

Report of the Head of Planning, Sport and Green Spaces

Address FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS
PORTERS WAY WEST DRAYTON

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, Block D (76 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010

LBH Ref Nos: 5107/APP/2013/2325

Drawing Nos: 3304/602 Rev A
3304/603 Rev A
3304/604 Rev B
3304/605
3304/609
BHNL-STB-LT02 Rev A
100678-1801
MCA 1113/01 Rev C
5479 SS 3 Rev DC
100678-200 Rev P1
18795
Design and Access Statement - 3304/DAS/01 Rev A
3304/001 Rev B
3304/010 Rev C
3304/100 Rev E
3304/101 Rev B
3304/102 Rev B
3304/103 Rev B
3304/104 Rev B
3304/105 Rev C
3304/106 Rev B
3304/200 Rev C
3304/201 Rev C
3304/202 Rev C
3304/203 Rev C
3304/400
3304/401
3304/402
3304/403
3304/404
3304/600 Rev A
3304/601 Rev B
Accommodation Schedule - 3304/800
Letter Re C58 - 120813.L2
Letter Re C46 - 120813.L3
Construction Management/Logistics Plan - 414/CMP/001
Planning Conditions Schedule
Landscape Maintenance Schedules
Landscape Management Plan - 19/11/2013
Landscape Specification - August 2013
Pre-Assessment Report - Code Level 4 - 09/08/2013
PV Allocation - 2249

Bathroom Assessment - Bellway
Code for Sustainable Homes Calculator - Type A - X

Date Plans Received:	14/08/2013	Date(s) of Amendment(s):	21/11/2013
Date Application Valid:	13/09/2013		13/09/2013
			15/10/2013

1. SUMMARY

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348). The outline application was for consideration of 'Means of Access', 'Layout' and 'Scale'. Matters which were reserved were 'Appearance' and 'Landscaping'.

Condition 2 of this consent relates to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required. The subject of this reserved matters application is for a portion of Phase 3 of the masterplan, known as Block D, and proposes 76 residential units in a flatted block, as well as associated landscaping and all associated facilities.

In respect of 'appearance', the design of the building and landscape strategy is consistent with the design code in the supporting documents and illustrative information considered as part of the outline application.

The appearance of the proposed units in the context of the site and its wider surroundings is considered to be acceptable. The submitted plans align with the masterplan approved in outline and are considered to represent high quality design. The development accords with Policies BE13 and BE38 of the Local Plan and Policies 7.1, 7.2, 7.3, 7.4 and 7.6 of the London Plan (July 2011).

In respect of 'Landscaping', the proposal is consistent with the supporting documents and illustrative information considered as part of the outline application. As considered previously, it deals appropriately with the site features, landscaping for residential amenity, nature conservation, tree protection and landscape enhancement. The scheme accords with Policies BE13 and BE38 of the Local Plan and Policies 5.10, 7.1, 7.4 and 7.21 of the London Plan (July 2011).

Although, the application is for approval of reserved matters for Appearance and Landscaping, the outline application had a strong design code and covered these matters in great detail.

This reserved matters application for a portion of Phase 3 accords with the outline scheme including and in respect of the following: development principle; development density; character and appearance; neighbour relationships and the consideration of

potential impacts; amenity for future occupiers; traffic and parking and safety; urban design; access for people with a disability; affordable housing provision; landscaping; waste management; renewable energy; drainage; as well as noise and air quality. The scheme remains consistent and in accordance with the relevant planning policies and guidance relating to these abovementioned issues, accordingly the application is recommended for approval.

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 3304/001 Rev B; 3304/010 Rev C; 3304/100 Rev E; 3304/101 Rev B; 3304/102 Rev B; 3304/103 Rev B; 3304/104 Rev B; 3304/105 Rev C; 3304/106 Rev B; 3304/200 Rev C; 3304/201 Rev C; 3304/202 Rev C; 3304/203 Rev C; 3304/400; 3304/401; 3304/402; 3304/403; 3304/404; 3304/600 Rev A; 3304/601 Rev B; 3304/602 Rev A; 3304/603 Rev A; 3304/604 Rev B; 3304/605; 3304/609; BHNLT-STB-LT02 Rev A; 100678-1801; MCA 1113/01 Rev C; 5479 SS 3 Rev DC; 100678-200 Rev P1; 18795, 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 - 3304/DAS/01 Rev A
Accommodation Schedule - 3304/800
Letter Re C58 - 120813.L2
Letter Re C46 - 120813.L3
Construction Management/Logistics Plan - 414/CMP/001
Planning Conditions Schedule
Landscape Maintenance Schedules
Landscape Management Plan - 19/11/2013
Landscape Specification - August 2013
Pre-Assessment Report - Code Level 4 - 09/08/2013
PV Allocation - 2249
Bathroom Assessment - Bellway
Code for Sustainable Homes Calculator - Type A - X

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).

2 153 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.

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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
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

OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

3. CONSIDERATIONS

3.1 Site and Locality

The wider application site considered at Outline stage comprises a 12.59 hectare generally rectangular shaped plot at Porters Way, West Drayton. The application site was previously occupied by the National Air Traffic Services (NATS) as the main air traffic control centre for the southern England and London airports. The previous buildings have been demolished and the construction of the previous phases has commenced on the application site, with a large majority completed and occupied.

This Reserved Matters application relates to a portion of Phase 3 of the wider development. It comprises the construction of a flatted block of 76 units towards the centre of the southern area of the site, together with landscaping and associated works.

The wider Phase 3 area is split into two sections, this section between Phases 1, 2 and 4, and the larger section running along the northern boundary of the site. This site is located to the rear of recently completed Block E and the under construction care home. The 'Village Green' lies directly to the north of this site.

3.2 Proposed Scheme

This application relates to the portion of Phase 3 comprising 76 residential flats.

PROPOSED HOUSING IN THIS APPLICATION

The dwelling mix and numbers proposed include:

- * 1-bedroom flat - 13 (3 of which are wheelchair accessible)
- * 2-bedroom flat - 61 (6 of which is wheelchair accessible)
- * 3-bedroom flat - 2

All of the proposed buildings would be two or three storeys in height with conventional tiled pitched roofs. The dwellings would not have any accommodation in the roof space.

AMENITY SPACE

All except three flats would be provided with outdoor amenity space in the way of gardens, patios, or balconies. A 750sqm communal amenity space would be provided at first floor level. A total of approximately 1860sqm of amenity space would be provided on the site, which is in accordance with adopted policy.

CAR PARKING PROVISION

This portion of Phase 3 would include the provision of 78 car parking spaces across the development, with 67 provided at ground floor level within the building, and 11 along the adjacent access roads.

ACCESSIBLE HOUSING

All of the 76 units would be constructed to Lifetime Homes standards. It is proposed that 9 of the flats would be wheelchair accessible, which complies with the requirement to provide 10% of units as wheelchair accessible. 10 car parking spaces would be wheelchair accessible. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of the building.

SITE ACCESS

All vehicular and pedestrian access to the site would be via the permanent on-site roads linking Porters Way to the separate areas of the development.

3.3 Relevant Planning History

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: No.5107/APP/2009/2348 granted 1 October 2010), reserving matters of landscaping and appearance.

Conditions 2 of this consent relate to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required.

CONDITION 2

Application for approval of the following reserved matters shall be made to the Local

Planning Authority before the expiry of five (5) years from the date of this permission:

- (a) Appearance
- (b) Landscaping

CONDITION 3

Approval of the details of the landscaping and appearance of individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with Design and Access Statement Part 2 - Masterplan Design Coding (Revised March 2010) and include the following:

(i) Hard and soft landscaping plans including drawings, specifications and supporting details which shall include:

- An accurate survey plan at a scale of not less than 1:200, showing:-

a) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.

b) A clear indication of trees, hedges and shrubs to be retained and removed.

c) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

- Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

- Planting plans (at not less than a scale of 1:100),

- Written specification of planting and cultivation works to be undertaken,

- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,

- Implementation programme,

- Proposed finishing levels or contours,

- Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,

- Car parking layouts (including landscaping around car parking areas),

- Other vehicle and pedestrian access and circulation areas,

- Hard surfacing materials proposed,

- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets),

- The final design and specification of play equipment and play areas including the style of enclosure as well as any associated furniture and features applicable

- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

- Retained historic landscape features and proposals for their restoration where relevant,

- A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangements for its implementation.

(ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings. Such levels shall be shown in relation to a fixed and known ordinance datum point,

(iii) Full plans of the buildings including roof form and details of photovoltaic, ecological roofs, lift overruns plant and any other features/installations/projections

(iv) Elevations of the buildings, including samples of materials to be used on external

faces of the building shall be submitted on a materials palette board and drawings of appropriate scale;

(v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade;

(vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale;

(vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the future nursing home. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork;

(viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials;

(ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials;

(x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

Matters relating to access, layout and scale were approved under the outline consent.

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 - Residential Extensions

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Guidance - Air Quality

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.EM1 (2012) Climate Change Adaptation and Mitigation

PT1.EM6 (2012) Flood Risk Management

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.EM11 (2012) Sustainable Waste Management

PT1.H1 (2012) Housing Growth

PT1.H2 (2012) Affordable Housing

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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- 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
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- LPP 2.6 (2011) Outer London: vision and strategy

- LPP 2.8 (2011) Outer London: Transport
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
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- LPP 7.14 (2011) Improving air quality
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th October 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 23 local owner/occupiers on 18/09/13. The application was also

advertised by way of site and press notices. No responses have been received.

BAA SAFEGUARDING:

The application has been assessed against safeguarding criteria, and no safeguarding objections are raised.

Internal Consultees

ACCESS OFFICER:

Having reviewed drawings and all related documents and photographs, Conditions 2 and 3, pertaining to the above Planning Application are considered to have been satisfactorily met from an accessibility perspective.

HIGHWAYS:

No objections on highways grounds.

SUSTAINABILITY OFFICER:

No objection to the proposal.

ENVIRONMENTAL PROTECTION UNIT:

No objection to this application.

TREE AND LANDSCAPE OFFICER:

Soft Landscape:

The restricted external space associated with this site includes an apron of Beech hedging around the outer perimeter. This will help to visually 'anchor' the building to the ground, and provide a planted buffer between ground floor windows, the narrow private paved spaces and the public domain beyond. According to this plan the railings will be installed on the outer edge of the site.

According to the hedge management strategy agreed with Inland Homes, it would be preferable to place the hedge on the outer edge. This will mean the establishment and maintenance of the hedge can be managed efficiently and consistently as part of the communal maintenance contract. It will be an inconvenience for residents to manage their own strip of hedge and is likely to lead to variable / inconsistent quality and timing of hedge trimming.

Further details - construction, soil depths, cross-sections through the site and planters - are required to illustrate how the podium garden will look. Where opportunities occur, notably within the inner podium-level courtyard garden, the planting palette includes the use of trees, multi-stemmed shrubs and other ornamental planting with lower growing herbaceous plants, wildflowers, grasses and ferns.

The maintenance specification should refer to the particular needs of the roof / podium garden.

Hard landscape:

Hard landscape details include a schedule of paving, boundary railings (see above) and seating for the inner courtyard. Only two seats are provided for this residential site.

Given the scale of the development it would seem to be desirable to have additional seats to enable residents to relax out of doors and enjoy the courtyard garden.

Taps / watering points should be provided for the podium garden.

Recommendation:

It is recommended that the above points are addressed.

Officer Comment:

Revised plans have been received that address these points raised, with the exception of the hedging and fencing. It is considered that as the majority of the site features the hedging within the fencing, this approach is acceptable on this scheme also.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development principle was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

As stated in the outline application committee report, it is noted in the Council's adopted Porters Way planning brief SPD 2005, that the previous use of the site was predominantly a single employment use. However, redevelopment (and specifically the current application by Inland Homes) provides an excellent opportunity to create a mixed, balanced and sustainable community as embodied in the Sustainable Community Strategy 2008-2011, the Unitary Development Plan and the emerging Local Development Framework, along with regional and national government policies.

Given the range of planning policy considerations in the outline application assessment including the Hillingdon Employment Land Study (2009), Council's UDP Saved Policies, H8, the Former NATS site, Porters Way, West Drayton SPD (NATS SPD), London Plan Policies as well as the Mayors Stage 1 response, the loss of industrial and business land is considered justified and a mixed use, residential-led redevelopment appropriate and acceptable in accordance with the NATS SPD and UDP Saved Policies LE2 and LE4 which enable consideration of a change of use of industrial/employment uses.

The current reserved matters application for landscaping and appearance is consistent with the principles and illustrative information of Outline Planning Permission. Therefore, the scheme for this part of Phase 3 remains acceptable in principle.

7.02 Density of the proposed development

Residential density can be used as an indicator of the overall character and acceptability of a proposal. The density of the whole site was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II and completion of the s106.

As part of the outline application for the whole site, the provision of 773 residential units (2585 habitable rooms) on the 12.59 ha site equates to a density of 61 units per hectare or 205 habitable rooms per hectare. The density of the scheme remains unchanged, and for the reasons set out in the 25th May 2010 committee report the density remains acceptable, and it is considered to comply with London Plan policies 3.3, 3.4, 3.5, and 7.1 which seek to maximise the use of the site with a design that is appropriate and sustainable.

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

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

7.04 Airport safeguarding

BAA Safeguarding have reviewed the application and raise no objection to the Reserved Matters application from an airport safeguarding perspective. As such, it is considered

that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

This portion of Phase 3 of the development proposes 76 residential flats in a part 3, part-4, and part 5-storey block. The building design is intended to be simple in form and comply with the overall site principles of standardisation, economic delivery and functional form. Detailing such as bays, windows, entrances, roof forms, structural landscaping and balconies are similar to the existing flatted block on the site to ensure that the buildings would be harmonious in the streetscene when viewed together.

As part of the Outline planning permission, the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, an Environmental Statement, and a Townscape and Visual Analysis. These provided an analysis of the scheme from vantage points around and within the development. Illustrative building elevation drawings were provided as a suggestion of the future detailed design of buildings. The Council's Urban Design Officer and the GLA were supportive of the scheme in respect of its appearance and character and no impacts were identified to neighbours or the area in general in this regard. Along with details of buildings, comprehensive information pertaining to landscaping was considered at the outline stage by a range of consultees including Council's Landscape architect.

The subject application for reserved matters provides supporting information pertaining to 'appearance' and 'landscaping' including in particular, building elevations and sections, as well as plans of the hard and soft landscaping arrangements. The reserved matters are consistent with the details and principles considered at the outline stage. The scheme for this portion of Phase 3 is considered to be wholly appropriate within the context of the locality. It integrates with and poses no harmful impact to the character and appearance of the area, particularly in its relationships to residential properties adjacent to the site to the east. In addition, a sufficiently high standard of design has been achieved for the buildings and landscaping of the site noting the extensive pre-application negotiations held with Council's officers.

The scheme is considered acceptable and accords with Local Plan Policies BE13, BE19, and London Plan Policies 3.5, 7.1 and 7.4 and is not considered to generate any significant adverse impact upon the character and appearance of the surrounding area.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106. Matters considered include the following: construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles

considered at the outline stage which were considered acceptable on balance.

This part of Phase 3 is located centrally on the site, so there are unlikely to be any impacts generated from this development that would affect neighbouring properties. In addition, the scale and location of the building was approved at outline stage, and the proposed building corresponds with the information provided at that stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for this part of Phase 2. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

AMENITY SPACE

Policy BE23 of the Local Plan states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires residential developments to provide the following amenity space:

- a) 1-bed flat - 20sqm of shared amenity space.
- b) 2-bed flat - 25sqm of shared amenity space.
- c) 3+ bed flat - 30sqm of shared amenity space.

Based on these amenity requirements, the amenity space requirements for the proposed development results in the following:

- a) 13 x 1-bed flats - $13 \times 20 = 260\text{sqm}$.
- b) 61 x 2-bed flats - $61 \times 25 = 1525\text{sqm}$.
- c) 2 x 3+ bed flats - $2 \times 30 = 60\text{sqm}$.

The scheme results in an HDAS requirement of 1845sqm of amenity space.

All except three flats would be provided with outdoor amenity space in the way of gardens, patios, or balconies. A 750sqm communal amenity space would be provided at first floor level. A total of approximately 1860sqm of amenity space would be provided on the site, which is in accordance with the required amount to be provided.

As such the total amenity space across the site exceeds the requirements, and provides adequate provision for future residents across the site. Defensible space is also provided to all ground floor habitable room windows.

INTERNAL SPACE

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. The London Plan 2011 provides guidance on floor space standards for new residential development to ensure sound environmental conditions are provided on site. The outline scheme was assessed under the requirements of the Council's HDAS, and the layout of the scheme was developed in accordance with these standards.

The floor space provided for the units indicates that all of the units within this portion of Phase 3 achieve, and in many cases exceed the recommended floor space standards for the units contained in the London Plan. In addition, the internal room layout and sizes maintain a high quality living environment for future occupiers, and the units also provide gardens in excess of the Council's size requirements.

The applicant has confirmed that Lifetime Home standards will be met for all the units, and wheelchair accessible housing is provided for on site.

Overall, it is considered that the proposals meet the aims and objectives of the Council's Local Plan, and policies within the London Plan, and would provide a high quality living environment for all of the proposed units.

OUTLOOK

In terms of outlook for future residents, Policy BE21 of the Local Plan seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space within the block and ensures that there is adequate separation between the units. This will result in a satisfactory outlook from the proposed units in the block and reduces the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Part of the consideration of the outline application (LBH Ref. No. 5107/APP/2009/2348) included means of access for the entire site. The Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). Transport has also been considered as part of the EIA. In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

The reserved matters application for landscaping and appearance for this portion of Phase 3 accords with the outline permission. The hard and soft landscaping, including car parking locations, road layout and widths, landscaping, as well as access, are consistent with the outline proposal. Revised tracking diagrams have been provided with the details of the hard and soft landscaping, which demonstrate that vehicles will be able to access and manoeuvre around the site without damage to any landscape features or buildings.

7.11 Urban design, access and security

As part of the consideration of the outline scheme considered by the Central and South Planning Committee on 24th May 2010 the details of layout, scale and access along with illustrative information pertaining to appearance and landscaping, was considered to have addressed urban design, access and security issues. The scheme is based on a comprehensive masterplan which has been the subject of extensive pre-application negotiation as evidenced by the supporting drawings, Design and Access Statement, Design Coding and Environmental Statement.

The subject application for reserved matters 'landscaping' and 'appearance' is considered to accord with the principles established in the supporting documents and illustrative material of the outline application. In addition to pre-application negotiation with the Principal Urban Design officer, resulting in the scheme submitted, the Council's Landscape architect, Trees Officer and Metropolitan Police Crime Prevention Officer are all satisfied with the details of the reserved matters, noting that they are consistent with the outline. Appropriately worded conditions have already been imposed on the outline planning permission to cover detailed design specifics prior to commencement of work.

Overall, the illustrative information in support of the outline application has been carried through to the subject reserved matters application, reaffirming that the proposal has the makings of a high quality development, subject to the detailed design elements already covered by conditions approval under the outline. This specific application for this portion of phase 3 is considered acceptable and in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

7.12 Disabled access

The applicant has confirmed that Lifetime Home standards will be met for all the units. It is proposed that nine of the flats (3 x 1-bed and 6 x 2-bed) would be wheelchair accessible. This equates to 10% of the units on the site. Of the car parking spaces proposed on this portion of the site, 10 spaces would be wheelchair accessible, which equates to one per wheelchair accessible unit. It is proposed to locate wheelchair accessible car parking spaces close to the main entrance of each section of the building.

Since the extensive pre-application negotiations and through the assessment of the outline scheme, access for people with a disability has been accounted for in the illustrative information pertaining to site and particularly in the consideration of important aspects such as individual dwelling layouts. Access for people with a disability has been considered by the Council's Access Officer and subject to appropriately worded conditions, which are already imposed on the outline permission, the scheme is acceptable in this regard.

7.13 Provision of affordable & special needs housing

The proposed affordable housing and specialist housing components of the development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The overall unit mix and affordable housing component was approved at the outline stage, specifically, 10.9% affordable housing split between 72% is social housing (72%) intermediate rent (28%) tenures. This equated to a proposal for 59 affordable dwellings in Phase 1, which has been approved and is currently nearing completion. As such, the scheme continues to accord with the abovementioned policies which seek to maximise the affordable housing provision to satisfy housing need.

7.14 Trees, Landscaping and Ecology

Trees and landscaping have been implicit in the scheme from pre-application discussion through to the consideration of the outline scheme, and were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The planting proposals include the provision of a hedge around the block at ground floor level and a podium level garden for residents. The Council's Tree and Landscape Officer has stated that the revised landscape proposals are acceptable, and are broadly in accordance with the plans previously submitted in support of the Phase 3 layout, with some minor concerns. Revised plans have been received that address the points raised, with the exception of the ground floor hedging and fencing. It is considered that as the majority of the site features the hedging within the fencing, this approach is acceptable on this scheme also.

7.15 Sustainable waste management

The sustainable waste features of proposed development was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The application is supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

The proposed development would create refuse storage points within the building for the storage of waste and recycling. These will be accessible for occupiers without requiring to leave the building. The Highways Officer has reviewed the proposed development and is satisfied with the refuse collection arrangements, which will allow for a refuse vehicle to service the site from the streets of the development.

7.16 Renewable energy / Sustainability

In accordance with the London Plan Policy 5.1, 5.2, 5.3, and 5.6, an assessment of the energy demand and carbon dioxide emissions is required, including consideration of energy and carbon dioxide (CO₂) emissions. A scheme needs to demonstrate the expected energy and CO₂ emission savings (an overall 20% reduction is targeted) from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of combined cooling, heat, and power (CCHP), combined heat and power (CHP) and community heating systems. This assessment should form part of the sustainable design and construction statement in support of a planning application.

The sustainable features of the proposed development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348). The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking agreed accordingly. The subject application for reserved matters of this part of Phase 3 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is under construction. The construction of this energy centre is a key component of the overall sites objectives for reducing carbon emissions. In other respects, matters such as the detailed design and inclusion of energy efficient features in dwellings are separately controlled as part of applications to discharge conditions of approval on the outline consent. As such, this matter requires no further consideration, the scheme considered to

be acceptable and in accordance with the abovementioned policies which seek lean, efficient, sustainable and renewable energy measures in schemes.

7.17 Flooding or Drainage Issues

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

The Environment Agency reviewed the application and raised no objection subject to a condition to ensure the development be carried out in accordance with the FRA. Consideration of Flood Risk was satisfactorily addressed as part of the Outline permission and is not relevant to this landscape and appearance Reserved Matters application.

7.18 Noise or Air Quality Issues

Noise and air quality aspects were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No public comments have been received.

7.20 Planning Obligations

Planning obligations were secured as part of the Outline Planning approval. Therefore, there is no requirement for any obligations as part of this Reserved Matters application.

7.21 Expediency of enforcement action

No Enforcement action is required in this instance.

7.22 Other Issues

No other 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

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

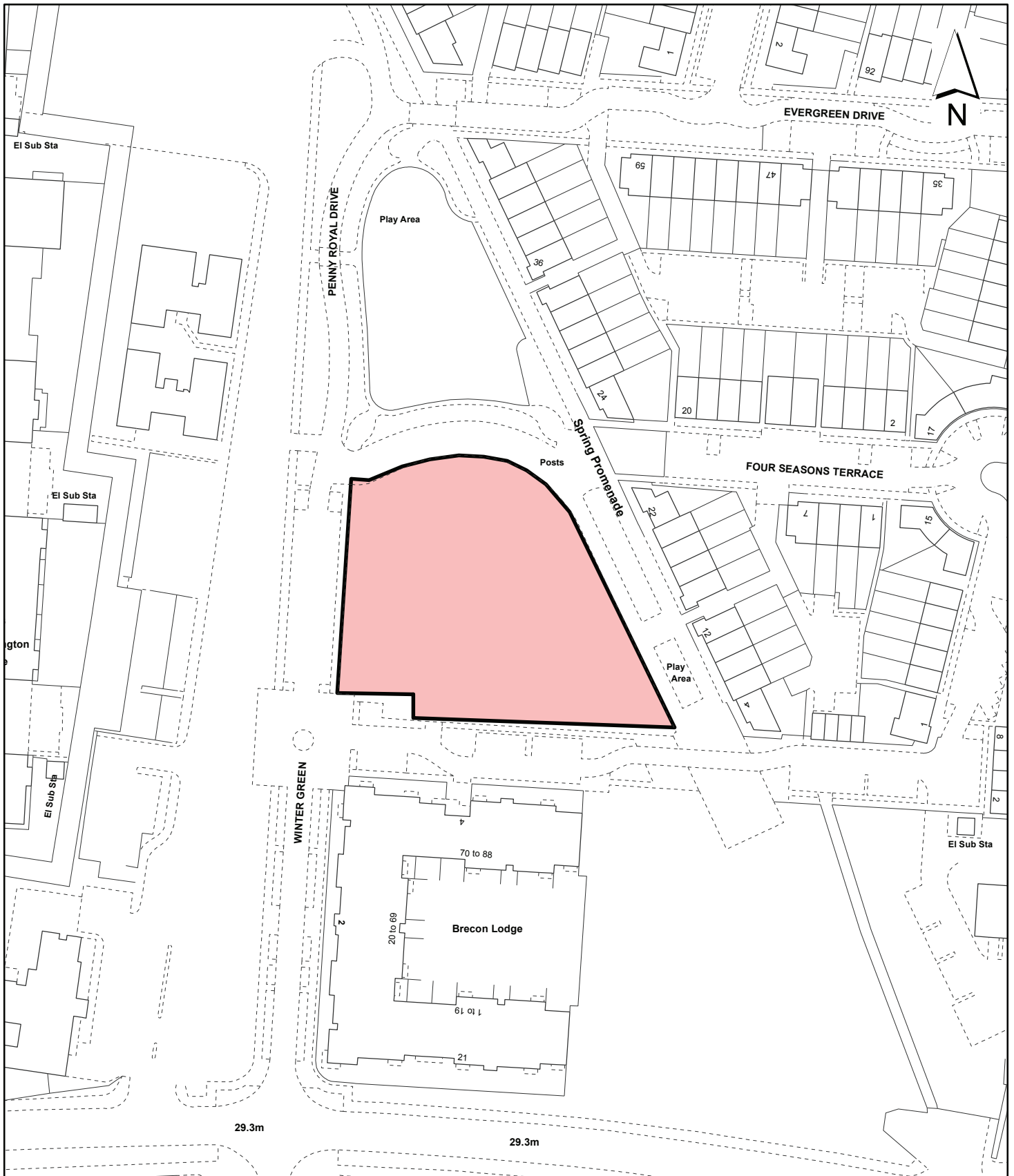
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework


Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

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Notes

 Site boundary

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Site Address

**Former NATS Headquarters
 Porters Way**

Planning Application Ref:

5107/APP/2013/2325

Planning Committee

Major Application

Scale

1:1,250

Date

**December
 2013**

**LONDON BOROUGH
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 Residents Services**

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