

## Report of the Head of Planning, Sport and Green Spaces

**Address** FORMER THE BRIDGE & EARLY YEARS CENTRES ACOL CRESCENT  
RUISLIP

**Development:** Redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works (involving demolition of existing buildings).

**LBH Ref Nos:** 65847/APP/2014/427

**Drawing Nos:** 2013/D122/P/03 Rev. A - Proposed Site Plan  
2013/D122/P/01 - Site Location Plan  
2011/D1/P/02 Existing Site Plan, Topographical and Tree Survey  
2013/D/122/P/04 - Ground Floor Plan  
2013/D/122/P/05 - First Floor Plan  
2013/D122/P/06 - Second Floor Plan  
2013/D122/P/07 - Roof Plan  
2013/D122/P/08 - Southwest Southwest and Northeast Elevations  
2013/D122/P/09 - Northwest Elevation Sections X-X, Y-Y, Z-Z  
Energy Statement by Frankham Consultancy Group dated 5th February 2014  
PPG24 Assessment Ref 4969.PPG24.02  
Arboricultural Impact Survey Ref: 2011/ LBH/HNC/AIA/01 A  
Design and Access Statement Version 2.0 dated 19th January 2014

**Date Plans Received:** 07/02/2014                      **Date(s) of Amendment(s):** 25/02/2014  
**Date Application Valid:** 07/02/2014                      07/02/2014

### 1. SUMMARY

Planning permission is sought for the demolition of the existing buildings on the site and its redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works.

The development is acceptable in principle having regard to the extant planning permission and would provide for much needed supported and affordable housing.

The development would achieve an appropriate appearance within the street scene, provide an appropriate landscape setting, appropriate living conditions for future occupiers and have no unacceptable impacts on the amenity of nearby residential occupiers.

Subject to conditions and planning obligations the development would be acceptable in all other regards and is recommended for approval.

### 2. RECOMMENDATION

**A) That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:**

- 1. Affordable Housing: 100% affordable housing with 50% of the units to be**

supported housing

2. Education: £15,439

3. Health: £7514.12

4. Libraries: £797.64

5. Community Facilities: £10,000

6. Construction Training in line with the Council's SPD.

7. Project Management & Monitoring Fee: 5% of total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 9th May 2014, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, education, health, libraries, community facilities, construction training or project management). The proposals therefore conflict with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

**1            SP01            Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

**2            RES3            Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990

**3            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:

2013/D122/P/03 Rev. A - Proposed Site Plan;  
2013/D122/P/01 - Site Location Plan;  
2011/D1/P/02 Existing Site Plan, Topographical and Tree Survey;  
2013/D/122/P/04 - Ground Floor Plan;  
2013/D/122/P/05 - First Floor Plan;  
2013/D122/P/06 - Second Floor Plan;  
2013/D122/P/07 - Roof Plan;  
2013/D122/P/08 - Southwest Southwest and Northeast Elevations; and  
2013/D122/P/09 - Northwest Elevation Sections X-X, Y-Y, Z-Z

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).

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

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

Frankham Consultancy Group Building Services Engineering Energy Statement Project Number 225356 Date 5th February 2014  
Acoustics Report 4969.PPG24.02 (April 2011)  
Arboricultural Impact Survey Ref:2011/LBH/HNC/AIA/01 A (John Bartlett)

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).

#### **5 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **6 RES7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

## REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **7 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **8 RES9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Refuse Storage which shall appropriately screened
  - 2.b Cycle Storage for 18 cycles which shall be secure and covered
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts for 17 cars (including demonstration that 2 parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials

- 2.f External Lighting
- 2.g Other structures

### 3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

### 4. Schedule for Implementation

#### 5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

#### **9 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **10 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

#### **11 RES16 Code for Sustainable Homes**

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

#### REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

#### **12 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

#### REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

#### **13 RES22 Parking Allocation**

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan . (July 2011).

**14 RES24 Secured by Design**

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

**15 RES26 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) Any soils imported to the site shall be tested and certified as free from contamination.

(iv) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**16 NONSC Carbon Dioxide Reductions**

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO<sub>2</sub>) for each element of the regulated energy use (e.g. space heating, hot water and electricity) for all the relevant uses (e.g. residential, commercial etc.).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions.
- 3) the inclusion of CHP (if appropriate) to service the development, the specification of the technology to be used, the inputs and outputs (in kwhr and associated kgCO<sub>2</sub>) of the CHP unit and the impacts on the baseline emissions.
- 4) the use of renewable energy to help meet the 40% target including full details of technology including the location within the development (e.g. roof plans and elevations showing the inclusion of the PVs.)
- 5) how the technology will be maintained and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

**17 RES13 Obscure Glazing**

The first floor corridor window facing Bourne Court shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**18 NONSC Glazing specification**

The external building fabric design shall achieve, as a minimum, a sound reduction performance which accords with the specification set out within section 6.0 of the submitted PPG24 Assessment (Report PPG24 Assessment4969.PPG24.02) prepared by Practical Acoustics.

REASON

To ensure that an appropriate internal living environment is provided for future residents of the development in accordance with Policies OE1 and OE5 of the Hillingdon Local



Plan: Part Two Saved UDP Policies (November 2012).

**19 NONSC Access Gate Details**

Notwithstanding the plans hereby approved, prior to the commencement of the development details of the access gate to the car park shall be submitted to, and approved in writing by, the Local Planning Authority.

The details shall demonstrate that the access gate:  
is set back at least 5.0m from the boundary of the adjacent highway;  
does not open out over the public highway;  
incorporates facilities for its operation by disabled persons, service delivery vehicles, emergency vehicles and local authority service vehicles; and  
is capable of being manually operated in the event of a power failure.

Thereafter the access gate shall be installed in accordance with the approved details and maintained for so long as the development remains on site.

**REASON**

To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**20 RES23 Visibility Splays - Pedestrian**

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

**REASON**

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**21 NONSC Non Standard Condition**

The development shall not be occupied until the redundant access from the site to Acol Crescent has been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

**REASON**

To restrict access onto the public highway where it is necessary in the interest of highway safety in accordance with policy AM7 Hillingdon Local Plan: Part two Saved UDP Policies (November 2012)

**INFORMATIVES**

**1 I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on

Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **2            I2            Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

## **3            I21            Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

## **4            I23            Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

## **5            I25A            The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

## **6            I47            Damage to Verge**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

#### **7            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).

#### **8            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.

AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	Residential Developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and

R17 children  
Use of planning obligations to supplement the provision of recreation, leisure and community facilities

**9 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site is situated in a residential area near to South Ruislip Station, along Station Approach and the junction with Acol Crescent. The area in the immediate vicinity of the site is characterised by flatted development and semi detached and detached properties, situated along Acol Crescent, as well as Canfield Drive and Station Approach.

Access for vehicles is via Canfield Drive, which leads to a service Road at the rear of the site. The service road terminates at the rear of The Early Years Nursery.

The site contains a vacant single storey building, last used as the South Ruislip Early Years Centre and a single storey building which was last used as a temporary children's centre.

The application site consists of the application sites of two extant planning permissions, which at the time were known as plots 1 and 2.

Plot 1 has extant permission for the erection of a two storey building to provide 14 one-bedroom, supported housing units together with ancillary office accommodation, landscaping and parking

Plot 2 has extant permission for for the erection of a part two, part three storey block comprising 7, one-bedroom and 5, two-bedroom flats, together with associated car parking and landscaping.

Accordingly, the application site currently has extant planning permission for the erection of 26 units. A total of 13 of the units to be provided by the previous consents were to be delivered as affordable housing.

To the north east is Bourne Court, a residential development comprising 4, three storey blocks of flats. Between the application site and Bourne Court, there is a private alleyway. Further along Station Approach to the east, there is a parade of shops, which leads up to the South Ruislip London Underground railway station. Shops also occur to the west near the junction with West End Road and on the opposite side of Station Approach to the south.

### 3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing buildings on the site and its redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works.

The units would be accommodated within a roughly L-shaped block, there would be a linear frontage along Station Approach and a curved frontage facing Acol Crescent, in order to address the primary building lines on these roads. The western part of the building would be 2 storeys in height with a shallow pitched roof, this would step up to a taller lift/stair overrun and 3 storey element with a flat roof along Station Approach and step back down to a two storey flat roofed structure approximately 15.3m from the eastern edge of the building along Station Approach.

It is noted that the western portion of the building when viewed from Station Road will appear very similar to the building previously granted consent. The eastern portion would differ by way of the building stepping down from 3 storeys to two storey, whereas the previously consented scheme maintained a consistent 3 storey height.

17 Car Parking Spaces would be located in a communal car parking area accessed from Canfield Drive.

### 3.3 Relevant Planning History

65847/APP/2011/1132 Day Centre - Plot 1 Acol Crescent Ruislip

Erection of a two storey building to provide 14 one-bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

**Decision:** 25-08-2011 Approved

67607/APP/2011/1122 South Ruislip Early Years Centre - Plot 2 Acol Crescent Ruislip

Erection of a part two, part three storey block comprising 7, one-bedroom and 5, two-bedroom flats, together with associated car parking and landscaping (involving demolition of existing buildings).

**Decision:** 15-09-2011 Approved

#### Comment on Relevant Planning History

The site contains a vacant single storey building, last used as the South Ruislip Early Years Centre and a single storey building which was last used as a temporary children's centre.

The application site consists of the application sites of two extant planning permissions, which at the time were known as plots 1 and 2.

Plot 1 has extant permission for the erection of a two storey building to provide 14 one-bedroom, supported housing units together with ancillary office accommodation, landscaping and parking

Plot 2 has extant permission for for the erection of a part two, part three storey block comprising 7, one-bedroom and 5, two-bedroom flats, together with associated car parking and landscaping.

While the current proposal is for 28 units within a single building, rather than 26 units contained within 2 buildings, the overall design approach and layout on site is very similar to that of the previously consented scheme. The main difference being that the current proposal steps down to two storeys towards the eastern end of the Station Approach Elevation and amendments to the layout and parking arrangements.

#### **4. Planning Policies and Standards**

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan 2011  
National Planning Policy Framework (NPPF)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Land Contamination  
Council's Supplementary Planning Document - Air Quality  
Council's Supplementary Planning Document - Noise  
Council's Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Council's Supplementary Planning Document: Residential Layouts

#### **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.H2 (2012) Affordable Housing

Part 2 Policies:

- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- HDAS Residential Developments
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection

	measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th March 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised as a major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 53 nearby owner/occupiers were consulted, including the South Ruislip Residents Association. 6 letters of comment have been received:

- letters in objection and
- letters of comment.

The comments received are summarised below and officer responses provided.

#### (i) Congestion Traffic

Officer comment: It is not considered that the development would have any significant impacts on traffic when compared to the extant consents as there is an increase of only 2 units.

#### (ii) Parking Concerns

Officer comment: The Council's Highways Officer has reviewed the proposals and considered adequate parking is provided having regard to the nature and scale of the development.

#### (iii) Noise pollution

Officer comment: The development is for residential uses which are compatible with the surrounding residential area and it is not therefore considered it would have any adverse impact in respect of noise generation.

#### (iv) Do not wish there to be flats built on the site

Officer comment: The principle of the proposed uses is considered acceptable as discussed in the relevant section of this report.

#### (v) Large proportion of flats already around this area

Officer comment: Government policy seeks to provide additional housing to meet the demand of a growing population. The provision of additional housing is supported by adopted policy.

#### (vi) Over-development of the Site

Officer comment: The density of the development and its impacts are discussed in detail within this report. It is not considered the proposal represents an over-development of the site.

(vii) Impact on amenity of neighbouring occupiers.

Officer comment: The relationship of the development with neighbouring properties and its potential impact on their amenity is discussed in the relevant section of this report. It is considered that the development accords with the Council's policies and guidance and would not have any unacceptable impacts on the amenity of nearby residential occupiers.

#### DEFENCE ESTATES

No objection.

#### GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE:

No objection, and no archaeological requirements.

#### Internal Consultees

##### HIGHWAYS:

The development is for the demolition of existing buildings within the site and the construction of 26 x 1 bedroom and 2 x 2 bedroom apartments that will be allocated as social and supported housing at a 50% ratio. As part of the proposals, 17 car and 6 cycle parking spaces will be provided, with 14 car parking spaces allocated to residents of the social housing apartments and remaining 3 parking spaces, allocated for the operational requirements of the supported housing units.

Vehicle access to the site will be provided from Canfield Drive via the existing site access. Pedestrian access will be provided from Station Approach with the provision of new access gates. In addition, the existing vehicle crossover located along Acol Crescent will be reinstated as a pedestrian footway.

When undertaking assessment of the proposals it is noted that the PTAL index within the surrounding area is classified as 3, which indicates that the site has moderate access to public transport facilities. Furthermore, it is noted that the site is located within the recommended walking distances (as stated by Transport for London) to all public transport facilities, including local bus stops and South Ruislip rail station.

As a result, based on the nature of the development and the availability of public transport facilities, the proposed car parking provision is considered acceptable. However, when reviewing the provision of cycle parking, this is below the council's minimum standard. Nevertheless, this can be dealt with by way of planning condition.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012 and an objection is not raised in relation to the highway and transportation aspect of the proposals, provided that the details below are made conditional to the planning consent.

#### Conditions

1. The vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays, which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
2. The proposed gates located at the vehicle access shall be set back into the site at a distance of 5.0m from the boundary of the adjacent highway.
3. 18 Cycle parking spaces shall be provided secured and undercover within the boundary of the site to serve the development.



4. No gates shall be permitted to open over the adjacent highway.

5. The development hereby approved shall not be occupied until the redundant vehicle crossover located along Acol Crescent has been reinstated to footway.

#### Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

2. The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

#### PLANNING OBLIGATIONS OFFICER:

##### Proposal:

28 units

14 x supported housing units (14 x 1bed)

14 x social rent (12 x 1 bed and 2 x 2bed)

Resulting population: 34.68

##### Obligations Sought:

1. Affordable Housing: 100% affordable (please check however if the supported housing element is constitutes affordable housing - i understand that the supported housing will be offered at affordable rent)

2. Education: £15,439 with full nominations rights.

3. Health: £7514.12

4. Libraries: £797.64

5. Community Facilities: £10,000

6. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs: 28/160 x £71,675

7. Project Management & Monitoring Fee: 5% of total cash contributions.

#### HOUSING SERVICES:

No objection.

#### TREES & LANDSCAPE OFFICER:

The site is occupied by a social services centre and day centre at the junction of Station Approach and Acol Crescent - from which it is accessed. There are two buildings currently occupying the site together with a service road, car parking and some open space. The area is dominated by Station Approach which has a mix of residential dwellings and retail which intensifies to the east towards South Ruislip. Acol Crescent and the surrounding side streets are characterised by semi-detached and terraced housing.

This site is bounded by utilitarian galvanized chain link fencing, but benefits from a mature and dense Privet (evergreen) hedge along the Acol Crescent frontage. There are a number of trees on the site, none of which are protected by TPO or Conservation Area designation.

#### PROPOSAL:

The proposal is to demolish the existing buildings and redevelop the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works. (The site has been the subject of previous proposals, 2011/1132 and 2011/1122).

#### LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement refers to the importance of the amenity areas 'for outdoor enjoyment of residents' at 3.2.1 and the provision of private gardens, balconies and shared landscaped areas. The Arboriculturalists report is mentioned in 3.5.1. This should refer to the 2012 version of BS5837 (not the superseded 2005 version).
- Specific landscape objectives are set out in section 8.0 of the D&AS.
- A Tree Survey and Arboricultural Impact Assessment has assessed the condition and value of 11No. individual trees and 1no. Hedge.
- Of the 11No. trees, 9No. are rated 'B' grade (fair) and 2No. 'C' grade (poor). The Leyland hedge (H1) in the middle of the site has been rated 'B'. The Privet hedge along the west boundary has not been assessed.
- There is no objection to the assessment of the trees. The results confirm that none of the trees are 'A' grade, which should be retained as part of a re-development proposal. The 'B' grade trees are worthy of retention where possible, with 'C' grade trees having a limited useful life expectancy.
- There is a discrepancy between the Tree Survey Plan ref. 2011/D1/P02 and the Proposed Site Layout Plan, ref. 2013/D122/P/03. - The survey indicates that the cypress hedge (H1) is 'to be retained' and makes no reference to the Privet hedge. The layout plan confirms that the cypress hedge will be removed and the boundary hedge (Privet) retained.
- The proposed plan indicates little in the way of new planting to supplement the existing trees. The final landscape scheme should include additional tree planting and hedging (notably along the Station Approach boundary).
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

#### RECOMMENDATIONS:

No objection, subject to the above observations and RES7, RES8, RES9 (parts 1,2,4,5, and 6), RES10.

#### SUSTAINABILITY OFFICER:

No objection.

The submitted energy report does not demonstrate an adequate reduction in carbon dioxide emissions to comply with Policy 5.2 of the London Plan, however this appears to be because it was prepared with reference to an incorrect policy context (e.g. the reports authors were aiming for a 25% reduction rather than the required 40% reduction). Having regard to the type of development proposed there is no reason why the development could not achieve the necessary 40% reduction in carbon dioxide emission if further design work were undertaken with the correct objectives.

Accordingly, subject to a condition ensuring that a 40% reduction in carbon dioxide emissions is achieved the development would comply with Policy 5.2 of the London Plan.

#### FLOOD AND DRAINAGE OFFICER:

The site is under 1 hectare and therefore a Flood Risk Assessment is not required. However the Station Approach is an areas where the Thames Water surface water mains are overwhelmed in heavy rain causing flooding and therefore the surface water on the site will need to be controlled to green field run off rates.

No objection is raised subject to the imposition of the Council's Sustainable Water Management Condition.

## **7. MAIN PLANNING ISSUES**

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

The principle of the removal of the community building at the site (the nursery and former Bridge Day Care Social Services Centre) and the redevelopment of the site for a mixture of housing and supported housing has been established through the grant of the extant planning permissions in 2012.

Accordingly, the current proposal is considered to remain compliant with Policy R11 of the Hillingdon Local Plan Part Two: Saved Policies UDP (November 2012).

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

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha at an average of 2.7 - 3.0 hr/unit.

The proposed density for the site would be 214 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level. In terms of the number of units, the proposed density would be 104 units/ha, which just exceed London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. In this case the scheme has been specifically designed to provide a mixture of affordable housing and supported living units for individual persons. As such, the proposed units are considered to be appropriate for their intended and no objections are raised to the proposed mix.

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

There are no archaeological or historic issues associated with this site.

### **7.04 Airport safeguarding**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

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

Not applicable. There is no green belt land within the vicinity of the site.

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

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

The units would be accommodated within a roughly L-shaped block, there would be a linear frontage along Station Approach and a curved frontage facing Acrol Crescent, in

order to address the primary building lines on these roads. The western part of the building would be 2 storeys in height with a shallow pitched roof, this would step up to a taller lift/stair overrun and 3 storey element with a flat roof along Station Approach and step back down to a two storey flat roofed structure approximately 15.3m from the eastern edge of the building along Station Approach.

The development is considered to respect the building lines in the locality and is of an appropriate scale and massing with regard to its context. The overall design of the building is similar to the two extant planning permissions with the main differences being:

- (i) The provision of single building, rather than two buildings separated by a 1m gap in the extant permissions.
- (ii) The fact that the building drops to two storeys in height adjacent to Bourne Court, instead of maintaining the three storey height in the extant schemes.
- (ii) Amendments to the layout of the landscaping and parking within the rear of the development.

It is considered that the design of the two buildings within the extant schemes had a slightly stronger relationship between the scale of the proposed development and Bourne Court and had a slightly better appearance within the street scene. However, the building now proposed is of a very similar design overall and it is not considered that the current proposal would have an unacceptable appearance within the street scene. Further, the proposed development provides an additional two units and a layout which better meets the needs of the future tenants and occupiers than the extant permissions.

It is considered that overall the scheme would have an acceptable appearance within the street scene and that having regard to the current national and local policy context refusal of the scheme could not be justified because of a slight design preference for the previous proposals. As such, the development is considered to comply with Policies BE13 and BE19.

## **7.08 Impact on neighbours**

### **OUTLOOK**

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

As part of the design, there is a substantial area of open space between the rear of the new building and the nearest existing private residential house in Canfield Drive. A distance of between 21 and 22 metres is maintained between the proposed building and the side boundary with No.2 Canfield Drive to the north of the site.

With regard to the impact of the proposed development on occupiers to the east, the two storey element of the proposed building and the adjacent Bourne Court is separated by 7.8m, with the three storey element being set back some 23 metres. The layout of the development is such that the two storey element falls outside the 45 degree angle of vision from the rear windows of that block. There are no windows in the flank elevation of

Bourne Court facing the application site. In addition, an existing 2.2 metre wide alleyway is located between the application site and the adjoining Bourne Court. Although private gardens serving Nos. 5 and 7 Bourne Court exist beyond this alleyway, it is considered that the siting and height of the proposed block, relative to the adjoining gardens is satisfactory. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the UDP and relevant design guidance.

#### DAYLIGHT/SUNLIGHT

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Saved Policy BE21 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to saved Policies BE20 and BE21 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Having regard to the relationship of the proposed building with Bourne Court it is considered that there will be no loss of direct sunlight to any of the habitable windows serving Bourne Court as a result of the development. Although there would be some loss of direct sunlight to the garden area of Nos. 5 and 7 Bourne Court in the afternoon, it is considered that this would not have a significantly detrimental impact, and would not be sufficient reason on its own to refuse the application.

With regard to the impact on properties to the north in Canfield Drive, it is not considered that there would be a material loss of daylight or sunlight to these neighbouring occupiers, as the proposed building would be sited a sufficient distance away from those adjoining properties. It is also considered given its layout, that there will be a good level of day lighting for the proposed development. The proposal is therefore considered to be consistent with Policy BE20 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

#### PRIVACY

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's SPD also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m and at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been

adhered to so as to respect the residential amenity of existing residents.

To the rear of the proposed building, a minimum distance of 21 metres is maintained from the first and second floor windows to the sensitive part of the private amenity area adjacent to the back doors of number 2 Canfield Drive. In addition, only a non-opening window to the corridor will be provided on the flank elevation facing Bourne Court and this can be ensured by way of a condition. The proposal will therefore not result in overlooking or loss of privacy issues to residents of that block. The proposal is therefore considered to be consistent with Saved Policy BE24 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

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

All units comply with the Council's SPD and London Plan standards for minimum internal floor areas. With the one bedroom units ranging between 51m<sup>2</sup> and 60m<sup>2</sup>, and the two bedroom units providing 72m<sup>2</sup>. It is therefore considered that the proposed units would provide adequate internal floorspace.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m<sup>2</sup> per unit should be provided and for two bedroom flats a minimum of 25m<sup>2</sup> per unit should be provided. In accordance with this standard, a total of 570m<sup>2</sup> of amenity space is required.

The application identifies two communal amenity area at the rear of the site comprising 490m<sup>2</sup> of amenity space. In addition, private gardens serving the ground floor flats totalling 302m<sup>2</sup> are also provided, together with balconies to the upper floor flats. The amenity space provision is therefore in excess of the SPD requirements. Any future landscaping scheme could also incorporate low hedge borders around the rear ground floor level patio area, which allows the demarcation between private and communal amenity areas. Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, the SPD HDAS: Residential Layouts and the provisions of the London Plan.

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

##### **ACCESS**

Vehicular access to the new development will utilise the existing entrance to the rear of the site via Canfield Drive. Pedestrian access to the proposed development is also provided off Station Approach.

Three bin storage locations are shown, one being close to the vehicular entrance to the site, adjacent to the car parking areas, and the other two being located along Station Road to the front of the building. The refuse stores are location a convenient distance from the residential units they serve and appropriate distance from the public highway to enable collection on waste days. The details design of the bin stores could be secured by condition to ensure an appropriate appearance within the street scene.

Overall, the Highway Engineer raises no objections to the access arrangements, subject to conditions requiring adequate sight lines and an appropriate set back of the access gate. Subject to the implementation of these measures, it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the Hillingdon Unitary Development Plan

Part Two - Saved Policies UDP (November 2012).

## PARKING

The development is for the demolition of existing buildings within the site and the construction of 26 x 1 bedroom and 2 x 2 bedroom apartments that will be allocated as social and supported housing at a 50% ratio. 17 car parking spaces will be provided, with 14 car parking spaces allocated to residents of the social housing apartments and remaining 3 parking spaces, allocated for the operational requirements of the supported housing units. Two spaces are designed as disabled parking bays in accordance with the Council's standards. The Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

The Council's Highways Engineer has indicated that 18 Cycle parking spaces should be provided, as opposed to the 6 spaces referenced within the application documents. There is adequate space within the site to provide 18 cycle parking spaces in an appropriate secure and covered manner. Subject to this matter being dealt with by condition the development would comply with Policy AM9 the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

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

- Urban Design

Issues relating to design are addressed in section 7.07 of this report.

- Access

Issues relating to access are addressed in section 7.12 of this report.

- Security

The applicant's Design and Access Statement confirms that following pre-application discussions with the Metropolitan Police Crime Prevention Design Advisor, a number of security measures have been incorporated into the scheme, including provision of secure boundary treatment, lighting of common areas, secure cycle storage, etc. Should approval be granted a condition would be attached to ensure that the development meets the Metropolitan Police's 'Secured by Design' criteria.

### **7.12 Disabled access**

The applicant's Design and Access Statement confirms that the development would fully comply with the requirements of BS 8300:2009: +A1:2010 and Part M of the Building Regulations.

Pre-application discussions have taken place with the Council's Access Officer and the applicant has confirmed that relevant recommendations have been taken on board.

Subject to appropriate conditions securing compliance with Lifetime Homes standards it is considered that the development would achieve an appropriate level of accessibility.

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

All units proposed would be dedicated to supported living for those with learning difficulties or for social housing. The applicant has confirmed that the development would provide 100% affordable housing. The legal agreement would ensure no change of use

away from affordable housing could happen in the future.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

A Tree Survey and Arboricultural Impact Assessment has assessed the condition and value of 11No. individual trees and 1no. Hedge. Of the 11No. trees, 9No. are rated 'B' grade (fair) and 2No. 'C' grade (poor). The Leyland hedge (H1) in the middle of the site has been rated 'B'. The Privet hedge along the west boundary has not been assessed.

There is no objection to the assessment of the trees. The results confirm that none of the trees are 'A' grade, which should be retained as part of a re-development proposal. The 'B' grade trees are worthy of retention where possible, with 'C' grade trees having a limited useful life expectancy. The proposed layout of the development makes adequate provisions for the retention of the 'B' grade trees.

The development also provides for a generous communal amenity space to the rear and soft landscaping between the building and the surrounding roads in the form of private gardens or landscaping stripes. Subject to a landscape conditions these areas could all be landscapes in appropriate way which would give the development an appropriate appearance within the area and provide a high quality environment for future occupiers. Accordingly, the development is considered to comply with Policy BE38 subject to landscaping conditions.

#### **7.15 Sustainable waste management**

The plans indicate that refuse storage facilities will be provided in three stores, one located towards the northwest of the building and the other two located on the Station Road Frontage. Subject to a condition the stores would provide for an appropriate appearance and are located in a convenient location for use by residents and for refuse collection.

#### **7.16 Renewable energy / Sustainability**

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement, which sets out a number of measures such as ensuring the building is well insulated, energy efficient lighting and the inclusion of photovoltaic panels to reduce energy demand.

Notwithstanding the above proposed measures, only a 25% reduction in carbon dioxide emissions above Part L of the Building Regulations is demonstrated by the report. The Council's Sustainability Officer has reviewed the report and has concluded that the reason the report only demonstrates a 25% reduction is because it was prepared with reference to an incorrect policy context (e.g. the reports authors were aiming for a 25% reduction rather than the required 40% reduction). Having regard to the type of development proposed the Council's Sustainability Officer can see no reason why the development could not achieve the necessary 40% reduction in carbon dioxide emission if further design work were undertaken with the correct objectives.

Accordingly, subject to a condition ensuring that a 40% reduction in carbon dioxide emissions is achieved it is considered that the development would comply with Policy 5.2 of the London Plan.



### **7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In accordance with this requirements a Sustainable Drainage System would be provided. The Council's Flood Water Management Officer has confirmed that the scheme meets national standards for design as surface water is restricted to reduce the run off from the site and, therefore no objections are raised subject to a condition, which seeks further information on the detailed design.

### **7.18 Noise or Air Quality Issues**

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC C as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

### **7.19 Comments on Public Consultations**

The comments arising from the public consultation are addressed within the External Consultees section of this report, by way of condition or are not material planning considerations.

### **7.20 Planning obligations**

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community/recreational open space, and libraries. A contribution can also be secured in respect of project management and monitoring.

The following planning obligations have been agreed:

1. Affordable Housing: 100% affordable (please check however if the supported housing element is constitutes affordable housing - i understand that the supported housing will be offered at affordable rent)
2. Education: £15,439 with full nominations rights.
3. Health: £7514.12
4. Libraries: £797.64
5. Community Facilities: £10,000
6. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs:  $28/160 \times £71,675$
7. Project Management & Monitoring Fee: 5% of total cash contributions.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a Statement of Intent or a S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of

the proposed development, in compliance with Policy R17 of the UDP.

**7.21 Expediency of enforcement action**

Not applicable to this 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**

Planning permission is sought for the demolition of the existing buildings on the site and its redevelopment of the site to provide a residential block containing 28 units for social and supported housing including parking and ancillary works.

The development is acceptable in principle having regard to the extant planning permission and would provide for much needed supported and affordable housing.

The development would achieve an appropriate appearance within the street scene, provide an appropriate landscape setting, appropriate living conditions for future occupiers and have no unacceptable impacts on the amenity of nearby residential occupiers.

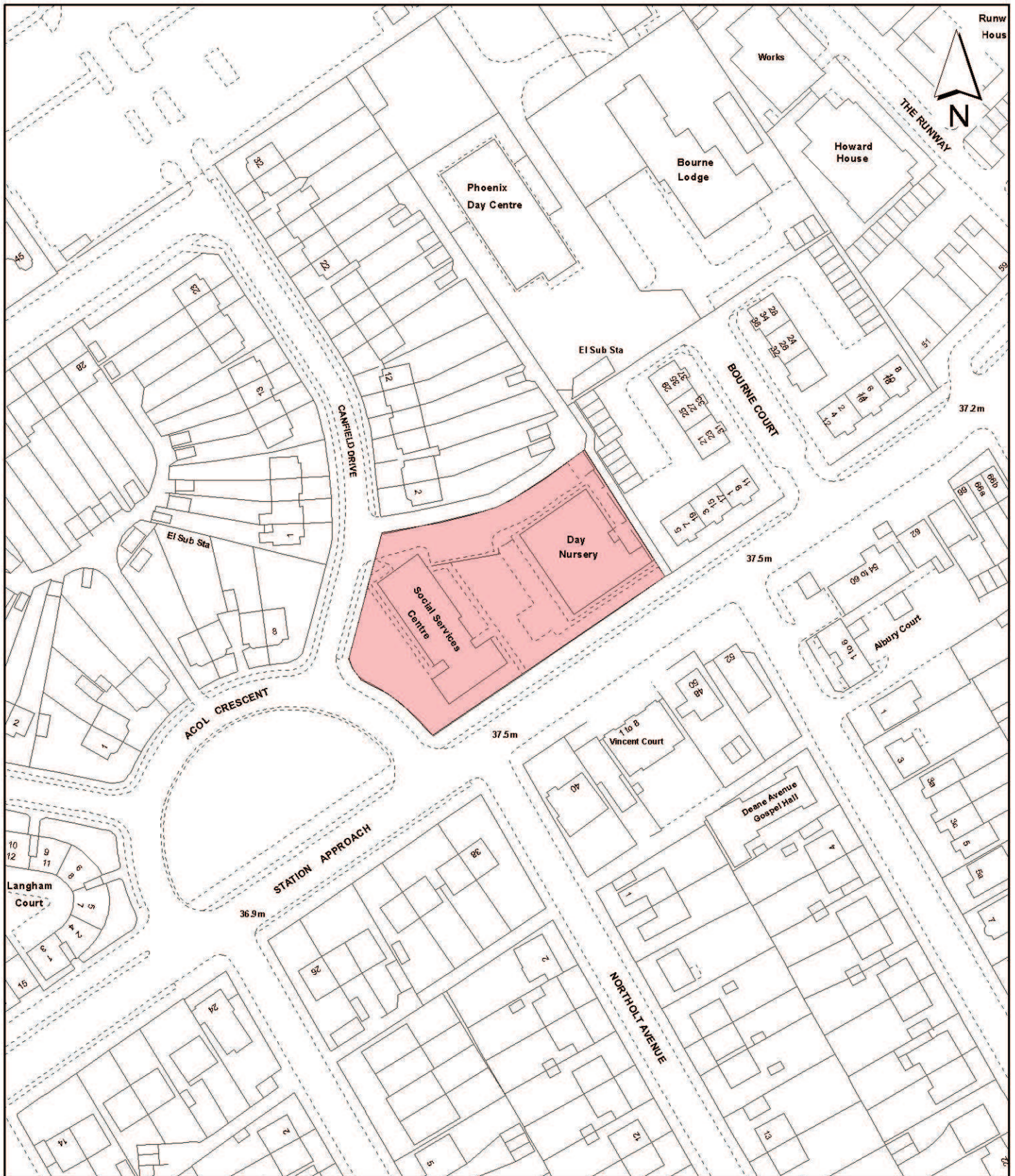
Subject to conditions and planning obligations the development would be acceptable in all other regards and is recommended for approval.

#### **11. Reference Documents**

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan 2011  
National Planning Policy Framework (NPPF)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Land Contamination  
Council's Supplementary Planning Document - Air Quality  
Council's Supplementary Planning Document - Noise  
Council's Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Council's Supplementary Planning Document: Residential Layouts

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<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Former The Bridge &amp; Early Years Centre</b>  <b>Acol Crescent</b>  <b>Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW          Telephone No.: Uxbridge 250111</p>
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	<p>Planning Committee</p> <p><b>Major Application</b></p>	<p>Date</p> <p><b>April 2014</b></p>	