

Report of the Head of Planning, Sport and Green Spaces

Address FORMER RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, layout, scale and landscaping) in compliance with conditions 2 and 3 for the construction of a Flood Compensation Scheme within the eastern side of the District Park of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 for the proposed mixed-use redevelopment of St Andrews Park (Former RAF Uxbridge site).

LBH Ref Nos: 585/APP/2014/17

Drawing Nos: 5124127/UXB/EA/3000 Rev A02
5124127/UXB/EA/3001 Rev A02
5124127/UXB/EA/3002 Rev A02
PDFMRU301
Letter from Environment Agency - 05/12/2013
Technical Note, Flood Compensation - Revision A 28/11/2013

Date Plans Received: 03/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 07/01/2014

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for a portion of the eastern park within Phase 1 for the creation of a flood compensation scheme.

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

The Reserved Matters application relates to a small area, located with the eastern park of the St Andrews Park Site. The application site is bordered by the River Pinn to the west, and Phases 1A and B to the east.

Due to the constraints such as dense woodland imposed on the southern area, it is proposed to combine the two compensatory flood storage areas into one by relocating the southern area to the northern area. This would not impact on any proposed landscaping within this area of the park, and would not impact on the provision of the park, whilst allowing for satisfactory flood protection measures on the site. As such, it is recommended the application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5124127/UXB/EA/3000 Rev A02; 5124127/UXB/EA/3001 Rev A02; 5124127/UXB/EA/3002 Rev A02; PDFMRU301, 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 completed except in full accordance with the following documents:

Approved Flood Risk Assessment - Issue F dated 15/9/10
Technical Note, Flood Compensation - Revision A 28/11/2013

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 7.13	(2011) Safety, security and resilience to emergency

3. CONSIDERATIONS

3.1 Site and Locality

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

The Reserved Matters application relates to a small area, located with the eastern park of the St Andrews Park Site. The application site is bordered by the River Pinn to the west, and Phases 1A and B to the east. The District Park is an existing area of open parkland and woodland, bisected by the River Pinn, and will provide 14 hectares of public open space for residents and visitors.

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

The site is situated within the Green Belt.

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for a portion of the eastern park within Phase 1 for the creation of a flood compensation scheme.

The Reserved Matters application relates to a small area, located with the eastern park of the St Andrews Park Site. The application site is bordered by the River Pinn to the west, and Phases 1A and B to the east.

Due to the constraints such as dense woodland imposed on the southern area, it is proposed to combine the two originally proposed compensatory flood storage areas into one by relocating the southern area to the northern area.

3.3 Relevant Planning History

Comment on Relevant Planning History

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

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

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

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

- a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;

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

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

4. Planning Policies and Standards

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

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- BE23 Requires the provision of adequate amenity space.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 7.13 (2011) Safety, security and resilience to emergency

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- **5th February 2014**

6. Consultations

External Consultees

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

ENVIRONMENT AGENCY:

We are satisfied that the information submitted now demonstrate that level for level floodplain compensation can be provided in the single northern area.

Internal Consultees

FLOOD AND WATER MANAGEMENT OFFICER:

Following confirmation that the Environment Agency are happy with the amendment to combine the two separate areas of floodplain compensation into one, and that the proposals demonstrate that the applicant is providing more compensation than that is lost, there are no objections to the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development of a flood compensation scheme was approved as part of the outline consent for the redevelopment of St Andrews Park. The proposal would result in improved compensation, whilst ensuring that the park is will remain in accordance with the approved parameter plan and landscape strategy. As such, no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

This portion of the site is located within the Green Belt. The fundamental aim of the NPPF in relation to Green Belt is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. The proposed development is not considered inappropriate as it maintains the openness of the Green Belt and proposes open recreational space.

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

7.07 Impact on the character & appearance of the area

The proposed works are within the District Park, which is the major component of the green infrastructure of the St Andrews Park development. The proposal does not impact on the landscaping provision or the visual appearance of the park land. It is, therefore, considered that the works would not impact on the visual amenities of the surrounding area, in accordance with Policies BE13, BE15 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

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

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

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

7.12 Disabled access

No buildings are proposed as part of this application. As such there are not considered to be any access issues relating to the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposed works would not impact on any trees or landscaping within the park.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Comprehensive flooding and drainage issues were dealt with and overcome as part of the Outline Planning Permission for the development. Overall flooding management plan and drainage schemes were established for the entire site as part of this outline permission. This was based on compensation areas being established across the site to allow for floodwater retention.

Further investigation has shown that one of these areas would not be efficient due to constraints, such as dense woodland, imposed on the southern area. As such, it is proposed to combine the two originally proposed compensatory flood storage areas into one by relocating the southern area to the northern area.

The proposed area would provide greater compensation than that which is lost, and the Environment Agency and the Council's Floodwater Management Officer support the scheme on this basis.

As such, the scheme is considered acceptable in terms of flood risk management.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

GENERAL

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

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

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

PLANNING CONDITIONS

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

PLANNING OBLIGATIONS

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

EQUALITIES AND HUMAN RIGHTS

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

The requirement to have "due regard" to the above goals means that members should

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for a portion of the eastern park within Phase 1 for the creation of a flood compensation scheme.

The Reserved Matters application relates to a small area, located with the eastern park of the St Andrews Park Site. The application site is bordered by the River Pinn to the west, and Phases 1A and B to the east.

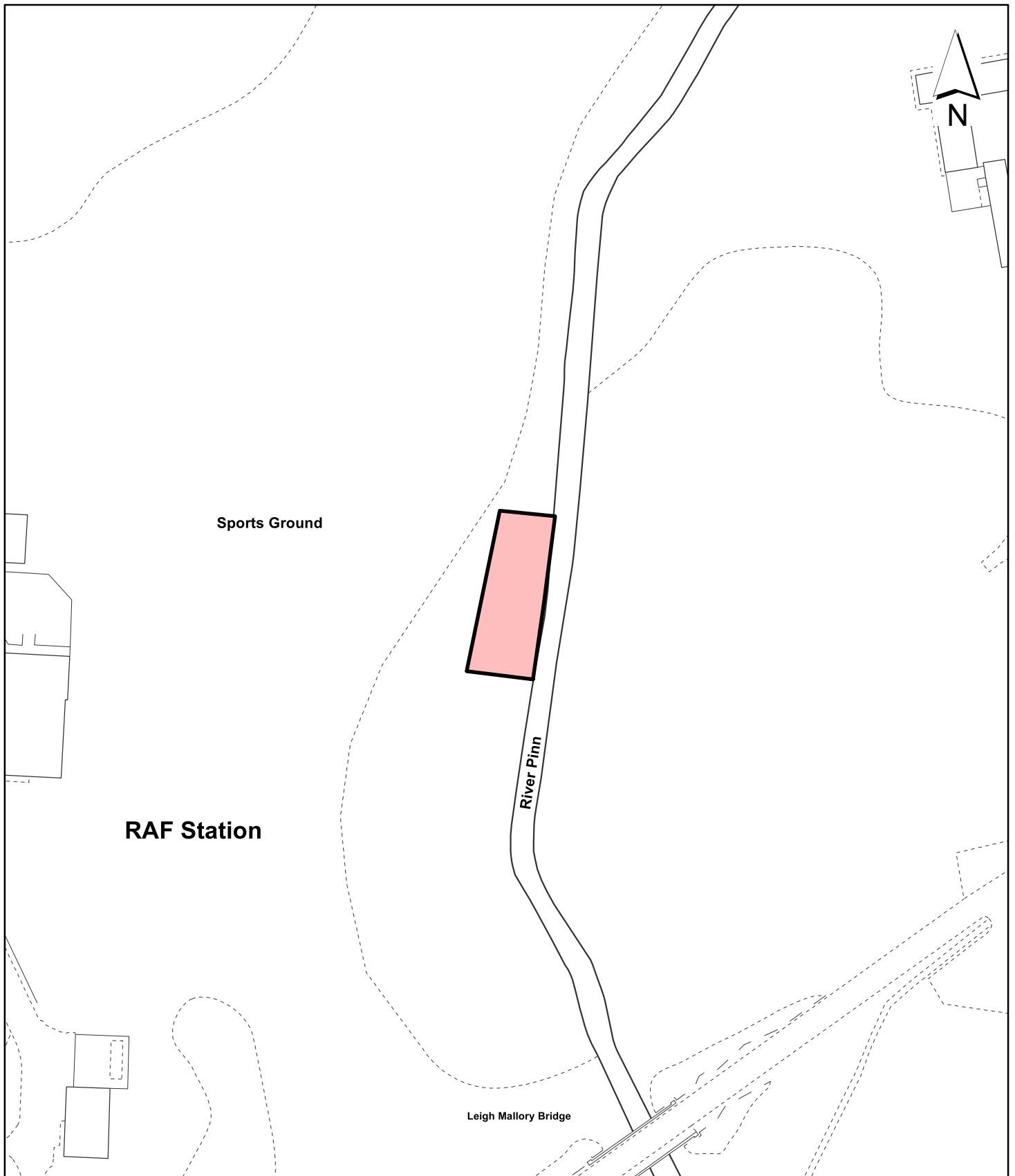
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11. Reference Documents

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

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

Former RAF Uxbridge

Planning Application Ref:

585/APP/2014/17

Planning Committee

Major Application

Scale

1:1,250

Date

March 2014

LONDON BOROUGH OF HILLINGDON Residents Services

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



HILLINGDON
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