

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

**Address** FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS  
PORTERS WAY WEST DRAYTON

**Development:** Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Section 1, Phase 4 (Blocks B and C - 123 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.

**LBH Ref Nos:** 5107/APP/2014/516

**Drawing Nos:** 1334-D3301-rev 00 Wheelchair Flat Type 05  
1334-D3300-rev 00 Wheelchair Flat Types 01-04  
1334-D3200-rev 00 Typical Lifetime Home Plans  
1334-D3165-rev 02 Block C Fifth Floor Plan: Proposed  
1334-D3701-rev 01 Elevation BB: Proposed  
1334-D3164-rev 02 Block C Fourth Floor Plan: Proposed  
1334-D3163-rev 02 Block C Third Floor Plan: Proposed  
1334-D3162-rev 02 Block C Second Floor Plan: Proposed  
1334-D3700-rev 01 Elevation AA: Proposed  
1334-D3752-rev 01 Block B Elevation CC: Proposed  
PA1007-500-305G Masterplan - Site Phasing  
Design and Access Statement  
PA1007-500-307G Masterplan - Open Space Phasing  
1334-D3000-rev01 Site Plan: Proposed  
INL/E4685/300 L Drainage Strategy  
1334-D3102-rev 02 Second Floor Plan: Proposed  
1334-D3103-rev 02 Third Floor Plan: Proposed  
1334-D3104-rev 02 Fourth Floor Plan: Proposed  
1334-D3105-rev 02 Fifth Floor Plan: Proposed  
1334-D3106-rev 02 Roof Plan Plan: Proposed  
1334-D3151-rev 02 Block B First Floor Plan: Proposed  
1334-D3152-rev 02 Block B Second Floor Plan: Proposed  
1334-D3153-rev 02 Block B Third Floor Plan: Proposed  
1334-D3154-rev 02 Block B Fourth Floor Plan: Proposed  
1334-D3155-rev 02 Block B Fifth Floor Plan: Proposed  
PA1007-500-306G Masterplan - Car Parking Phasing  
1334-D3800-rev 01 Detail Elevations 1  
1334-D3764-rev 00 Block C Elevation GG: Proposed  
1334-D3802-rev 01 Detail Elevations 3  
1334-D3763-rev 01 Block C Elevation FF: Proposed  
1334-D3753-rev 01 Block B Elevation DD: Proposed  
1334-D3760-rev 00 Block C Elevation AA: Proposed  
1334-D3761-rev 01 Block C Elevation BB: Proposed  
1334-D3751-rev 01 Block B Elevation BB: Proposed  
1334-D3762-rev 01 Block C Elevation EE: Proposed  
1334-D3801-rev 01 Detail Elevations 2  
External Materials Schedule  
1334-D3750-rev 00 Block B Elevation AA: Proposed  
1334-D3160-rev 03 Block C Ground Floor Plan: Proposed  
1334-D3150-rev 04 Block B Ground Floor Plan: Proposed  
1334-D3161-rev 03 Block C First Floor Plan: Proposed

1334-D3101-rev 03 First Floor Plan: Proposed  
1334-D3803-rev 02 Detail Elevations 4  
1334-D3100-rev 05 Ground Floor Plan: Proposed  
Landscape Management & Maintenance Plan  
INL19036-11E Ground Floor Proposals  
INL19036-12D Podium Proposals

<b>Date Plans Received:</b>	14/02/2014	<b>Date(s) of Amendment(s):</b>	27/02/2014
<b>Date Application Valid:</b>	21/02/2014		15/04/2014
			14/02/2014
			16/04/2014

## 1. SUMMARY

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348). The outline application was for consideration of 'Means of Access', 'Layout' and 'Scale'. Matters which were reserved were 'Appearance' and 'Landscaping'.

Condition 2 of this consent relates to the approval of Appearance and Landscaping 'Reserved Matters'.

Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required.

This application relates to Section 1 of Phase 4 of the wider development. It is located toward the West of the Drayton Garden Village development. The site is bordered to the west by the Parkwest residential development, to the north by Section 1, Phase 3 (Blocks G), to the east by Spring Green and Section 4, Phase 3, and to the south by Phase 5.

The proposal is for 123 flats, 164 parking spaces (including undercroft parking) and the detailed landscaping of the application site. The scheme comprises of two blocks of flats; Block B and Block C.

Block B would contain 54 units, comprising of:

- 1 studio flat
- 10 one-bed wheelchair accessible flats
- 15 one-bed flats
- 4 two-bed wheelchair accessible flats
- 24 two-bed flats

Block C would contain 69 units, comprising of:

- 1 studio flat
- 10 one-bed wheelchair accessible flats
- 14 one-bed flats
- 44 two-bed flats

Block B would be 5 storeys in height whilst Block C would be part 4 and part 5 stories. Each unit would have a balcony and each block would have a communal garden located

on first floor podiums above the rear parking court.

## 2. **RECOMMENDATION**

**APPROVAL** subject to the following:

### 1 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

1334-D3000-rev01 Site Plan: Proposed  
1334-D3100-rev 05 Ground Floor Plan: Proposed  
1334-D3101-rev 03 First Floor Plan: Proposed  
1334-D3102-rev 02 Second Floor Plan: Proposed  
1334-D3103-rev 02 Third Floor Plan: Proposed  
1334-D3104-rev 02 Fourth Floor Plan: Proposed  
1334-D3105-rev 02 Fifth Floor Plan: Proposed  
1334-D3106-rev 02 Roof Plan Plan: Proposed  
1334-D3150-rev 04 Block B Ground Floor Plan: Proposed  
1334-D3151-rev 02 Block B First Floor Plan: Proposed  
1334-D3152-rev 02 Block B Second Floor Plan: Proposed  
1334-D3153-rev 02 Block B Third Floor Plan: Proposed  
1334-D3154-rev 02 Block B Fourth Floor Plan: Proposed  
1334-D3155-rev 02 Block B Fifth Floor Plan: Proposed  
1334-D3160-rev 03 Block C Ground Floor Plan: Proposed  
1334-D3161-rev 03 Block C First Floor Plan: Proposed  
1334-D3162-rev 02 Block C Second Floor Plan: Proposed  
1334-D3163-rev 02 Block C Third Floor Plan: Proposed  
1334-D3164-rev 02 Block C Fourth Floor Plan: Proposed  
1334-D3165-rev 02 Block C Fifth Floor Plan: Proposed  
1334-D3200-rev 00 Typical Lifetime Home Plans  
1334-D3300-rev 00 Wheelchair Flat Types 01-04  
1334-D3301-rev 00 Wheelchair Flat Type 05  
1334-D3700-rev 01 Elevation AA: Proposed  
1334-D3701-rev 01 Elevation BB: Proposed  
1334-D3750-rev 00 Block B Elevation AA: Proposed  
1334-D3751-rev 01 Block B Elevation BB: Proposed  
1334-D3752-rev 01 Block B Elevation CC: Proposed  
1334-D3753-rev 01 Block B Elevation DD: Proposed  
1334-D3760-rev 00 Block C Elevation AA: Proposed  
1334-D3761-rev 01 Block C Elevation BB: Proposed  
1334-D3762-rev 01 Block C Elevation EE: Proposed  
1334-D3763-rev 01 Block C Elevation FF: Proposed  
1334-D3764-rev 00 Block C Elevation GG: Proposed  
1334-D3800-rev 01 Detail Elevations 1  
1334-D3801-rev 01 Detail Elevations 2  
1334-D3802-rev 01 Detail Elevations 3  
1334-D3803-rev 02 Detail Elevations 4  
INL19036-11E Ground Floor Proposals  
INL19036-12D Podium Proposals  
INL/E4685/300 L Drainage Strategy  
PA1007-500-305G Masterplan - Site Phasing  
PA1007-500-306G Masterplan - Car Parking Phasing

## PA1007-500-307G Masterplan - Open Space Phasing

and shall thereafter be retained/maintained for as long as the development remains in existence.

### REASON

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

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

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

External Materials Schedule  
Landscape Management & Maintenance Plan

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

### REASON

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

### **3 NONSC Non Standard Condition**

No development shall take place until details of how the grass will be laid on the communal podiums (including details of the depth of soil and drainage), have been submitted to and approved in writing by the Local Planning Authority.

### 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 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## INFORMATIVES

### **1 I52 Compulsory Informative (1)**

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

### **2 I53 Compulsory Informative (2)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and

	implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.11	(2011) Affordable housing targets
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions

LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.1	(2011) Strategic Approach
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

### **3            115            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.

## **3.            CONSIDERATIONS**

### **3.1            Site and Locality**

The wider application site was previously occupied by the National Air Traffic Services (NATS) as the main air traffic control centre for the southern England and London airports. Since 2008, the NATS operation has relocated to the new London Area Control Centre at Swanwick, near Fareham in Hampshire. The application site, measuring some 12.6ha, is now a major construction site that also includes an increasing number of completed and newly occupied homes together with an increasingly extensive and well landscaped public realm.

This Reserved Matters application relates to Section 1 of Phase 4 of the wider development. It is located toward the West of the Drayton Garden Village development. The site is bordered to the west by the Parkwest residential development, to the north by Section 1, Phase 3 (Blocks G), to the east by Spring Green and Section 4, Phase 3, and to the south by Phase 5.

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

### **3.2 Proposed Scheme**

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348).

The Committee has already approved a number of reserved matters applications for sites within phases 1 and 2. This application seeks approval for the Appearance and Landscaping of Section 1 of Phase 4 and comprises 123 flats located within two apartment blocks (Block B and Block C), 164 parking spaces (including undercroft parking) and the detailed landscaping of the application site.

#### Proposed Housing

##### Block B

54 units, comprising of:

- 1 studio flat
- 10 one-bed wheelchair accessible flats
- 15 one-bed flats
- 4 two-bed wheelchair accessible flats
- 24 two-bed flats

##### Block C

69 units, comprising of:

- 1 studio flat
- 10 one-bed wheelchair accessible flats
- 14 one-bed flats
- 44 two-bed flats

Block B would be 5 storeys in height whilst Block C would be part 4 and part 5 storeys.

#### Materials

- i) Facing Brickwork - Wienerberger Brookhurst (Yellow)
- ii) Render - White, Grey and Blue
- iii) Roof - Flat Roof System
- iv) Rainwater goods - black colour
- v) Windows & French Doors - white colour UPVC
- vii) Galvanised steel balconies - black
- viii) Galvanised metal railings - black

#### Amenity Space

Each unit would be provided with private amenity space and each block would have a communal garden located on first floor podiums above the rear parking court. This part of Phase 4 is located east of Spring Green, one of two primary open spaces on the wider NATS site, which provides a children's play area.

#### Car Parking Provision

This portion of Phase 3 includes the provision of 164 parking spaces, of which 24 will be for disabled parking. 9 parking spaces would have electric charging points. The parking would be located west of the blocks and would partly be located underneath the first floor amenity podiums. 124 cycle spaces would be provided within 5 cycle stores located on the ground floor of the two apartment blocks.

#### Accessible Housing

All of the residential units would be constructed to Lifetime Homes standards. The original masterplan required a total of 10% wheelchair accessible units to be provided throughout the whole of the NATS site, which equates to 78 wheelchair accessible units. 24 wheelchair accessible units would be provided within this part of the site, whilst the remaining wheelchair accessible units would be provided within other phases. The scheme for this part of Phase 4 would provide 24 disabled parking spaces.

#### Site Access

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

#### Landscaping

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

### 3.3 Relevant Planning History

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

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

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

5107/APP/2014/671 Former National Air Traffic Services Headquarters Site Porters Way

Details in compliance with conditions 5 (traffic and car parking arrangements), 6 (demolition and construction management plan), 7 (access), 8 (energy strategy), 9 (bird hazard management plan), 10 (waste storage /collection areas), 11 (code for sustainable homes), 13 (secured by design), 14 (CCTV), 17 (air quality), 20 (levels), 30 (water recycling), 45 (drainage), 48 (construction logistics plan), 50 (archaeology), 51 (drainage), 52 (ecology), 53 (badger survey), and 61 (landscaping) for Phase 4 Section 1 (Blocks B and C - 123 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.

**Decision:**

5107/APP/2014/672 Former National Air Traffic Services Headquarters Site Porters Way



Details in compliance with condition 58 (contamination) for Phase 4 Section 1 (Blocks B and C - 123 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.

**Decision:**

**Comment on Relevant Planning History**

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: 5107/APP/2009/2348 granted 1 October 2010), reserving matters of Landscaping and Appearance.

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

**4. Planning Policies and Standards**

**UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

	(i) Dial-a-ride and mobility bus services
	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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LPP 5.1	(2011) Climate Change Mitigation
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LPP 5.7	(2011) Renewable energy
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LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
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LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
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LPP 7.6	(2011) Architecture
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th March 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 375 local owners/occupiers. Four responses were received.

- i) overlooking of bedrooms - loss of privacy
- ii) building is too close to neighbouring Kensington House and will cause visual intrusion, loss of light
- iii) loss of value for existing properties
- iv) overdevelopment and loss of garden land/open aspect
- v) noise and disturbance during building works - already existing problems of noise pollution from construction works on the site
- vi) increased size/capacity to existing planning permission

Heathrow Aerodrome Safeguarding:

We have now assessed conditions 2 & 3 for phase 4 of the development against safeguarding criteria and can confirm that we have no safeguarding objections and that both conditions can be discharged from a Heathrow Airport Ltd point of view.

NATS:

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

### Internal Consultees

Access Officer:

Having reviewed the spot levels detailed on drawing number: INL/E4685/300 L, no concerns are raised on the landscaping from an accessibility position.

Environmental Protection Unit:

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

Floodwater Management Officer:

The information for this Phase 4 appears to be in accordance with the information provided within the Flood Risk Assessment setting out the drainage plans which were approved.

Highways:

164 parking spaces are provided for 123 units which accord with the outline consent. 24 disabled bays are provided. No details appear to have been provided for the cycle parking numbers. Also please note the communal refuse bin locations are required to be within 10 metres of the highway in order to comply with the Manual for Streets. They are currently located at 25m. The above issues need to be resolved in order for highways to support the application.

Officer comments:

Cycle parking would be provided in line with the recommended standards. The storage and collection of refuse is consistent with the waste arrangements approved at outline stage.

Sustainability Officer:

No objection.

Trees/Landscape Officer:

This series of plans, including ACD drawing No. INL 19036-12D is now acceptable. Have we received a specification to reflect the reversion to the use of amenity grass turves? What soil bed will they be laid on? The plan merely states 'to be laid in line with good horticultural practice.'

This detail should be specified.

Officer comments:

A condition can be added to any consent granted requiring details of how the grass will be laid on the communal podiums.

Urban Design Officer:

There are no objections in principle to the details as sent, although I would have liked to have seen a manufacturer and brick type specified.

I am disappointed that more of the changes to the landscape layout/design as discussed at the pre-application stage were not included in the final layout. For example, changes to the main pedestrian routes and links to the play area; more defensible space to the sides of the blocks and changes to the window designs, particularly where the glazing of the main living spaces and bedrooms abut main pedestrian routes, such as in flats BG1, BG 4 and CG1. Overall, however, no objection.

## **7. MAIN PLANNING ISSUES**

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

The development principle was considered as part of the outline application (LBH Ref. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the

Mayoral Stage II approval and completion of the S106 legal agreement.

As stated in the outline application committee report, it is noted in the Council's adopted Porters Way planning brief SPD 2005 that the previous use of the site was predominantly a single employment use. However, redevelopment provides a good opportunity to create a mixed, balanced and sustainable community as embodied in the Sustainable Community Strategy 2008-2011, the Unitary Development Plan and the emerging Local Development Framework, along with regional and national government policies.

Given the range of planning policy considerations in the outline application assessment, including the Hillingdon Employment Land Study (2009), Council's UDP Saved Policies, H8, the Former NATS site, Porters Way, West Drayton SPD (NATS SPD), London Plan Policies as well as the Mayors Stage 1 response, the loss of industrial and business land is considered justified and a mixed use, residential-led redevelopment appropriate and acceptable in accordance with the NATS SPD and UDP Saved Policies LE2 and LE4 which enable consideration of a change of use of industrial/employment uses.

The current reserved matters application, for Landscaping and Appearance as it relates to 123 residential units is sufficiently consistent with the principles and illustrative information of the Outline Planning Permission. Therefore the scheme for Section 1 (Blocks B and C) of Phase 4 is considered acceptable in principle.

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

Residential density can be used as an indicator of the overall character and acceptability of a proposal. The density of the whole site was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II and completion of the s106.

As part of the outline application for the whole site, the provision of 773 residential units (2585 habitable rooms) on the 12.59 ha site equates to a density of 61 units per hectare or 205 habitable rooms per hectare.

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

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area. There are no Listed Buildings on the site.

#### **7.04 Airport safeguarding**

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

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

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

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

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

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

This section of Phase 4 would provide 123 residential units in the form of studios, one-bed and two-bed flats located within two apartment blocks of four and five storeys, together with 164 parking spaces. The Layout and Means of Access to and around the dwellings and parking areas were considered acceptable at the outline state. Therefore, consideration is limited to the Appearance and Landscaping.

As part of the outline planning permission the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, and an Environmental Statement which included a Townscape and Visual Analysis. These provided an analysis of the scheme from vantage points around and within the development. Illustrative building elevation drawings were provided as a suggestion of the future detailed design of buildings to show how these areas would be framed by buildings in the future. The Council's Principle Urban Design Officer and the GLA were supportive of the scheme at Outline stage in respect of its appearance and character and no impacts were identified to neighbours or the area in general in this regard. Along with details of buildings, comprehensive information pertaining to hard and soft landscaping for the entire site was considered at the outline stage by a range of consultees including the Council's Trees/Landscape Officer.

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

- i) Facing Brickwork - Wienerberger Brookhurst (Yellow)
- ii) Render - White, Grey and Blue
- iii) Roof - Flat Roof System
- iv) Rainwater goods - black colour
- v) Windows & French Doors - white colour UPVC
- vii) Galvanised steel balconies - black
- viii) Galvanised metal railings - black

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

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

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

#### **7.08 Impact on neighbours**

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref: 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106.

Concerns relating to construction impacts, noise and general disturbance, overlooking,

outlook and overshadowing were raised during the public consultation of this reserved matters application. These issues, along with traffic and car parking, were considered as part of the outline application (LBH Ref: 5107/APP/2009/2348) and were considered to be acceptable. The reserved matters are consistent with the details and principles considered at the outline stage, and as such, it is not considered that there is a significant change in impacts on neighbours as to warrant refusal of this reserved matters application.

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

The outline application considered living conditions for future occupiers. The London Plan requires all new developments to provide adequate levels of internal floor areas. It is considered that the proposed scheme provides adequate floorspace for the units.

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents. The Council's guidelines state that 20sq.m of amenity space should be provided for studio and one-bed units and 25sq.m for two-bed units. As such, the proposal would need to provide 2820sq.m of external amenity space. Communal amenity space would be provided on podiums on the first floor of the two blocks, whilst each individual flat would be provided with private amenity space in the form of gardens, terraces or balconies. The amount of amenity space is considered to be acceptable.

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

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

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

Matters relating to access and layout were approved as part of the outline consent. The car parking locations, road layout and widths as well as access are consistent with the outline proposal.

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

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

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

#### **7.12 Disabled access**

The proposed dwellings would comply with the Lifetime Homes standards and 24 wheelchair accessible units would be provided, along with 24 disabled parking spaces. The Council's Access Officer considers the proposal to be acceptable in terms of accessibility.

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

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

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

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

The proposed landscaping proposals are considered to fully comply with the concepts and design objective indicated at outline stage. Additional tree planting and soft landscaping is shown in appropriate locations around the site, to benefit the public realm.

Communal amenity space would be provided on two podiums located on the first floor of the two apartment blocks. The landscaping on the podiums would comprise of hard and soft landscaping, including grass, trees planted within wooden planters, hedges, shrub planting and 1.25m high metal railings around the podium edges.

The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable subject to further details of how the grass will be laid on the communal podiums. This can be dealt with by way of a condition on any consent granted.

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

The sustainable waste features of the proposed development were considered as part of the outline application (LBH Ref: 5107/APP/2009/2348). In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

This portion of Phase 4 involves 123 residential units. Waste would be stored in Eurobins located within two bin stores on the ground floor of the two apartment blocks. The bin store for Block B would provide 14 Eurobins whilst the bin store for Block C would provide 17 Eurobins. The number of Eurobins proposed for the two blocks would exceed the minimum requirement and is considered to be acceptable.

The Highways Officer has raised a concern regarding the distance between the bin stores and the highway, where refuse will be collected by refuse vehicles. The location of the bin stores and the refuse collection points are considered to be consistent with the waste arrangements approved at outline stage.

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

The renewable/sustainable features of the development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking



agreed accordingly. 349 PV panels would be provided on the roofs of Block B and Block C.

The subject application for reserved matters of this part of Phase 4 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is nearing completion on a separate part of the site.

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

Whilst the application site is in an area of low risk (Flood Zone 1), a Flood Risk Assessment (FRA) was submitted as part of the Environmental Statement and flooding issues were considered as part of the outline application.

The assessment demonstrated that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

The Environment Agency reviewed the application and raised no objection subject to a condition to ensure the development be carried out in accordance with the FRA.

Consideration of Flood Risk was satisfactorily addressed as part of the outline permission and is not relevant to this landscape and appearance Reserved Matters application.

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

This section of Phase 4 is located in the western part of the NATS site and is set some way from Porter's Way to the south. The site is set well back from the railway line along the northern site boundary. As such it is unlikely to be adversely impacted upon by any significant noise source.

Nevertheless, the Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and, as such, there are no issues to consider in the subject application for reserved matters.

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

Four responses were received during the public consultation and raised a number of concerns. Regarding Point iii) property values are not a material planning consideration. Point v) refers to noise and disturbance caused during construction works on the wider site. These issues would be dealt with under separate environmental health legislation. Points i), ii), iv) and vi) are dealt with elsewhere within this report.

#### **7.20 Planning obligations**

Not applicable to this reserved matters application.

#### **7.21 Expediency of enforcement action**

Not applicable to this reserved matters application.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

General

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

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

None

### **10. CONCLUSION**

Conditions 2 and 3 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping and appearance of individual phases of the development. This Reserved Matters application for Section 1 (Blocks B and C) of Phase

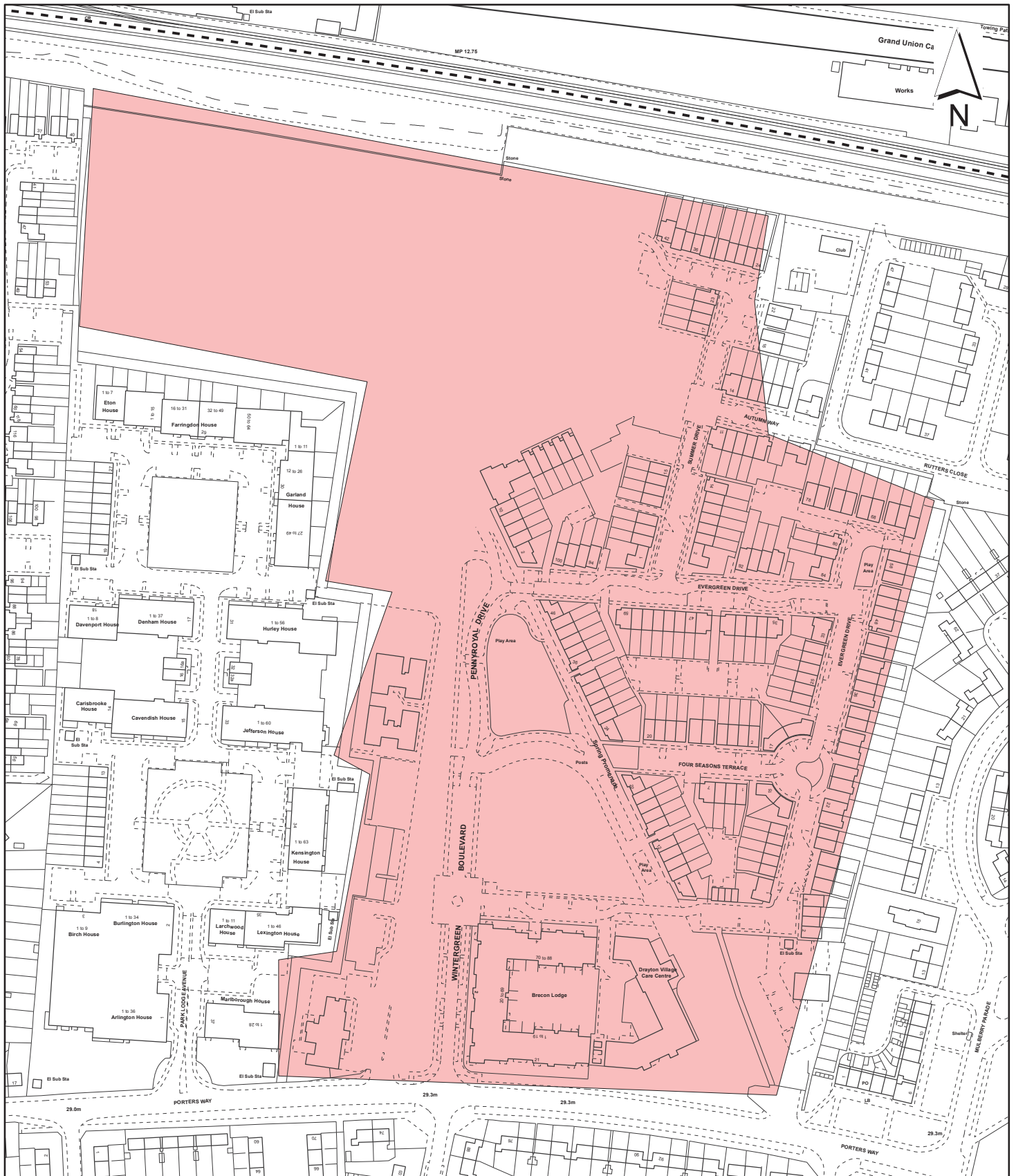
4 considers the Appearance and Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

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

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

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**Notes**

 Site boundary

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Site Address

**Former NATS  
 Porters Way  
 West Drayton**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**5107/APP/2014/516**

Scale

**1:2,500**

Planning Committee

**Major Committee**

Date

**May 2014**



**HILLINGDON**  
 LONDON