



part of future phases of the development.

This area of park has been designed in accordance with the parameter plans and Landscape and Open Space Strategy approved at outline stage. The proposed landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 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 2152-DP-LA-06 Rev A; 2152-DP-LA-07 Rev A; 2152-DP-LA-08 Rev A; 2152-DP-LA-09; 2152-DP-DT-01 Rev A; 2152-DP-DT-04; 2152-DP-TS-04; 2152-DP-TS-05; 2152-DP-TS-06; 2152-DP-TS-07; 2152-DP-TS-08; 2152-DP-TS-09; 5105977/UXB/SCA/0145; 5105977/UXB/SCA/0525 Rev A01, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

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

### **2 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 - 2152-DP-DAS-02\_LB (September 2013)

Landscape Management Specification - 2152-RE-14 (September 2013)

Soft Landscape Specification - 2152-DP-SP-02 (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 the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

## **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
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE23	Requires the provision of adequate amenity space.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
LPP 2.6	(2011) Outer London: vision and strategy
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.21	(2011) Trees and woodland

### **3            11            Building to Approved Drawing**

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

## **3.        CONSIDERATIONS**

### **3.1 Site and Locality**

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

The Reserved Matters application relates to approximately 10 hectares of land, located to the north east of the St Andrews Park Site. The application site is bordered by the River Pinn to the east, and the residential development in Phases 3, 5 and 7 to the west. The proposed school will sit to the north of the park. The District Park is an existing area of open parkland and woodland, bisected by the River Pinn, and will provide 14 hectares of public open space for residents and visitors.

The area surrounding the site will be predominately residential, both existing and proposed, and comprises a combination of 3 - 4 storey apartment blocks and two and three storey terraced and semi-detached housing.

The site is situated within the Green Belt.

### **3.2 Proposed Scheme**

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the first application of Phase 3 for the creation of the western side of the District Park within the site.

The Reserved Matters application relates to a 10 hectare plot of land, located to the north east of the St Andrews Park Site. The application site is bordered by the River Pinn to the east, and Phases 3, 5 and 7 to the east.

The District Park is an existing area of open parkland and woodland, bisected by the River Pinn, and will provide 14 hectares of public open space for residents and visitors. The park is to be developed in two phases, the first as part of Phase 1 of the development of the site, and the second as part of Phase 3. The park as a whole will provide sports pitches and play opportunities as part of future phases of the development.

The application involves works to the existing vegetation which is generally to be retained, with the under storey in the woodland managed and maintained to benefit wildlife and discourage public access. Limited planting of large trees is proposed to extend the parkland edge in areas to be reinstated as grassland on the park boundaries. Areas of shrub and hedge planting are proposed around the play area, within the attenuation basins and to screen the infalls and outlets associated with the proposed drainage infrastructure. As part of the site-wide SUDS strategy, two attenuation basins are proposed to the south of the sports pitches. Drainage routes, both surface water and foul water, associated with the adjacent residential development are to be routed through the park. Ecological enhancements, including the creation of log piles and installation of bird and bat boxes are also proposed. Street furniture, including interpretation boards, signage, seating and dog bins would also be installed.

The park will contain both formal and informal play opportunities, as well as sports pitches and a retained timber trim trail. Specific play provision will be provided within the park in a Neighbourhood Play Space. The existing level grass area will accommodate two sports pitches, one senior size (90m x 45.5m) and one U11-U12 pitch (68.25m x 42m). At specific points on the western side of the river, vegetation will be kept clear and some localised ground work to the bank will create shallow, gravelled access points to the river.

A network of accessible paths is to be provided. These delineated routes will provide through-routes across the park. The existing link from Hillingdon House over the Leigh Mallory Bridge will be retained, but vehicle access will be restricted and it will become a cycle route linking Hillingdon House and the east of the development with the western development and Uxbridge town centre beyond. The rerouted Celandine riverside walk will pass through the southern section of the application site. The three existing bridges across the river will be retained and refurbished.

### **3.3 Relevant Planning History**

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

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c. Creation of a three-form entry primary school of 2 storeys;
- d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
- f. Change of use of the Grade II listed former cinema building to provide 600sq m Class D1/2 use (no building works proposed);
- g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval the applicant has discharged a number of the pre-commencement and other conditions attached to the permission relating to the application site.

### **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 - Residential Layouts  
 Hillingdon Supplementary Planning Document - Accessible Hillingdon  
 Hillingdon Supplementary Planning Document - Noise  
 Hillingdon Supplementary Planning Document - Planning Obligations  
 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.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
- PT1.T1 (2012) Accessible Local Destinations

#### Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE23 Requires the provision of adequate amenity space.
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
LPP 2.6	(2011) Outer London: vision and strategy
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
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LPP 6.10	(2011) Walking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
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LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.21	(2011) Trees and woodland

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th October 2013**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 60 local owner/occupiers on 26/09/2013. The application was also advertised by way of site and press notices. No responses have been received.

### ENVIRONMENT AGENCY:

Provided that the reserved matters do not impact upon the floodplain compensation storage or the buffer strip approved under application 585/APP/2009/2752, we have no objections to this application.

Annex B of the Thames River Basin Management Plan describes the River Pinn as a heavily modified watercourse and currently at 'moderate' status. We would welcome bank enhancements and measures to allow the natural flow of the river to keep the channel clear and maintain a suitably natural river profile.

Any opportunities to improve the status of the watercourse under the Water Framework Directive should be explored. For example we would encourage the removal of artificial bank reinforcements or structures to help the river return to a more natural state and improve the river habitat as well as options to further enhance the river corridor, such as backwaters and ponds

## NATURAL ENGLAND:

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England has previously commented on this proposal and made comments to the authority in our letter dated 01 February 2013.

The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated sites, landscapes or species. It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

### **Internal Consultees**

#### TREE/LANDSCAPE OFFICER:

The landscaping drawings itemise the proposed hard and soft landscape components throughout the park. While the proposals generally reflect the outcome of pre-application discussions, the following issues are raised:

The Design & Access Statement includes a description of the District Park and sets out the landscape objectives and main components of the park. However:

- i) Figure 8, Concept Design for the LEAP, indicates a sketch proposal for a play area. More detailed plans will be required, and it may be necessary to fence the area.
- ii) Further details are required of the refurbishment and repainting of the three existing bridges (3.5) and metal railings of the bridges.

#### Proposed tree work:

- i) The pink shading along the river corridor represents indicative areas to be kept clear of understorey and tree canopies raised as necessary to maintain views towards Hillingdon House (with the exact scope of works to be confirmed on site). The Conservation Officer has noted that there are several areas well to the north of Hillingdon House (Drawing No. 06) which will provide views of the house. Potential views of the house are likely to be due west of the house (drawing No. 07), however, the riverside vegetation / woodland is particularly deep at this point.
- ii) There may be other woodland management operations required along the river corridor, unrelated to creating vistas.
- iii) The exact scope of works on site should be subject to a detailed site inspection by Allen Pyke (landscape consultants) and LBH specialists (including the woodland manager) to agree a tree work schedule and mark up trees.

#### Proposed swales:

- i) Details of all grass swales are required to ensure that they have gentle profiles (easily mown) and to ensure that no change of levels occurs within the vicinity of existing trees. The D&AS refers to a maximum gradient of 1:3. Where space permits, the slopes should be much shallower.
- ii) It is not clear what the slope ratios are on the swale plan (drawing No. 2152-DP-DT-01 Rev A. However, the parallel sides alone make it appear ditch-like.



iii) Details of head walls and outfalls should be provided.

Recommendation:

The proposals generally reflect the outcome of pre-application discussions. However, issues raised in the above bullet points require clarification or additional detail.

Officer Comment:

Revised plans have been received which address these concerns.

FLOOD AND WATER MANAGEMENT OFFICER:

The scheme appears to be generally in accordance with the approved outline scheme, but the following further information is requested:

i) With regard to the swale from the school, a cross section is required, along with a long section to the river, together with any changes to the maintenance requirements already agreed, as this a new swale in an area that will be maintained by the Council in the future.

ii) With regard to Tree Clearance, the plans identify areas for tree clearance on the site, but specify final agreement on site. Therefore the Council is required to be part of that site agreement to ensure it meets the dual requirements of views to the house and water framework requirements to reduce shading. The plans are required to be amended to indicate that the Council will be included in this final on-site agreement.

Officer Comment:

Revised plans have been received which address these concerns.

CONSERVATION AND URBAN DESIGN:

There are no design objections in principle to the proposals, however, the following comments are forwarded:

i) The creation of viewing points opposite Hillingdon House along the western banks of the River Pinn are supported, although there does not seem to be one directly in front of the house in the most obvious location; the undergrowth here seems instead to be removed for the construction of a swale rather than to open the up the view. Further north, the views will be of the new development within and adjacent to the original service yards of the house and it is not really necessary keep these views open.

ii) It would be useful to have an agreed lantern and standard for lighting, which is used consistently adjacent to and within the open areas. Has any thought been given to lighting the bridges as features and the lighting of the memorial adjacent to the Leigh Mallory Bridge?

iii) There is very little information on way finding and signposting within the park, it would be good to have something specific to the park that reflects its history.

iv) It would also be useful to have an agreed bench/s design, litter bin, bollard etc, the documentation is vague on this, this seems to be noted as agreed or similar.

ACCESS OFFICER:

Having reviewed drawing in respect of the above planning permission, no accessibility comments are deemed necessary at this stage.

HIGHWAYS:

No objection, this reserved matters application raises no highways concerns.

## **7. MAIN PLANNING ISSUES**

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

The development of the District Park was approved as part of the outline consent for the redevelopment of St Andrews Park. The park is proposed in accordance with the approved parameter plan and landscape strategy and no objection is raised to the principle of the development.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Only minor structures are proposed as part of this development. As such, no safeguarding issues would arise.

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

This portion of the site is located within the Green Belt. The fundamental aim of the NPPF in relation to Green Belt 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. The proposed development is not considered inappropriate as it maintains the openness of the Green Belt and proposes open recreational space.

The application is for works to create a District Park, on the location of a current area of open space. As such, no buildings are involved, and the development would therefore not impact on the openness of the Green Belt. The works will improve the site, and will improve the visual amenity of the area. As the proposal does not involve any buildings, the development is considered to comply with Green Belt policies.

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

The District Park is the major component of the green infrastructure of the St Andrews Park development. It is an existing open area of open parkland and woodland and would provide 14 hectares of publicly accessible open space for residents and visitors when complete. It is, therefore, considered that the improved landscaping and appearance of the park would have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan.

### **7.08 Impact on neighbours**

As the application is for the development of a park, the proposed development would cause no significant harm to residential amenity of the future occupiers of the neighbouring residential dwellings in terms of loss of light, loss of outlook or sense of dominance. Therefore, the development is in accordance with Policy BE20 & BE21 of the Hillingdon Local Plan.

The development would include the erection of various landscape items and street furniture across the park. However, these are of a small scale, and have been designed to ensure no impacts occur to any surrounding properties. Therefore, the development is considered to comply with Policy OE1 of the Hillingdon Local Plan.

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

Not applicable to this application.

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

This application seeks reserved matters approval for the district park. Vehicle access, parking and pedestrian safety are dealt with in other phases of the site's development.

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

The design and layout of the park is in accordance with the Design Code approved at Outline Stage and are considered acceptable in terms of Urban Design.

**7.12 Disabled access**

Access across the park area would be improved with the refurbishment of the existing path network.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

The proposal includes the comprehensive landscaping of the park, which is generally in accordance with the design and landscaping approved as part of the outline permission. Comments were received from the Council's Tree and Landscape Officer and Floodwater Management Officer raising some concerns regarding some aspects of the landscaping layout and swale. Revised details have been received that address the majority of the concerns.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Flooding and drainage issues were dealt with and overcome as part of the Outline Planning Permission for the development.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No comments received.

**7.20 Planning obligations**

The planning obligations for the development of the site were secured as part of the Outline Planning Permission.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No further issues for consideration.

**8. Observations of the Borough Solicitor**

**GENERAL**

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

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

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

## PLANNING CONDITIONS

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

## PLANNING OBLIGATIONS

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

## EQUALITIES AND HUMAN RIGHTS

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

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

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

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

None.

### **10. CONCLUSION**

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the first application of Phase 3 for the creation of the western side of the District Park within the site.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

This area of park has been designed in accordance with the parameter plans and Landscape and Open Space Strategy approved at outline stage. The proposed

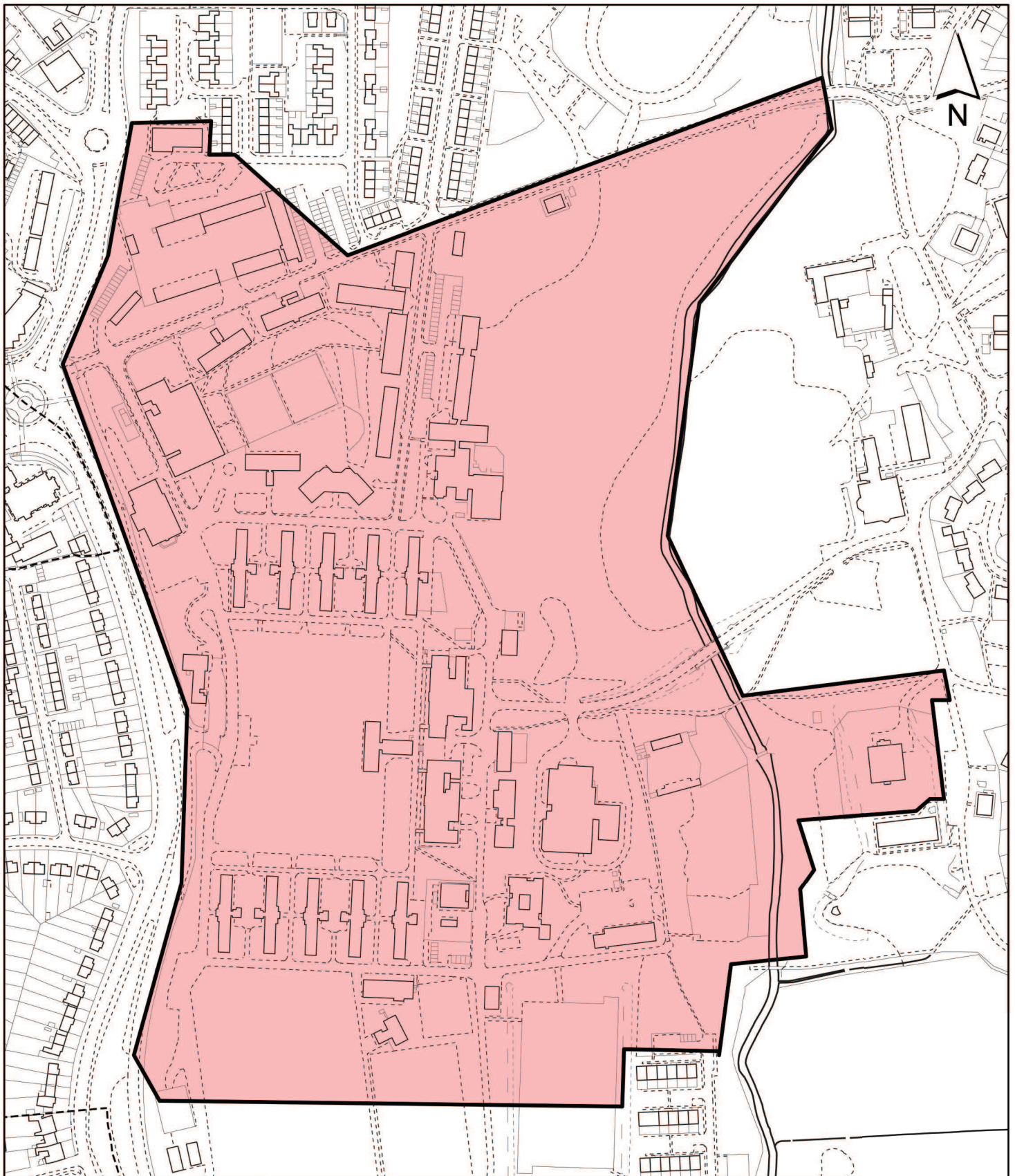
landscaping would have a positive impact on the character and appearance of the surrounding area, in accordance with the vision of the approved design code. Therefore, it is recommended that the application be approved.



## **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 - Residential Layouts  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Former RAF Uxbridge</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>585/APP/2013/2719</b></p>	<p>Scale</p> <p><b>1:3,500</b></p>	
	<p>Planning Committee</p> <p><b>Major Application</b></p>	<p>Date</p> <p><b>December 2013</b></p>	 <p><b>HILLINGDON</b> LONDON</p>