

Report of the Head of Planning, Sport and Green Spaces

Address STOCKLEY PARK GOLF CLUBHOUSE, STOCKLEY ROAD WEST
DRAYTON

Development: Remodelling, realignment, and landscaping of existing 10th hole of golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, and fairways.

LBH Ref Nos: 37850/APP/2012/2739

Drawing Nos: 194-001 Rev P
163-001
194-002 Rev P1
194-003 Rev P1
194-004 Rev P1
194-005 Rev P1
194-131 Rev P1
1263.01
1263.02
1263.03
1263.04
1263.05
1263.06
1263.07
Design and Access Statement - September 2012
Flood Risk Assessment - December 2010
Flood Risk Assessment - 18/02/2013
Reptile Survey - October 2012
Visual Assessment - Version 1 (February 2013)
Arboricultural Impact Assessment - 19/02/2013
Construction Management Plan - February 2013
Phase 1 Habitat Survey - September 2012
Transport Statement - 12-068 (October 2012)
Transport Statement (Temporary Access) - June 2013
Transport Statement (Temporary Access) - 47200 (April 2005)
Environmental Assessment - February 2007
Environmental Briefing Note - 29/07/2010
Preliminary Contaminated Land Report - April 2005
Environmental Site Investigation Report - March 2010
Sample Sheets (x 5)
Certificate of Analysis - 07/01/2010
Planning Statement - March 2014

Date Plans Received: 06/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 07/03/2014

1. SUMMARY

The application seeks planning permission for the landscaping of the existing 10th hole of the golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways.

For the reasons outlined below, the proposal is considered to comply with the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as such this application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 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.

2 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 194-001 Rev P; 163-001; 194-002 Rev P1; 194-003 Rev P1; 194-004 Rev P1; 194-005 Rev P1; 194-131 Rev P1; 1263.01; 1263.02; 1263.03; 1263.04; 1263.05; 1263.06; 1263.07, 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).

3 COM5 General compliance with supporting documentation

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

Design and Access Statement - September 2012
Flood Risk Assessment - December 2010
Flood Risk Assessment - 18/02/2013
Reptile Survey - October 2012
Visual Assessment - Version 1 (February 2013)
Arboricultural Impact Assessment - 19/02/2013
Construction Management Plan - February 2013
Phase 1 Habitat Survey - September 2012
Transport Statement - 12-068 (October 2012)
Transport Statement (Temporary Access) - June 2013
Transport Statement (Temporary Access) - 47200 (April 2005)
Environmental Assessment - February 2007
Environmental Briefing Note - 29/07/2010
Preliminary Contaminated Land Report - April 2005
Environmental Site Investigation Report - March 2010
Sample Sheets (x 5)
Certificate of Analysis - 07/01/2010
Planning Statement - March 2014

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).

4 COM30 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) 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Imported Soils

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM6 Levels

Prior to the commencement of development, a scheme for monitoring the excavation and filling, ensuring the works proceed strictly in accordance with the land levels shown on plan number 1263.05, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how land levels are to be monitored on a weekly basis, with details of this monitoring submitted to the Local Planning Authority on a weekly basis. The final results shall be submitted to the Local Planning Authority within 1 week of the completion of the works.

REASON

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

7 COM9 Landscaping

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
 - 1.d Details of ecological enhancements, including bat and bird boxes
2. Details of Hard Landscaping
 - 2.a Hard Surfacing Materials
 - 2.b Means of enclosure/boundary treatments
 - 2.c Other structures (such as bins and furniture)
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

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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 5.11 and 5.17 of the London Plan (July 2011).

8 DIS1 Facilities for People with Disabilities

All the facilities shall be designed specifically to meet the needs of people with disabilities, including level access to footpaths, shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in compliance with policy 7.2 of the London Plan (July 2011).

INFORMATIVES

- | | | |
|---|-----|-----------------------------------|
| 1 | I52 | Compulsory Informative (1) |
|---|-----|-----------------------------------|

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

2 153 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL19	Access to and use of the countryside by all sections of the community
OL26	Protection and enhancement of trees, woodland and landscape features
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature

3 115 Control of Environmental Nuisance

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 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.

4

Contamination:

With regard to the contaminated land condition, Condition 4, any excavations below the ground should be inspected for visual or olfactory evidence of soil contamination. Potential contaminants include heavy metals and oils. It is advised that a written record is made of the observations of soil quality within the excavations for future reference.

5

Gas and Leachate Control:

There is a pollution control system of wells and pipework for gas and leachate control on the landfill. All precautions should be taken to avoid damage to this existing network. Any damage to the system caused by the works is the responsibility of the developer and will need to be remediated to the satisfaction of the Council.

6

Protected Species:

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an established golf course located between Hillingdon Town Centre and the M4. The majority of the site lies between Stockley Road (A408) and Harlington Road (A437), with part of the site lying to the west of Stockley Road. The site is accessed from Bennetsfield Road to the south.

The site is typical of a golf course, in that it consists of a modified landscape with

strategically placed topographical features and planting. A two-storey clubhouse, small putting green and car park are located to the south. A larger practice ground is located to the west of the clubhouse.

The site is located with the Green Belt, but there are no listed buildings in the vicinity of the site and the site is not located with a Conservation Area.

3.2 Proposed Scheme

The application is for the landscaping of the existing 10th hole of the golf course including planting, remodelling of landforms, and the enhancement and alteration of paths, greens, practice ground and fairways. In general the proposal involves extending the hole to the original 1st green location before the remodelling works by UK Golf Ltd took place.

The hole is to be extended to a more appropriate 329 yards and will take away the acute dog leg. This does however mean that the green would be set beyond an existing footpath. This path is also currently set in a small valley and is therefore currently lower than the surrounding land. In order to make the hole playable and to ensure safety between the golfers and walkers it is proposed to gently raise the level of this footpath by around 2 metres to allow total inter visibility between the walker and the golfer. In addition to this an alternative path around the back of the newly proposed green will also be provided so the walker can choose to avoid crossing this fairway altogether.

In addition to the grading works around the footpath, an area of the 10th hole fairway will be lifted slightly (by 1 metre), again to ensure golfers can clearly see walkers using the path. This would improve the safety by improving inter visibility, but it would also allow the new green location to be seen by golfers playing the hole from the fairway landing area. This will be in combination with a lifting of the green complex by 2 metres. The corner of the dog leg of the hole, which is currently a very large mound, will be reduced and cut back slightly to improve the hole's playability and safety.

On the 10th fairway to the east (i.e. between the landing area and tee) the fairway will also be lifted between 0.5m - 1m not only to replace the current poorly shaped stony / rubble surface but to ensure that there is a clean subsoil to place drains in to. 150mm of this lifted level will consist of imported / screened quality topsoil to allow for the creation of a good sports amenity sward and future ease of maintenance.

It has been calculated that in order to raise the current footpath for good visibility between golfers and walkers and to re-grade part of the 10th fairway it will require 11,905 m³ of imported soils. This represents the minimum amount required to remodel the hole and improve safety. The importation process is extremely straight forward and is envisaged to take place over a short period of time. This is because the vehicle access is still in place from the previous import works and the site has an excellent local road network for operations such as this.

In addition to the grading works a native woodland mix (in keeping with the existing planting on the park) is to be planted which covers 4460sqm. Whilst the proposals to require a small amount of clearing (young trees / scrub) either side of the footpath, the proposed planting mitigates this loss by proposing more native tree and shrub planting.

3.3 Relevant Planning History

37850/87/0510

Golf Course East, Stockley Park

Stockley Road West Drayton

Constr of golf course. Details in contours etc in comp with cond 12 of outline pp ref 27951/81/1955

Decision: 24-07-1987 Approved

37850/APP/2006/2820 Stockley Park Golf Course Stockley Road West Drayton
REMODELLING OF GOLF COURSE TO CREATE A NEW PRACTICE GROUND,
RELOCATION OF FIRST HOLE, REALIGNMENT OF FOOTPATH AND ALTERATIONS TO
THE LAKE

Decision: 21-12-2006 Approved

37850/APP/2007/3469 Stockley Park Golf Clubhouse, Stockley Road West Drayton
REMODELLING OF 13TH HOLE GOLF TEEING AREA, CREATION OF A NEW GREEN TO
ACT AS A TURF NURSERY AND CREATION OF SCREENING MOUNDING ALONG SITE
PERIMETER.

Decision: 01-07-2008 Approved

37850/APP/2007/443 Stockley Park Golf Course Stockley Road West Drayton
DETAILS OF UPGRADING OF THE ACCESS ROAD, DIVERSION OF FOOTPATH,
SURFACE WATER DRAINAGE WORKS AND SOURCE CONTROL MEASURES, DESK
STUDY, SITE INVESTIGATION FOR CONTAMINATION AND REMEDIATION MEASURES,
DUST CONTROL MEASURES, SITE SURVEY PLAN, TREE PROTECTION MEASURES,
LANDSCAPING, LANDSCAPE MAINTENANCE, WHEEL CLEANING PLANT EQUIPMENT
AND A TRAVEL ROUTE FOR DELIVERIES TO THE SITE IN COMPLIANCE WITH
CONDITIONS 2, 3, 4, 5, 8, 10, 12, 14, 15, 18, 20 & 22 OF PLANNING PERMISSION REF:
37850/APP/2006/2820 DATED 21/12/2006 'REMODELLING OF GOLF COURSE TO CREATE
A NEW PRACTICE GROUND, RELOCATION OF FIRST HOLE, REALIGNMENT OF
FOOTPATH AND ALTERATIONS TO THE LAKE'

Decision: 08-06-2007 Approved

37850/APP/2008/685 Stockley Park Golf Course Stockley Road West Drayton
CONSTRUCTION OF DRIVING RANGE INCLUDING EXTENSIVE LANDSCAPING AND
PLANTING.

Decision: 17-09-2008 Approved

37850/APP/2011/46 Stockley Park Golf Course And The Clubhouse Stockley Road West
Landscaping of existing golf course including planting, remodelling of landforms, and the
enhancement and alteration of paths, greens, practice ground and fairways.

Decision: 27-01-2012 Approved

37850/APP/2012/2732 Stockley Park Golf Course Stockley Road West Drayton

Erection of lightweight open fronted driving range enclosure

Decision: 20-06-2013 Approved

37850/APP/2012/2743 Stockley Park Golf Clubhouse, Stockley Road West Drayton
Provision of a hardstanding area on which to erect a marquee at Stockley Golf Course.

Decision: 29-09-2013 Approved

37850/APP/2012/2753 Stockley Park Golf Clubhouse, Stockley Road West Drayton
Construction of an adventure golf course, together with associated works (Outline Application, with Appearance, Landscaping and Scale reserved).

Decision: 02-04-2014 Approved

37850/B/92/0530 Golf Course Club House, Stockley Park Stockley Road West Drayton
Reserved matters (details of golf clubhouse, parking and landscaping) in compliance with condition 3 of outline planning permission ref. 27951B/81/1955 dated 20.12.84; Mixed redevelopment

Decision: 08-06-1992 Approved

Comment on Relevant Planning History

Outline planning permission was first granted for the Stockley Park Golf Club in December 1984 (ref: 27951B/81/1955). The approval required the laying out of 250 acres of public open space including the golf course. Construction began in 1985 and was substantially completed around June 1993.

Planning permission reference 37850/APP/2006/2820 was approved in December 2006 for the remodelling of the golf course to create a new practice ground, to relocate the first hole, to realign a footpath and carry out alterations to the lake. This permission was to carry out works to the central portion of the course, which is the area covered by this application.

The works approved included earthworks (both cut and fill) and landscaping. As part of the works carried out with regard to this permission, additional material was imported to the site, creating landforms on the site which were in excess of the heights agreed as part of the permission. This has resulted in higher landforms around the practice ground, and around the 10th and 18th holes, which have since been regularised.

4. Planning Policies and Standards

National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL19 Access to and use of the countryside by all sections of the community
- OL26 Protection and enhancement of trees, woodland and landscape features
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.18 (2011) Construction, excavation and demolition waste
- LPP 5.21 (2011) Contaminated land
- LPP 6.1 (2011) Strategic Approach
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character
- LPP 7.13 (2011) Safety, security and resilience to emergency

- LPP 7.14 (2011) Improving air quality
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- LPP 7.16 (2011) Green Belt
- LPP 7.18 (2011) Protecting local open space and addressing local deficiency
- LPP 7.19 (2011) Biodiversity and access to nature

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th April 2014**

5.2 Site Notice Expiry Date:- **9th April 2014**

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupiers on 17/03/2014. The application was also advertised by way of site and press notices. No objections have been received.

EXTERNAL CONSULTTEES:

NATS:

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

NATURAL ENGLAND:

Statutory Nature Conservation Sites: No objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected Species:

We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted. If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local Sites:

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity Enhancements:

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape Enhancements:

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

This application involves restoring a part of the golf course following the excessive over tipping in 2008 to 2010. The tipping carried out involved the area north and west of the club house and includes the area of this planning application. The reports above from 2005 and 2007 were written prior the excess tipping. The 2007 report was requested and specified in a planning condition by the Environment Agency. The 2010 report by RPS Consultants was carried out for the Council (Planning Department) and covers the area of this application as well as the other adjacent parts of the tipped area.

There were detailed discussions on this site and the specific planning application in 2012. Some discussions were with the Environment Agency regarding further assessment works at the site on groundwater pollution. The 2007 Environmental Assessment by AECOM looked at the likely environmental effects of the proposed landscaping for 2008-10. This has now been resubmitted for this application. The environmental controls and pollution matters at Stockley Park were also summarised in the 2005 report which again was prior to the over tipping in 2008-2010. Other data submitted includes water monitoring information from AECOM which was obtained prior to and during the 2008-2010 works. All of this data clearly explains the pollution issues at Stockley Park. The Environment Agency did request a water pollution update following the over tipping in 2008 to 2010. However it is my understanding that to validate the application monitoring was proposed to ascertain whether or not the groundwater regime had been affected by the over tipping. If so a risk assessment similar to or updating the 2007 report may have been considered.

The report (RPS March 2010) that we commissioned in 2010 to assess the tipped area covers the area of this application. Figure 2 of the report shows where the trial pits and boreholes are on this area. Some contamination was found at depth particularly petroleum hydrocarbons and it extended to this area. If the landscaping excavations do not go too deep the contamination may not be

uncovered. I think this should be the case according to the profile however I cannot confirm this. It may be that a further extensive investigation of the land already trial pitted prior to landscaping may not be necessary as the RPS report has data on the area of the application and there is some information on the source sites. Some further investigation may be necessary to fill in any gaps where there is little information on the soil profile. Most of the soil is construction site waste from development sites around Central and West London. I would however after considering all of the data available to March 2010 advise that a contaminated land condition is applied to any permission. This will also cover any eventuality such as contaminated soil being uncovered during the works.

Any importing of 'good' soils to improve the land will need to be carefully controlled. It appears the levels are to be brought up according to the profile. However I would advise asking the question whether this is from on site soils given the excess available? An import condition should be applied to ensure any imported soils, for example to be used for compost, are clean and tested.

The information submitted should be sufficient as regards land contamination for the application to be considered. The Agency will take a view on the level of information the ground water issues.

As you will appreciate the restoration of the site is a fairly complex project with pollution issues to consider. I think one of the main matters is the extent of excavation. With much tipping on the site and a limited extent of trial pits (see figure 2 of the 2010 report) there remains a possibility of contamination being uncovered. The 2010 report should be considered when planning the works and under the contaminated land condition there should be a strategy in place to identify and test any potentially contaminated materials. The strategy is effectively the 'Watching Brief' referred to in Part (i) c of the condition below.

Contaminated Land Condition:

(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 Document 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; and

(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, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be 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 golf course 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Imported Soil:

No contaminated soils or other materials shall be imported to the site. All imported soils for the landscaping work shall be clean and free of contamination. All imported soils shall be inspected and tested for chemical contamination, the results of this testing shall be submitted to and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition. A schedule of inspection and chemical testing shall be submitted to and agreed with the EPU.

REASON: To ensure that the users of the golf course development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

I would also suggest the informatives below for the contaminated land condition. I think this may be helpful so the contractors are aware of the potential problems if they start excavating on this area. A dust condition was advised last time to protect the offices in dry conditions.

Informative 1 - With regard to the contaminated land condition, any excavations below the ground should be inspected for visual or olfactory evidence of soil contamination. Potential contaminants include heavy metals and oils. It is advised that a written record is made of the observations of soil quality within the excavations for future reference.

Informative 2 - With regard to the contaminated land condition, there is a pollution control system of wells and pipework for gas and leachate control on the landfill. All precautions should be taken to avoid damage to this existing network. Any damage to the system caused by the works is the responsibility of the developer and will need to be remediated to the satisfaction of the Council.

Although there is no housing nearby the dust condition may be useful to protect the offices.

Dust Condition:

Development shall not begin until a scheme for protecting surrounding sensitive areas from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority.

REASON: It is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, noise, and throat. There are occupied offices near to the proposed landscaping works.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the landscaping and remodelling of an area of open space which has been in use as a golf course for a number of years. It would result in the improvement of a site within the Green Belt, and is not considered to impact on the openness of the site. As such, it is considered that the restoration of the site complies with Green Belt and open land policies.

7.02 Density of the proposed development

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

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

7.04 Airport safeguarding

NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The fundamental aim of Green Belt policy 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. Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development. The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The National Planning Policy Framework states 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'.

While the development will introduce new development into this setting, which has the potential to detract from the visual amenity and openness of the Green Belt, the proposal directly relates to the use of the site for outdoor recreation, which is not considered to be inappropriate development. In addition, special circumstances exist in that it would improve the facilities of the site, and allow for further income generating facilities on the site, which will improve the viability of the entire golf course site which is currently struggling economically.

In the case of Stockley Park, very special circumstances have historically been demonstrated and accepted by the Council and the Government Office for London in earlier applications for the development of the earlier phases of the site. The development of the golf course formed a part of these earlier stages. The special circumstances directly related to the Green Belt land included:

- i) the environmental benefits associated with the rehabilitation of large areas of contaminated land; and
- ii) the amenity benefits of transforming and landscaping large tracts of land as publicly accessible open space for the benefit of the community.

In terms of very special circumstances, the current application still seeks to maintain all of those positive outcomes demonstrated as part of the earlier Stockley Park phases. The development will maintain the public right of way network and seek to maintain and enhance this landscape setting. However, an important issue is the extent of harm, created by the newly development is whether the proposed scheme can overcome the presumption against inappropriate development in the Green Belt.

While the development will introduce earth mounds into this landscape setting, which

have the potential to detract from the visual amenity and openness of the Green Belt, the proposal seeks to offset this harm through the provision of extensive areas of additional planting which will both enhance and maintain these landscape and visual amenity values. It is acknowledged that the openness of the Green Belt has been somewhat diminished on the site, however any loss of the openness will be offset through the provision of landscape treatment. It is concluded that the minor loss of open space values from the more elevated views within the golf course will be mitigated by the landscape scheme to complement the development.

Green Belt land has a positive role to play in fulfilling the objective of providing opportunities for outdoor sport and recreation near urban areas.. However, the purposes of including land in the Green Belt take precedence over this land use objective. Whilst these benefits in themselves do not outweigh the potential harm created by the development, the extensive planting proposed to mitigate the impacts of the scheme are considered to overcome the presumption against inappropriate development in the Green Belt.

7.07 Impact on the character & appearance of the area

The NPPF makes it clear that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

The proposed works would be located towards the centre of the golf course, and would be screened from Stockley Road by existing landscaping. As discussed above, it is considered that whilst earth mounds would be introduced into this landscape setting, the proposal seeks to offset this harm through the provision of extensive areas of additional planting which will both enhance and maintain these landscape and visual amenity values. Additionally, any loss of the openness will be offset through the provision of landscape treatment. As such, it is considered that the proposal would not impact on the character or appearance of the wider area.

7.08 Impact on neighbours

The proposed works are of a small scale when viewed in conjunction with the entire golf course site, and no additional buildings are proposed as part of this development, and the development would not in the site being used more intensively. In addition, the nearest residential properties are located over 100 metres from the northern boundary of the site. As such, it is considered that the scheme would not result in any impacts on the neighbouring properties.

7.09 Living conditions for future occupiers

No buildings are proposed as part of this development. As such, there will be no future occupiers to take into consideration.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal is not considered to create a significant amount of additional traffic to the site once it is complete, as the development would not result in the intensification of the use. Traffic will be generated while the works are carried out, however, trip numbers are likely to be negligible. As no change of use is proposed and only minor intensification of the use of the site on temporary occasions is proposed, it is not considered that any change to car parking provision is required.

As no change or intensification of use is proposed, it is not considered that any change to car parking provision is required.

7.11 Urban design, access and security

It is considered that there are no urban design or security issues arising from the proposal. Access is considered in other sections of the report.

7.12 Disabled access

It is considered that the footpaths across the site would have a level access, as it would be at ground level, however, this would be controlled via condition on any permission. As such there are not considered to be any access issues relating to the proposal.

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, affordable housing is not relevant to the application.

7.14 Trees, landscaping and Ecology

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 application site does not contain any individual trees of outstanding merit, and none are protected by Tree Preservation Order or Conservation Area designation. However, it is considered that the collective value of the established hedges, trees, shrubs and other landscaping on the site contribute the verdant quality and visual amenity of the area.

Some landscaping is required to be removed in order to facilitate the works, with a landscaping scheme proposed to replace and enhance any removed landscaping. It is considered that the planting concept is based on sound forestry practice of dense planting of small / young nursery stock which will establish more effectively than using larger specimens at wider spacing. The scope of the work includes planting mixes, methodology and aftercare of the replacement native woodland mixes. The specification and schedules are all based on the character of the original young woodland planting, which swiftly established on the man-made ground.

As such, it is recommended that landscaping be ensured via condition, and that additional conditions are also recommended to ensure future landscaping arrangements are acceptable. Subject to these conditions, it is considered that the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

No waste is to be generated from the site, as no buildings are proposed.

7.16 Renewable energy / Sustainability

No buildings are proposed as part of this application. As such, this issue is not considered relevant to the application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Noise:

It is not considered that the proposed development would result in any increased noise levels over and above the existing use of the site. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

Air Quality:

Officers in the Council's Environmental Protection Unit have confirmed that no objections

are raised on air quality grounds.

7.19 Comments on Public Consultations

No public comments have been received.

7.20 Planning obligations

It is considered that there is no requirement for any obligations as part of this application.

7.21 Expediency of enforcement action

No Enforcement action is required in this instance.

7.22 Other Issues

CONTAMINATION

The existing golf course has been constructed on an area of landfill. Due to the previous use of the site, a number of reports have been submitted regarding the potential for contamination on the site. The proposal and submitted information has been assessed by the Council's Environmental Protection Unit, who recommend a number of conditions be imposed on any permission.

This application involves restoring a part of the golf course following the excessive over tipping in 2008 to 2010. The tipping carried out involved the area north and west of the club house and includes the area of this planning application. The reports above from 2005 and 2007 were written prior the excess tipping. The 2007 report was requested and specified in a planning condition by the Environment Agency. The 2010 report by RPS Consultants was carried out for the Council (Planning Department) and covers the area of this application as well as the other adjacent parts of the tipped area.

Any importing of 'good' soils to improve the land will need to be carefully controlled. It appears the levels are to be brought up according to the profile. An importation condition should be applied to ensure any imported soils, for example to be used for compost, are clean and tested.

The restoration of the site is a fairly complex project with pollution issues to consider, with one of the main matters being the extent of excavation. With much tipping on the site and a limited extent of trial pits (see figure 2 of the 2010 report) there remains a possibility of contamination being uncovered. The 2010 report should be considered when planning the works and under the contaminated land condition there should be a strategy in place to identify and test any potentially contaminated materials. The strategy is effectively the 'Watching Brief' referred to in the contamination condition recommended.

As such, it is recommended that the conditions recommended by the Council's EPU are imposed on any grant of planning permission to ensure that the proposal poses an acceptable risk to ground and surface waters and to ensure that any human health issues are addressed.

8. Observations of the Borough Solicitor

GENERAL

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

Material considerations are those which are relevant to regulating the development and

use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

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

PLANNING CONDITIONS

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

PLANNING OBLIGATIONS

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

EQUALITIES AND HUMAN RIGHTS

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

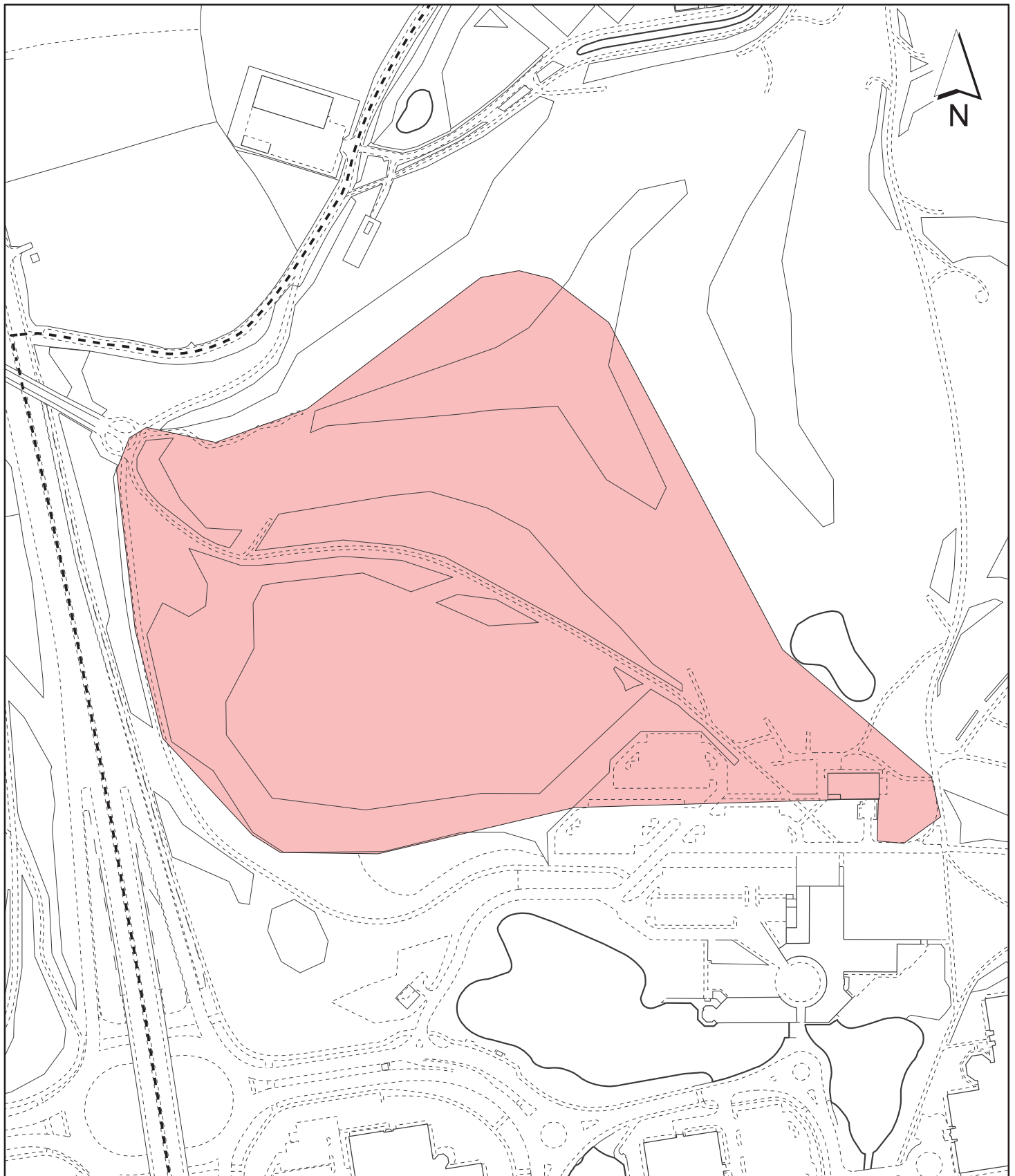
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Adam Flynn

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 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.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address

**Stockley Park Golf Clubhouse
 Stockley Road
 West Drayton**

Planning Application Ref:
37850/APP/2012/2739

Planning Committee
Major Committee

Scale
1:3,000

Date
May 2014

**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON