene on Honeycroft Hill. The proposal would appropriately harmonise and integrate with the existing character and appearance of the area in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) requires that new buildings should protect the privacy of residential neighbours. The Council's 'Residential Layouts' supplementary planning document requires new development shall avoid the introduction of non-obscured window located within 21 metres of existing habitable rooms and which are within a 45 degree radius from the

centre of the new window.

The west facing elevation to the scheme that faces neighbouring properties conforms with the design guidance in respect to overlooking by including a series of design solutions including obscured windows and angled window bays. In addition the roof dormers would also be set back into the roof plane to address overlooking to neighbouring residential gardens. Accordingly the scheme complies with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy BE20 requires new development does not generate adverse impacts in respect to sunlight and privacy and Policy BE21 requires that new buildings by reason of siting, bulk and proximity shall not result in significant loss of residential amenity.

The nearest residential properties lie to the west of the development site with Silvercay Cottage on Honeycroft Hill and Numbers 10, 11, 13 and 14 Hyacinth Drive. The scheme provides an almost identical main ridgeline as the approved scheme and accordingly there is no additional adverse impact in respect to sunlight/overshadowing. In respect to proximity and potential over-dominance the current scheme is considered an improvement over the extant consent with the distance of the proposed building set 10.5 metre away from the western site boundary as opposed to 5m with the extant permission. The scheme also removes the long rather blank west facing pitch slope that accompanied the previous application and which may be perceived as an oppressive visual aspect to neighbours. Accordingly the scheme is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

Since the application was submitted the internal layouts to the top floor flats have been amended to provide for better proportioned bedrooms, with a greater share of the bedroom floorspace served by 2.5m head height. These improvements were achieved by relocating the bathrooms and the storage cupboards plus by the introduction of a narrow crown roof on the building that provides for improved head heights set within the same maximum external ridge height.

The HDAS: Residential Layouts sets out recommendations for minimum levels of private and communal external amenity space namely 20sq.m for 1 bedroom units and 25sq.m for 2 bedroom units. Accordingly for this scheme for 22 x 1 beds this equals 440sq.m and for 14 x 2 beds equals 350sq.m. The scheme provides well in excess of this minimum external space standard. The 4 west facing ground floor rented flats would be provided with individual private gardens each in excess of 70sq.m; a principle communal garden to the south of the building of 1700sq.m for the rented units; a further secondary garden for the Learning Disability Unit of 300sq.m set alongside the River Pinn; plus a sensory garden of 190sq.m opening directly off the Learning Disability Unit and dedicated for that Unit's use.

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

CAR PARKING:

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted car parking standards. The scheme would provide 26 car parking bays, with an individual parking space allocated for each of the 20 rented flats. The Highways Officer has reviewed this proposal and the accompanying Transport Statement and considers this provision is consistent with Policy AM14 in light of the limited demand for resident car parking within the Learning Disability Unit and this Unit being supported by only 2 members of staff located on site.

Bin stores will be located to the east of the site and refuse vehicles can enter and exit via the vehicular access in a forward gear.

6 electrical vehicle charging points are shown on plan this is consistent with the London Plan policy requirements.

#### CYCLE PARKING

Policy AM9 of the UDP requires cyclist facilities to be provided for development proposals. The Council's current cycle standards are 1 space per unit. The development would conform with this standard.

#### TRAFFIC IMPACT

The highways officer has reviewed the proposal and concurs with the submitted Transport Statement. Trip generation is not considered unduly significant, and accordingly based on the analysis provided it is considered the scheme is acceptable subject to the legal agreement to undertake the previously agreed scope of highway works plus the re-painting of the filter lane on Honeycroft Hill.

The previously agreed highway works that would be carried forward to this scheme are:

(1) Implementation of a 'Yellow Box' junction on Honeycroft Hill at the junction with Honey Hill; and [estimated at £2,500 by the last Transport consultants) £2,500 (as per last estimate)

(2) Implementation of tactile pavers at the existing dropped kerb crossing point on Honey Hill before the junction with Honeycroft Hill.

The scheme is considered to comply with Policies AM7, AM9, AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

No draft Travel Plan accompanies the application. It is not considered reasonable to require the applicant to submit a Travel Plan given it is a relatively small residential scheme with only 2 members of staff based on site. The extant consent was not accompanied by a Travel Plan. A condition is attached requiring a Travel Pack is issued to all future residents and staff of the development and the Travel Pack is reviewed on an annual basis thereafter.

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

#### URBAN DESIGN:

This issue is address Section 7.07 of the report.

#### ACCESS:

This issue is address Section 7.12 of the report.

#### SECURITY:

The scheme has been designed with regard to Secure by Design principles including natural surveillance of the dedicated secure bikes stores and the bin stores; gated access to the car park; single points of entry to the individual residential units and the learning disability wing; and a well lit car park.

Should approval be granted, a condition would be required to ensure further details of security measures are provided and that the development meets the Metropolitan Police's 'Secure by Design' criteria

#### **7.12 Disabled access**

Policy 3.8 of the London Plan and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards and for 10% of the units to be fully accessible for wheelchair users. The applicant has confirmed that the development would meet all relevant Lifetime Homes Standards and would fully comply with the requirements of Part M of the Building Regulations and the plans reflect that.

Level access can not be provided to the entrances to the building or to the main external amenity space. However the site levels will be re-graded to provide 1:60 gradients for wheelchair users that are adequate. The gradient to the path into the Secondary Garden and Principle Garden will be in the main 1:60 and no part of it greater than 1:20. The Access Officer is satisfied with the level of facilities provided. It is considered that the scheme accords with the aims of Policies 3.4 and 7.2 of the London Plan July 2011, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

The scheme will provide all the housing units as affordable housing secured by Section 106 legal agreement. The units will be operated and managed by the applicant who is a registered social landlord. The 100% affordable housing provision is consistent with relevant planning policy.

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

TREES and LANDSCAPING:

An arboricultural impact assessment accompanies the application, plus a Landscape Management and Maintenance Plan and a full set of finish landscape proposals. Tree protection measures are provided. The Tree Officer has confirmed no trees of high merit will be lost.

The scheme would provide for an attractive landscape layout which incorporates many of the existing trees, 16 in number replacement/new specimen trees plus hedges, specimen shrubs, planting beds, raised beds, areas of close mown amenity grass and edges of rough/meadow grassland. No objection has been received to the scheme by Council's Tree and Landscape officer who has reviewed the scheme. It is considered that the proposal fully complies with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

ECOLOGY:

The applicant commissioned a Badger Survey. Badgers are a protected species and the Badgers Act 1992 states that it is an offence to 'intentionally or recklessly damage, destroy, or obstruct access to a sett, or disturb a badger whilst it is occupying a sett.'

The Survey confirmed that there are no badger setts present on the application site, but that there are badgers present on the adjacent site to the north. There is evidence of limited foraging and therefore the sites value is in respect to provision of a dispersal route to the wider landscape in the north. The Survey concludes that no development should take place at the southern end of the site, and that any proposed landscaping here should include native shrub/fruit tree planting. In addition, it recommends that access through the

site, along the River Pinn, is retained to avoid potential negative impacts on foraging habitat.

Given that no development works are proposed at the southern end of the site or along the river corridor, it is not considered that the proposal would have any detrimental impact on the nearby badger setts, or badger foraging grounds, sufficient to justify refusal.

The Council's Sustainability Officer has raised no objections in respect of safeguarding the ecology for badgers.

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

The scheme provides details of the refuse enclosure facilities would be located east of the car park with side of the hammer head turning circle that serve the refuse collection vehicles. The capacity of the refuse and recycling stores satisfies the Council's Waste Strategy Manager, the design of the enclosures would be robust and readily accessible to future residents. The refuse stores would not be visually intrusive in the streetscene as they would be set well back from the Honeycroft Hill and screened by hedging on 3 sides of the 4 sides of the refuse enclosures.

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

Policies within Chapter 5 of the London Plan require developments to provide for reductions in carbon emissions, including a reduction of 25% in carbon emissions, in line with Code for Sustainable Homes Level 4.

The application is supported by an assessment which indicates that the development has been designed to achieve Level 4 of the Code for Sustainable Homes. Subject to an appropriate condition to secure implementation of Code 4 within the final design the scheme will comply with adopted policy.

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

The application site falls within flood zones 2 and 3. Accordingly, a Flood Risk Assessment has been submitted in support of the application, and been reviewed by the Environment Agency and the Council Flood and Water Management Officer.

The Environment Agency and the Council Flood and Water Management Officer has raised no objections on flood grounds subject to the imposition of conditions to ensure that appropriate mitigation measures are put in place

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

NOISE:

Residential developments are not uses which typically generate unacceptable levels of noise and it is not considered that the proposal would give rise to a significant increase in noise. Whilst it is acknowledged that the former Honeycroft Day Centre was not used during evenings and weekends, and therefore, there would be an increase in activity at the site during these times, it is not considered that the use of the site for residential purposes would give rise to such a significant increase in noise levels so as to justify refusal. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit on noise grounds, subject to a condition regarding the use of plant and machinery at the site.

AIR QUALITY:

It is not considered that the proposed development would have any significant impact on air quality. No objections have been raised by officers in the Council's Environmental Protection Unit on air quality grounds.

## **7.19 Comments on Public Consultations**

Points 1, 2, 3 raised by neighbours are dealt with elsewhere in the body of the report.

Point 4 - The boundary treatment, the lower site level and the size of outdoor amenity space should taken together minimise the potential for noise nuisance to neighbours. Should noise issues arise separate legislative powers of the Council (distinct from planning) can limit noise nuisance.

Point 5 - The scheme will be subject to Secure by Design accreditation

Point 6 - Potential loss of property value is not a material planning consideration.

Point 7 - No planning condition will be attached as considered it would be too restrictive upon the registered social landlord.

Point 9 The Council's ecology officer has reviewed the survey detail and is satisfied it complies with the legal obligations to safeguard badgers and badger setts.

Point 10 - The support is noted.

Point 11 - The opportunity for the scheme to serve families will be limited given the largest units are only 2 bedrooms

## **7.20 Planning obligations**

Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The Heads of Terms are set out below:

1. Highways Works:

- i) Installation of a "Yellow Box" junction on Honeycroft Hill at the junction with Honey Hill
- ii) Tactile Pavers at the existing dropped kerb crossing point on Honey Hill
- iii) Repainting of the 2 right turns (to serve into the site and into Brookside opposite the site) within the existing filter lane.

2. Affordable Housing: 35% of the development to be delivered as affordable housing. It is noted that the entire site will be delivered as affordable housing.

3. Education: a financial contribution in the sum of £43,530

4. Health: a financial contribution in the sum of £11,808.52

5. Libraries: a financial contribution in the sum of £1,253.50

6. Construction Training: either a financial contribution in the sum of £23,626.88 or an in-kind scheme delivered to the equivalent of the financial contribution delivered during the construction phase of the development.

7. Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.



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

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

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

None.

### **10. CONCLUSION**

The current scheme provides greater detail on the treatment of the elevations than the previous scheme and the current scheme is considered to provide a more pleasing and coherent treatment to all the elevations. It is not considered that the current scheme would raise any adverse issues in respect to the loss of privacy, loss of outlook or overshadowing compared to the extant outline scheme that would be detrimental to the residential amenity of occupiers of nearby properties.

The scheme complies with relevant guidelines within the Council's Supplementary Planning Document on Residential Layouts. The proposed parking provision and access arrangements are considered to be satisfactory, and relevant standards relating to sustainability would be met.

The application is considered to comply with relevant and London Plan policies and,

accordingly, approval is recommended.

## **11. Reference Documents**

Hillingdon Local Plan: Part One (November 2012)

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

London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)

London Borough of Hillingdon's HDAS 'Residential Layouts' Supplementary Planning Document (July 2006)

London Borough of Hillingdon's HDAS 'Residential Layouts' Supplementary Planning Document (December 2008)

Planning Obligations Supplementary Planning Document (July 2008)

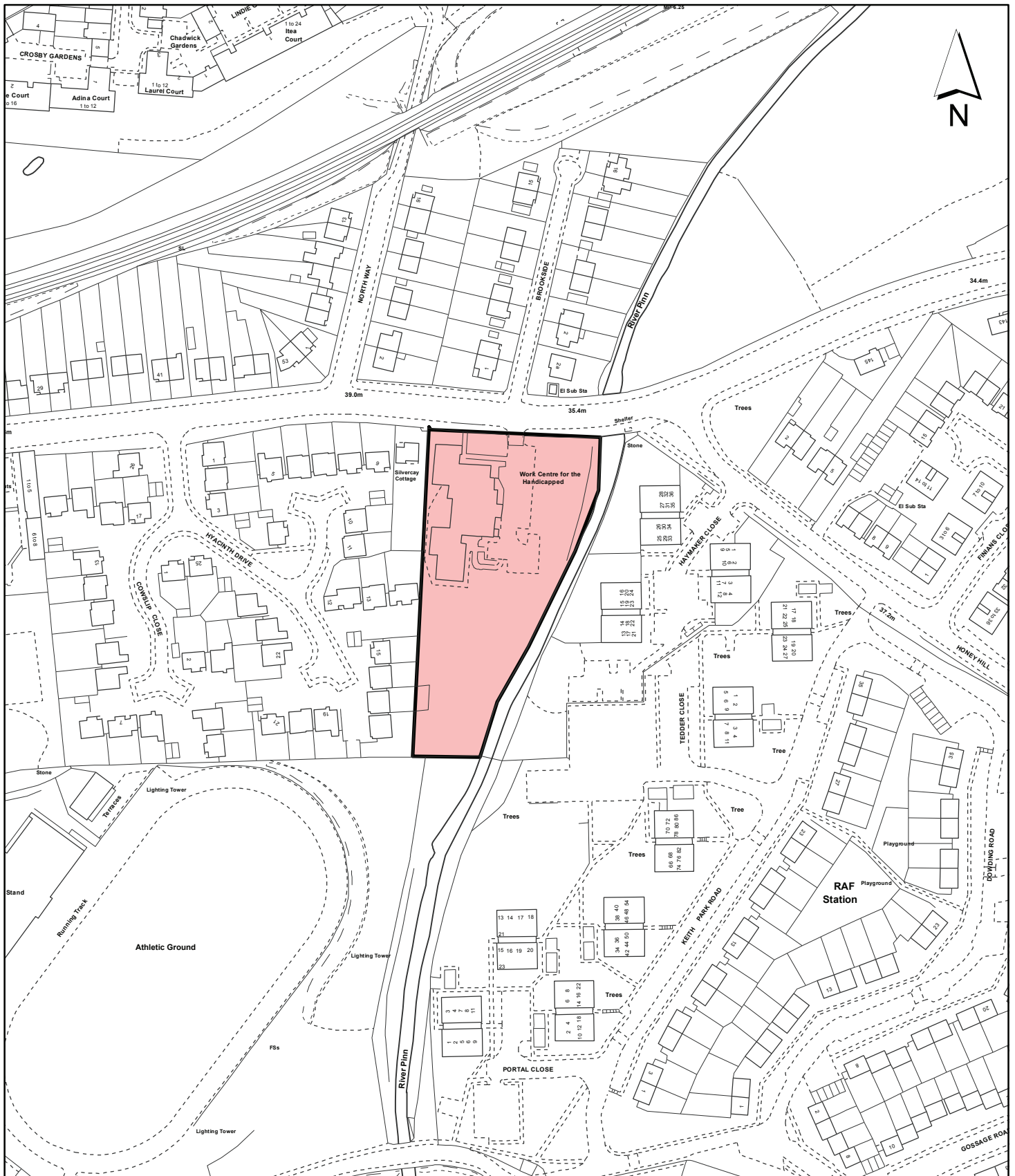
Revised Chapter 4: Education Facilities of the Planning Obligations SPD (adopted 23 September 2010)


London Plan (July 2011)

National Planning Policy Framework (March 2012)

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	<p>Planning Application Ref:</p> <p align="center"><b>6046/APP/2013/1834</b></p>	<p>Scale</p> <p align="center"><b>1:2,000</b></p>	
	<p>Planning Committee</p> <p align="center"><b>Major Applications</b></p>	<p>Date</p> <p align="center"><b>September 2013</b></p>	



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