

## 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, third application (66 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.

**LBH Ref Nos:** 5107/APP/2013/3397

**Drawing Nos:** 240.13.PL.01 Rev A Site Plan  
240.13.PL.03 House Type B - 3 Bed  
240.13.PL.04 House Type C - 4 Bed  
240.13.PL.05 House Type D - 3 Bed  
240.13.PL.06 House Type E - 4 Bed  
240.13.PL.07 House Type F - 2 Bed  
240.13.PL.08 House Type G - 4 Bed  
240.13.PL.09 House Type H - 3 Bed  
240.13.PL.10 Street Scenes 1 of 2  
240.13.PL.11 Street Scenes 2 of 2  
240.13.PL.12 Elevation Extract 1  
240.13.PL.13 Elevation Extract 2  
240.13.PL.14 Elevation Extract 3  
240.13.PL.15 Elevation Extract 4  
240.13.PL.16 Elevation Extract 5  
INL17504-21D Play Area Proposals  
INL/E3907/530 Drainage Strategy  
INL/E3907/SK/001 Phase 5 Infrastructure Refuse Vehicle Swept Path  
Manoeuvres  
INL/E3907/SK/002 Phase 5 Infrastructure 10.5 Rigid Vehicle Swept Path  
Manoeuvres  
INL/E3907/SK/006 66 Unit Scheme Refuse Vehicle Swept Path  
Manoeuvres  
INL-E3907-SK-007 66 Unit Scheme 10.5 Rigid Vehicle Swept Path  
Manoeuvres  
PA1007-500-305G (Masterplan - Site Phasing)  
PA1007-500-306G (Masterplan - Car Parking Phasing)  
PA1007-500-307G (Masterplan - Open Space Phasing)  
240.13.PL.500 Boundary Detail  
Design & Access Statement  
Materials Schedule  
Schedule of Accommodation  
240.13.PL.02 House Type A - 3 Bed  
INL18868-11G-Sheet 2 of 2 Landscape Proposals  
Landscape Specification (Reference INL18868-Spec)  
Landscape management and maintenance plan (Reference  
INL17645maintenance.doc)  
INL18868-11G-Sheet 1 of 2 Landscape Proposals

**Date Plans Received:** 15/11/2013      **Date(s) of Amendment(s):** 19/02/2014

Date Application Valid: 20/12/2013

15/11/2013  
20/12/2013

## 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 3 of Phase 3 of the wider development. It is located toward the North of the Drayton Garden Village development. The northern boundaries of this particular section of the development directly abuts the railway line, with other phases to the south, east and west. Autumn Green is located to the south.

The proposal is for 66 houses and 128 parking spaces, set out in secure car parking areas, and the detailed landscaping of the application site. The scheme comprises:

- 4 two-bed
- 48 three-bed and
- 14 four-bed houses

The houses would be a mixture of two and three storeys. Each dwelling would have private amenity space at the rear.

## 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, numbers:

- 240.13.PL.01 Rev A Site Plan
- 240.13.PL.03 House Type B - 3 Bed
- 240.13.PL.04 House Type C - 4 Bed

240.13.PL.05 House Type D - 3 Bed  
240.13.PL.06 House Type E - 4 Bed  
240.13.PL.07 House Type F - 2 Bed  
240.13.PL.08 House Type G - 4 Bed  
240.13.PL.09 House Type H - 3 Bed  
240.13.PL.10 Street Scenes 1 of 2  
240.13.PL.11 Street Scenes 2 of 2  
240.13.PL.12 Elevation Extract 1  
240.13.PL.13 Elevation Extract 2  
240.13.PL.14 Elevation Extract 3  
240.13.PL.15 Elevation Extract 4  
240.13.PL.16 Elevation Extract 5  
INL17504-21D Play Area Proposals  
INL/E3907/530 Drainage Strategy  
INL/E3907/SK/001 Phase 5 Infrastructure Refuse Vehicle Manoeuvres  
INL/E3907/SK/002 Phase 5 Infrastructure 10.5 Rigid Vehicle Manoeuvres  
INL/E3907/SK/006 66 Unit Scheme Refuse Vehicle  
INL-E3907-SK-007 66 Unit Scheme 10.5 Rigid Vehicle Manoeuvres  
PA1007-500-305G (Masterplan - Site Phasing)  
PA1007-500-306G (Masterplan - Car Parking Phasing)  
PA1007-500-307G (Masterplan - Open Space Phasing)  
240.13.PL.500 Boundary Detail  
240.13.PL.02 House Type A - 3 Bed  
INL18868-11G-Sheet 2 of 2 Landscape Proposals  
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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).

#### **2 RES5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the buildings and landscaping have been completed in accordance with the details specified in the following supporting plans and/or documents:

Materials Schedule

Landscape Specification (Reference INL18868-Sp

Landscape management and maintenance plan (Reference INL17645maintenance.doc)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence and the landscaping shall be maintained in accordance with the landscaping management and maintenance plan.

#### REASON

To ensure that the development complies with the objectives of Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **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 3 of Phase 3 of the wider development. It is located toward the North of the Drayton Garden Village development. The northern boundaries of this particular section of the development directly abuts the railway line, with other phases to the south, east and west. Autumn Green is located to the south.

The site is located within a PTAL level of 1b.

### **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 a Section 3 of Phase 3 and comprises 66 houses and 128 parking spaces, set out in secure parking areas, and the detailed landscaping of the application site.

#### Proposed Housing

The housing mix includes:

- 4 two-bed
- 48 three-bed and
- 14 four-bed houses

The houses would be a mixture of two and three storeys.

#### Amenity Space

Each dwelling would have private amenity space at the rear with secure timber fencing and gated access. The part of Phase 3 is located north of Autumn Green, one of two primary open spaces on the wider NATS site. The scheme would provide a Wilderness Corridor along the northern boundary along with a doorstep play area (100sq.m) in the north-east of the site. The play area is detailed in accordance with the outline approval and will provide an important facility of benefit to families on the application site.

#### Car Parking Provision

This portion of Phase 3 includes the provision of 128 parking spaces, of which 12 will be for disabled parking. 12 parking spaces would have electric charging points. There would be 5 securely gated rear parking courts overlooked from habitable rooms. Cycle storage would be provided in the rear gardens of each dwelling.

#### Accessible Housing

All of the 66 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. Two 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 12 disabled parking 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

5107/APP/2009/2348 Former National Air Traffic Services (Nats) Headquarters Porters Way

Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152 no. 1-bedroom flats, 316no. 2-bedroom flats, 21no. 2-bedroom houses, 23no. 3-bedroom flats, 181no. 3-bedroom houses, 59no. 4-bedroom houses and 9no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works (Outline Application)

**Decision:** 01-10-2010 Approved

5107/APP/2013/3417 1 Porters Way West Drayton

Details pursuant to conditions 5 (traffic and car parking arrangements), 6 (demolition and construction management plan), 7 (access), 8 (energy strategy), 9 (bird hazard management plan), 10 (waste storage /collection areas), 11 (code for sustainable homes), 13 (secured by design), 14 (CCTV), 15 (noise), 16 (vibration), 17 (air quality), 20 (levels), 45 (drainage), 48 (construction logistics plan), 50 (archaeology), 51 (drainage), 52 (ecology), 53 (badger survey), and 61 (landscaping), in relation to Phase 3, Section 3 (66 units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010 (Redevelopment of former National Air Traffic Service Site).

**Decision:**

5107/APP/2013/3418 Former National Air Traffic Service Site Porters Way West Drayton

Details pursuant to condition 58 (Contamination) for Phase 3, Section 3 (66 units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010 (Redevelopment of former National Air Traffic Service Site).

**Decision:**

#### 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
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- 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.
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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
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 3.11	(2011) Affordable housing targets
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 3A.10	London Plan Policy 3A.10 - Special Needs and Specialist Housing. - Replaced by LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.1	(2011) Strategic Approach
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 7.1	(2011) Building London's neighbourhoods and communities

LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
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

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

**5.1** Advertisement Expiry Date:- **5th February 2014**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

A site notice was erected at the site and the development was notified in the press. Consultation letters were sent to 23 local owners/occupiers. No responses were received.

Heathrow Aerodrome Safeguarding:

We have now assessed conditions 2 & 3 against safeguarding criteria and can confirm that we have no safeguarding objections and that they can both be discharged from a Heathrow Airport Ltd point of view.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

### **Internal Consultees**

Access Officer:

Having reviewed plans in respect of Condition 3 in respect of the planning permission referred to above, the details submitted in respect of house types A-H are considered to be satisfactory from an accessibility perspective.

Conclusion: acceptable from an accessibility point of view.

Environmental Protection Unit:

I have no adverse comments as the matters are not relevant to the Environmental Protection Unit.

Trees/Landscape Officer:

Comments on Amended Plans -

Further to our recent conversation, ACD's drawing Nos INL 18868-11G (sheets 1 and 2 of 2) incorporate amendments previously requested by us, including: additional tree planting (within rear gardens), the widening of some of the roadside planting around parking spaces along the northern boundary, removable bollards to prevent drivers accessing / parking on the turning head for the pumping station. This scheme is acceptable.

Waste Strategy:



No objection.

Highway Engineer

The refuse strategy of Phase 3 Section 3 follows the design of movement patterns for refuse vehicles outlined within the overall master plan. Refuse vehicle tracking accords with that approved at outline stage.

128 car parking spaces, including 13 disabled, are provided for the 66 units which are similar to those shown in the outline application.

No objections are raised on highway grounds.

Sustainability Officer  
No objection.

## **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 66 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**

BAA 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 66 residential units in the form of two, three and four-bed houses in a mixture of two and three storeys, together with 128 parking spaces. The Layout and Means of Access to and around the dwellings and parking areas 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.

The proposed materials for the dwellings would be as follows:

- i) Facing Brickwork - Hammersmith London Stock (Yellow)
- ii) Render - White and Grey (RAL 7030 Stone Grey)
- iii) Roof - Marley Duo Grey
- iv) Rainwater goods - black colour
- v) Windows & French Doors - white colour UPVC
- vi) Doors - black
- vii) Galvanised steel balconies - black

- viii) Galvanised metal railings - black
- ix) Window cills/Parapets/Cappings - Portland Stone

These materials, along with the proposed hard surfaces for the parking courts, access roads and footpaths are considered to be acceptable.

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.

#### **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 dwelling by way of secure rear gardens. The amount of amenity space provided is considered to be acceptable and in compliance with the Council's guidelines. As well as private amenity space for occupiers, the scheme would provide a Wilderness Corridor along the northern boundary along with a doorstep play area (100sq.m) in the north-east of the site. The play area is detailed in accordance with the outline approval and will provide 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 dwellings are similar to the scale and location approved at the outline stage. The proposed dwellings are two and three storeys in height as was approved at the outline stage with the three storey dwellings facing onto the neighbouring Autumn Green open area, which helps to reduce their dominance. The dwellings 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 consistent with the outline proposal.

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

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

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 proposed dwellings would comply with the Lifetime Homes standards and two wheelchair accessible units would be provided, along with 12 disabled parking spaces. The Council's Access Officer considers the proposal to be acceptable in terms of accessibility.

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

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

Planning obligations are secured by legal agreement.

#### **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 proposals are considered to fully comply with the concepts and design objective indicated at outline stage, a landscaped area is provided to the north of the site providing generous areas of native shrub planting which would benefit ecology in the area adjacent to the railway line in accordance with the indicative outline details. A play area for children and open space is provided in the north east portion of the site. Additional tree planting and soft landscaping is shown in appropriate locations around the site, to benefit the public realm and relieve rear garden overlooking. The planting tree schedule includes the following species: Acer campestre, Betula pendula, Carpinus betulus, Tilia cordata 'Green Spire', Carpinus betulus 'Frans Fontaine', Betula utilis, Pyrus nivalis, Quercus rubra and Sorbus aria.

Amended plans have been provided which address all issues raised by the Council's

Trees/Landscape Officer.

Overall, the development would provide for an appropriate landscape setting.

#### **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 66 residential dwellings. Bins would be stored in the rear gardens and moved to either the front of properties or to storage points to be collected by refuse vehicles. The proposed storage and collection of refuse is considered to be acceptable.

#### **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. 297m<sup>2</sup> of PV panels are to be provided within phase 3. These are to be provided in Block C, which falls outside the current application site. As such, no PV panels are proposed in the current proposals (Section 3).

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 set well back from Porter's Way to the south. However, this section is located at the northern end of the NATS site beyond which lies the railway line. As such, at outline stage, consent was granted subject to conditions to ensure the development was not adversely impacted upon by noise from the railway or by air quality issues.

It is considered that these detailed design aspects would be controlled 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 responses were received during the public consultation.

**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**

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**

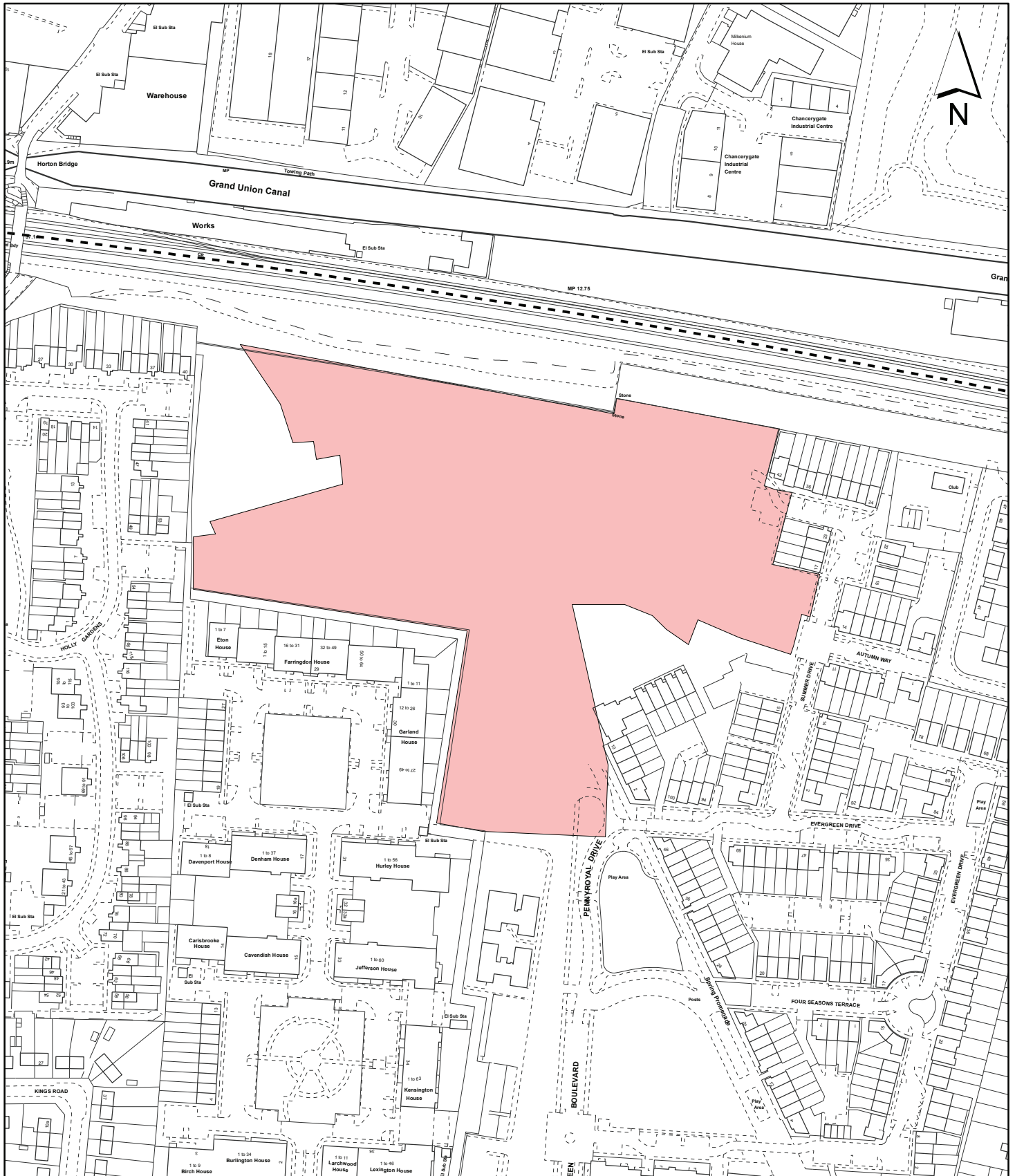
Conditions 2 and 3 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping and appearance of individual phases of the development. This Reserved Matters application for Section 3 (66 units) of Phase 3 considers the Appearance and Landscaping to be acceptable/not acceptable, and in compliance/not in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval/refusal.

**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

**Contact Officer:** Katherine Mills

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**Notes**

 Site boundary

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Site Address

**Former NATS Site  
 Porters Way  
 West Drayton**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:

**5107/APP/2013/3397**

Scale

**1:2,500**

Planning Committee

**Major Application**

Date

**March 2014**



**HILLINGDON**  
 LONDON