

Report of the Head of Planning, Sport and Green Spaces

Address FORMER NATIONAL AIR TRAFFIC SERVICES HEADQUARTERS SITE
PORTERS WAY WEST DRAYTON

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3, second application ('Block G' comprising 107 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010: Proposed mixed-use redevelopment of the Former NATS Site..

LBH Ref Nos: 5107/APP/2013/2747

Drawing Nos: MDL-1188-PL-114 Street Extract 2 - Block G5
MDL-1188-PL-113 Street Extract 1 - Block G3
MDL-1188-PL-111 Street Scene 3 & 4 Blocks G4, G5, G6 & G8
MDL-1188-PL-110 Street Scene 1 & 2 Blocks G1, G2 & G3
MDL-1188-G7-PL03 Block G7 - Elevations
MDL-1188-G7-PL04 Block G7 - Roof Plans
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MDL-1188-G7-PL01 Block G7 - Ground and First Floor Plans
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Soft Landscape Specification
Ecological Mitigation & Maintenance Plan

Date Plans Received: 20/09/2013

Date(s) of Amendment(s):

Date Application Valid: 08/10/2013

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.

This application relates to Section 2 (Blocks G1-G8) of Phase 3 and is located on the north-western part of the development site. This part of the site is bordered to the north by part of Phase 4 and another part of Phase 3. Phase 2 is located to the east with another part of Phase 4 located to the south. The western boundaries of this section of Phase 3 abuts the neighbouring Parkwest scheme.

The proposal is for 107 flats and 123 parking spaces, set out in parking courts, and the detailed landscaping of the application site. The scheme comprises:

3 x studio flat
24 x 1 bed flat
70 x 2 bed flat
10 x 3 bed flat

Concurrent applications for the discharge of conditions associated with the site are currently being considered.

In respect of 'Appearance', it is considered that although the proposal has evolved from the original design code, the design, detailing and materials of the eight residential blocks would not be detrimental to the appearance of this Phase. As such the proposal is considered to be acceptable in relation to appearance, thereby complying with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

In respect of 'Landscaping', the proposal is considered to be consistent with the supporting documents and illustrative information considered as part of the outline application. It deals satisfactorily with the site features, landscaping for residential amenity, tree planting, details of the two doorstep play areas, and general overall landscape enhancement.

Appropriately worded landscape-related conditions have already been imposed on the outline permission and no further conditions are required. The scheme accords with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) as well as the Porters Way planning brief SPD which variously seek consideration of a full range of landscape and ecological matters.

This reserved matters application, for Section 2 (Blocks G) of Phase 3, broadly 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; landscaping; waste management; renewable energy; as well as noise and air quality.

The scheme remains consistent and in accordance with the relevant planning policies and guidance relating to these above mentioned issues. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 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,

PA1007-500-305G Masterplan - Site Phasing
PA1007-500-306G Masterplan - Car Parking Phasing
PA1007-500-307G Masterplan - Open Space Phasing
MDL-1188-PL100 Proposed Site Layout Phase 3
MDL-1188-G1-PL01 Block G1 - Floor Plans
MDL-1188-G1-PL02 Block G1 - Elevations
MDL-1188-G1-PL03 Block G1 - Roof Plan
MDL-1188-G2-PL01 Block G2 - Floor Plans
MDL-1188-G2-PL02 Block G2 - Elevations

MDL-1188-G2-PL03 Block G2 - Floor Plans
 MDL-1188-G3-PL01 Block G3 - Floor Plans
 MDL-1188-G3-PL02 Block G3 - Elevations
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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).

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.

AM7	Consideration of traffic generated by proposed developments.
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats

3. CONSIDERATIONS

3.1 Site and Locality

The wider 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. Since 2008, the NATS operation has relocated to the new London Area Control Centre at Swanwick, near Fareham in Hampshire. The application site, measuring some 12.6ha, is now a major construction site that also includes an increasing number of completed and newly occupied homes together with an increasingly extensive and well landscaped public realm.

This Reserved Matters application relates to Section 2 (Blocks G1-G8) of Phase 3 and is

located on the north-western part of the development site. This part of the site is bordered to the north by part of Phase 4 and another part of Phase 3. Phase 2 is located to the east with another part of Phase 4 located to the south. The western boundaries of this section of Phase 3 abuts the neighbouring Parkwest scheme.

The site is located within a PTAL level of 1b and within the Site Specific Proposal 8: RAF West Drayton site, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

3.2 Proposed Scheme

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 Committee has already approved a number of reserved matters applications for sites within phases 1 and 2. This application seeks approval for the Appearance and Landscaping of Section 2 (Blocks G1-G8) of Phase 3 and comprises 107 flats and 123 parking spaces and the detailed landscaping of the application site.

Proposed Housing

The housing mix includes:

- 3 x studio flat
- 24 x 1 bed flat
- 70 x 2 bed flat
- 10 x 3 bed flat

The eight apartment blocks vary in height between three storeys (Blocks G1, G2 and G4), four storeys (G3 and G6) and five storeys (G5 and G8). Block G7 is part four storey and part three storey. All heights are in accordance with the outline consent.

Amenity Space

Individual flats would be provided with private amenity space by way of balconies and terraces, along with communal amenity space around the apartment blocks. This part of Phase 3 is located west of Autumn Green, one of two primary open spaces on the wider NATS site. Along with this neighbouring open space, this part of Phase 3 will have two doorstep play areas; one located in the southwest corner (118sq.m) and the other located along the southern boundary between Blocks G3 and G4 (180sq.m). These play areas are detailed in accordance with the outline approval and will provide for an important facility of benefit to families on the application site.

Car Parking Provision

This portion of Phase 3 includes the provision of 123 parking spaces, of which 13 will be for disabled parking. 11 parking spaces would have electric charging points. The car parking spaces are located in four private parking courts at the rear of the apartment blocks with an additional parking court located at the southern end of the site, which comprises residential and visitor parking.

Accessible Housing

All of the 107 units would be constructed to Lifetime Homes standards. The original masterplan required a total of 10% wheelchair accessible units to be provided throughout the whole of the NATS site, which equates to 78 wheelchair accessible units. Three wheelchair accessible units would be provided within this part of the site, whilst the remaining wheelchair accessible units would be provided within other phases. The scheme for this part of Phase 3 would provide 13 disabled parking spaces, along with 8

extra wide spaces.

Site Access

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

Landscaping

A comprehensive schedule of hard landscaping materials has been provided together with detailed supporting information in respect of the soft landscape planting. These are of an acceptable quality and range.

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: 5107/APP/2009/2348 granted 1 October 2010), reserving matters of Landscaping and Appearance.

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

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

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
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BE21	Siting, bulk and proximity of new buildings/extensions.
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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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st November 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 141 local owners/occupiers. Two responses were received:

- i) the flats will be very close to neighbouring properties
- ii) loss of privacy and light to neighbouring properties
- iii) noise from construction
- iv) concerns over secluded nature of doorstep play area in south-west corner of the site and potential anti-social behaviour

Environment Agency:

No objection

Heathrow Aerodrome Safeguarding:

I have now assessed the reserved matters (appearance & landscaping) in compliance with conditions 2 & 3 for phase 3, second application for block G against safeguarding criteria. I can confirm that we have no safeguarding objections to the proposed development.

NATS:

No safeguarding objection to the proposal.

Internal Consultees

Access Officer:

Having reviewed plans and correspondence related to Conditions 2 & 3, no accessibility observations are offered.

Conservation Officer:

Whilst I consider that the design approach has significantly evolved from the original design code, I have no objection to the design, detailing and materials of the blocks as now proposed.

Environmental Protection Unit:

Any contamination issues would need to be addressed irrespective of the lay out. I have no specific concerns as these can be addressed under condition 58. However, specific information with regard to how it will be addressed has not been provided with details application ref: 5107/APP/2013/2796, and comments have been provided for this separately.

Highways:

Car parking layout and refuse vehicle tracking acceptable. No objections on highway grounds.

Sustainability Officer:

The above application is for the approval of the Landscaping and Appearance related to the reserved matters approval.

This application cannot be approved yet, because the issues regarding the living walls, ecology enhancements and PVs are integral to this stage.

Once the information has been provided that satisfies these concerns as set out for the condition discharge application the reserved matters can also be considered.

Officer comments:

Issues relating to living walls and ecology enhancements were considered at the outline stage and were subject to appropriately worded conditions. It is considered that the level of information submitted as part of this Reserved Matters application is sufficient at this stage and that any additional information requested by the Sustainability Officer can be adequately dealt with as part of the concurrent details application. No PVs were proposed on this part of the Phase 3 at the outline stage. It was considered that an adequate amount of PVs would be located elsewhere in Phase 3 and the wider NATS site.

Trees/Landscape Officer:

A Design & Access Statement, by Metropolis, sets out the landscape design objectives, which are in accordance with the approved masterplan.

ACD drawing Nos. INL18767-11C (sheets 1 and 2 of 2), Landscape Proposals, provide details of the hard and soft landscape which reflect the outcome of pre-application discussions. The schedules detail the range of hard landscape details (surfacing and furniture). This is supported by a number of 'Standard Construction Details', by Rogers Cory Partnership. The planting plans include plant schedules with approximately 109No. specimen trees, extensive lengths of ready-made hedges (as seen elsewhere at Drayton Garden Village) and bold blocks of ornamental shrubs and grasses. The plans are supported by ACD's Landscape Management & Maintenance Plan, which if adhered to, should ensure the successful establishment and long-term maintenance of the planting.

RECOMMENDATION

No objection.

Waste Strategy:

Further to our recent discussion I would ask that dropped kerbs are installed to allow the safe transfer of bulk (wheeled) refuse bins from the waste storage area to the vehicle carriageway where the collection vehicle will be parked to empty them.

Officer comments:

The applicant has confirmed that dropped kerbs will be installed by the bin stores.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development principle was considered as part of the outline application (LBH Ref. 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 provides a good 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 as it relates to 107 residential units is sufficiently consistent with the principles and illustrative information of the Outline Planning Permission. Therefore the scheme for Section 2 (Blocks G1-G8) of Phase 3 is considered 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.

For the reasons set out in the 25th May 2010 committee report the density remains acceptable and unchanged, and it is considered to comply with the London Plan.

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. There are no Listed Buildings on the site.

7.04 Airport safeguarding

Heathrow Aerodrome Safeguarding and NATS have reviewed the application and raise no objection to the Reserved Matters application from an airport safeguarding perspective.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt.

7.07 Impact on the character & appearance of the area

The requirement to consider the proposal's potential future impact on the character and appearance of the surrounding area is contained in London Plan Policies, Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). In addition, Policy BE35 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires a high standard of design and providing for an attractive view for sites adjacent to major rail connections into Central London.

In respect of the NATS SPD, the objectives of the site include, among other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

This section of Phase 3 would provide 107 flats in eight apartment blocks together with

123 parking spaces set out in parking courts. The Layout and Means of Access to and around the apartment blocks and parking courts were considered acceptable at the outline state. Therefore, consideration is limited to the Appearance and Landscaping.

As part of the outline planning permission the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, and an Environmental Statement which included 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 to show how these areas would be framed by buildings in the future. The Council's Principle Urban Design Officer and the GLA were supportive of the scheme at Outline stage 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 hard and soft landscaping for the entire site was considered at the outline stage by a range of consultees including the Council's Trees/Landscape Officer.

Although the appearance of the apartment blocks has evolved from the original design code, the scheme is relatively consistent with the principles considered at the outline stage. The landscaping at this detailed stage is considered to be acceptable. As such, the scheme for this section of Phase 3 is considered to be appropriate within the context of the locality and would not have a detrimental impact on the character and appearance of the area or its emerging adjacent neighbours.

The proposed materials for the apartment blocks would be as follows:

- i) Facing Brickwork - Wienerberger, Brookhurst Yellow Multi brick
- ii) Render - white, grey and blue render
- iii) Roof - flat roof system
- iv) Rainwater goods - black colour uPVC
- v) Windows & Doors - white colour uPVC
- vi) Galvanised steel balconies - black

These materials, along with the proposed hard surfaces for the parking courts, access roads and footpaths are considered to be acceptable. The scheme would also include timber bollards, black galvanised metal hoop topped railings and wooden benches.

Overall, the scheme is considered to result in an acceptable character and appearance to this part of West Drayton, thereby complying with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

This application provides supporting information pertaining to 'Appearance' and 'Landscaping', and in particular, building elevations and sections, as well as plans of the hard and soft landscaping arrangements.

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. 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.

The scale and location of the eight apartment blocks were approved at the outline stage, and the proposed buildings generally correspond with the information provided at that stage. It is considered that the apartment blocks are situated at sufficient distances from the neighbouring Parkwest development to the southwest, the recently constructed Phase 2 dwellings to the east and the proposed new houses to the north. As such the scheme would comply with privacy requirements to existing and proposed neighbours and would not lead to significantly reduced levels of light to neighbouring residential units.

No additional or significantly different issues have been identified as part of the consideration of this reserved matters application for this section of Phase 3, and so the scheme is considered to be acceptable.

The scheme thereby complies with the relevant policies of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

The outline application considered living conditions for future occupiers. Adequate levels of internal floor areas and amenity space are required for all new developments. The internal floor area of the proposed units comply with the recommended space standards set out in the London Plan, thereby providing adequate floorspace.

Private amenity space would be provided to each individual flat by way of balconies or private terraces which are considered to be acceptable, whilst additional communal amenity space would be provided around the apartment blocks. Overall, the scheme would provide over 2590 sq.m of amenity space, thereby complying with the Council's guidelines. Residents would also have access to two primary open spaces on the wider NATS site; Spring Green and Autumn Green. Autumn Green is located east of Blocks G4 and G5 and can be easily accessed from this part of the site.

Two doorstep play areas would be provided for this section of Phase 3. One of the doorstep play areas (118sq.m) would be located in the south-west corner of the site whilst the other play area (180sq.m) would be located along the southern boundary between Blocks G3 and G4. These play areas have been detailed in accordance with the outline approval and will provide for an important facility of benefit to families on the application site.

New residential developments are required to provide adequate levels of light and privacy, and should not result in overdominance through their siting and bulk. The scale and location of the proposed apartment blocks are similar to the scale and location approved at the outline stage whilst the different heights break up the development and reduce its dominance. The units have been carefully laid out to ensure that privacy is maintained and adequate levels of light are provided to habitable rooms and kitchens.

The living conditions for future occupiers are considered to be acceptable and in line with the principles established by the outline planning permission and Design Code, all of which were a product of the extensive pre-application negotiations. The scheme is therefore considered to be acceptable in this regard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Council's Highways Engineer and TFL considered traffic and parking impacts along with means of access for the entire site as part of the original application (ref: 5107/APP/2009/2348). In addition to a transport assessment and travel plan, the outline application provided drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). Transport was also considered as part of the Environmental Impact Assessment, particularly in chapters 5, Construction and Phasing, (which contains the framework Construction Management Plan) and 9, Transport Accessibility and Movement, of the Environmental Statement. The outline consent imposed appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation.

Matters relating to access and layout were approved as part of the outline consent. The car parking locations, road layout and widths as well as access are broadly consistent with the outline proposal. The Council's Highways Engineer raises no objection to the reserved matters.

7.11 Urban design, access and security

The eight apartment blocks would comprise of a mixture of brickwork and render to create visual detailing. Although the appearance of the eight apartment blocks has significantly evolved from the original design code, the Council's Conservation Officer considers that the proposed design, detailing and materials of the blocks would be acceptable.

Issues of access and security were considered as part of the outline planning application. Secure by Design principles, such as defensible space around the apartments, visual surveillance and secure parking areas, were a key component of the original masterplan.

Concern was raised during the public consultation over the secluded nature of the doorstep play area in the south-west corner of the site and potential anti-social behaviour. It is considered that Block G7 would provide natural surveillance of this doorstep play area, thereby reducing the risk of anti-social behaviour.

It should be noted that appropriately worded conditions relating to CCTV and security measures were imposed on the outline permission and are being dealt with through a concurrent details application.

7.12 Disabled access

The Council's Access Officer has reviewed the reserved matters and raises no objection. The proposed scheme is therefore acceptable in terms of disabled access to the residential units and the amount of disabled parking.

7.13 Provision of affordable & special needs housing

The proposal seeks permission for reserved matters 'Landscaping' and 'Appearance' for 107 units, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

This application seeks approval of the landscaping which was part of the reserved matters under condition 2 of the original planning permission. Approval of the details of the landscaping and appearance of individual phases of the development were required as part of condition 3, which also prescribed the extent of the information required.

The proposed landscaping proposal provides a varied mixture of trees, hedges, shrubs and grassed areas along with varied hard surfacing. Some native species would be included with the landscaping to aid in the ecological diversification and enrichment of the

site and wider environs.

The Council's Trees/Landscape Officer considers the proposed landscape to be acceptable in terms of the proposed planting, and the proposed landscape management and maintenance.

7.15 Sustainable waste management

The sustainable waste features of proposed development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348). In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

This portion of Phase 3 involves 107 residential units. Bin storage for the eight blocks is at ground floor level, comprising of six stores within the blocks and two stores separate from the blocks. The provision for bin storage is appropriate and therefore the reserved matters details are considered acceptable in this regard. Furthermore, details of the proposed bin stores are being dealt with through condition 10 in details application ref: 5107/APP/2013/2746.

7.16 Renewable energy / Sustainability

The renewable/sustainable features 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 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 nearing completion on a separate part of the site.

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

This section of Phase 3 is located in the northwestern part of the NATS site and is set back some way from the railway line along the northern site boundary. The site is set well back from Porter's Way to the south. As such it is unlikely to be adversely impacted upon by any significant noise source.

Nevertheless, 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

Concerns raised during the public consultation have been dealt with elsewhere in this report.

7.20 Planning obligations

Not applicable to this reserved matters application.

7.21 Expediency of enforcement action

Not applicable to this reserved matters application.

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

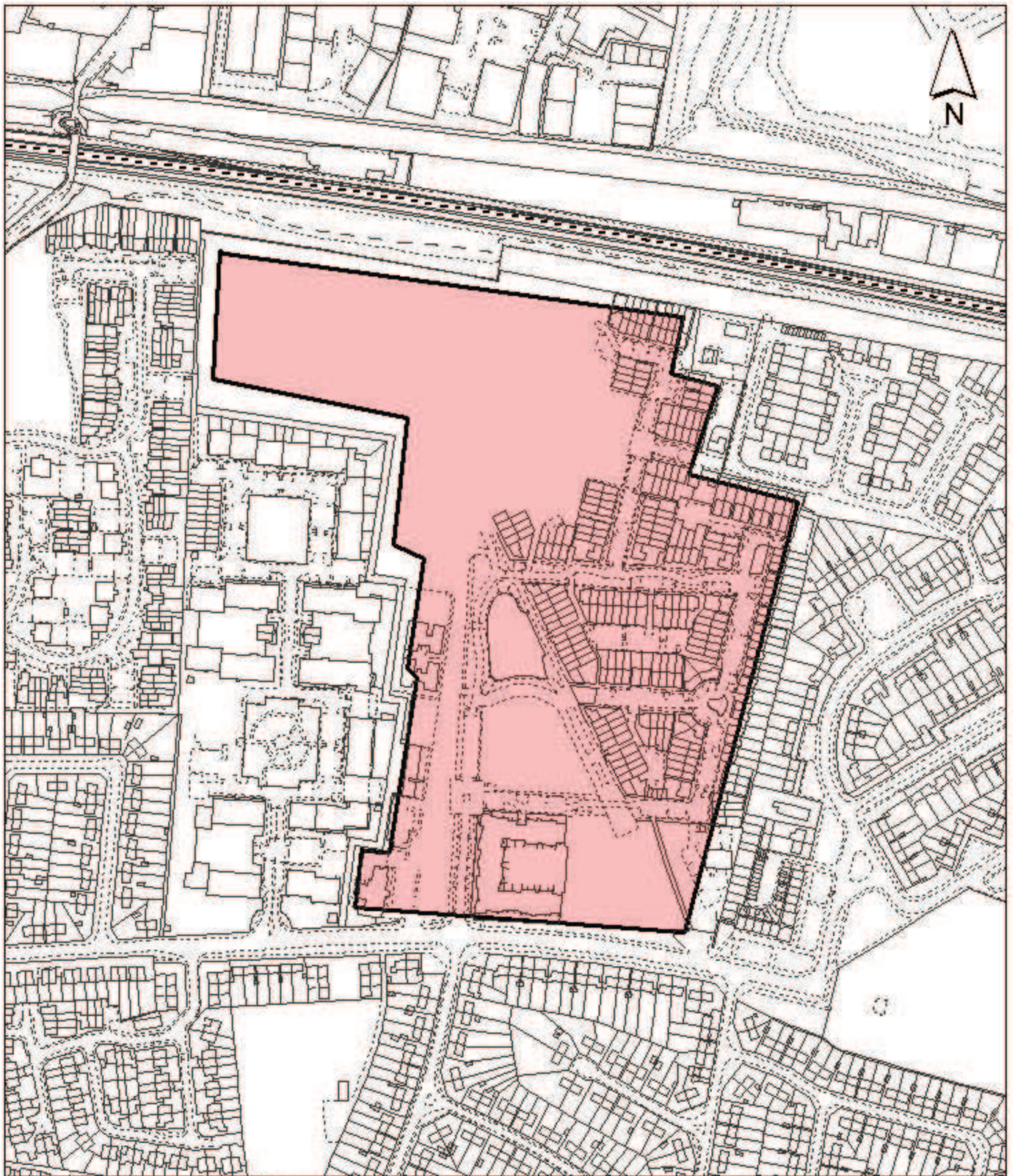
Conditions 2 and 3 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping and appearance of individual phases of the development. This Reserved Matters application for Section 2 (Blocks G1-G8) of Phase 3 considers the Appearance and Landscaping to be acceptable, and in compliance 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)
The London Plan (July 2011)
National Planning Policy Framework 2012

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Former NATS Site
Porters Way**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

5107/APP/2013/2747

Scale

1:3,500

Planning Committee

Majors

Date

**December
2013**



HILLINGDON
LONDON