

Report of the Head of Planning, Sport and Green Spaces

Address RAF UXBRIDGE HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phases 2B and 3A of the 'Southern Area' (85 dwellings - 8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses), of outline planning permission ref: 585/APP/2009/2752 dated 18/01/2012, for the proposed mixed-use redevelopment of the former RAF Uxbridge site.

LBH Ref Nos: 585/APP/2014/2071

Drawing Nos:

- 2380-PH2B3A-TS-01 Rev P1
- 2380-PH2B3A-TS-02 Rev P1
- 2380-PH2B3A-LA-01 Rev P1
- 2380-PH2B3A-LA-02 Rev P1
- 2380-PH2B3A-LA-03 Rev P1
- 2380-PH2B3A-PP-01 Rev P1
- 2380-PH2B3A-PP-02 Rev P1
- 1123-B-P50-1
- 1123-D-P50-1
- 1350-4B-P50-1
- LA-A-P50-1
- LA-A-P50-2
- LE-A-P50-1
- LE-A-P50-2
- LE-A-P50-3
- LE-B-P50-1 Rev A
- LE-B-P50-2 Rev A
- LE-B-P50-3 Rev A
- LE-C-P50-1
- LE-C-P50-2
- PP01 Rev B
- PP02 Rev B
- PVP01
- RP01 Rev H
- SE01 Rev A
- SL01 Rev H
- SL02 Rev H
- SL03 Rev H
- GAR.01.pe
- GAR.02.A.pe
- GAR.02.B.pe
- GAR.03.A.pe
- GAR.03.B.pe
- GAR.03.C.pe
- P.261-263.pe Rev B
- P.264-270.es Rev B
- P.264-270.pe Rev B
- P.271-274.pe Rev B
- P.275-279.es1 Rev B
- P.275-279.p Rev A

P.280-286.es1 Rev B
P.280-286.p1
P.287-294.es1 Rev B
P.287-294.p
P.295-300.es Rev B
P.295-300.p
P.301-307.es Rev B
P.301-307.pe Rev B
P.308-312.es1 Rev A
P.308-312.p1
P.308-312.p2
P.313-317.es Rev B
P.313-317.p
P.318-319.pe Rev B
P.320-321.pe Rev B
P.322-327.es Rev B
P.322-327.p Rev B
P.328.pe Rev A
P.329-333.es Rev A
P.329-333.p Rev A
P.334-336.es Rev A
P.334-336.p
P.337-342.es1 Rev A
P.337-342.p1 Rev A
P.337-342.p2 Rev A
P.343-345.p
P.343-345.es Rev A
S82605-D-270 Rev B
S82605-D-271 Rev B
S82605-D-272
S82605-D-273
S82605-D-274
S82605-D-275
S82605-D-276 Rev A
S82605-D-277 Rev A
S82605-D-278 Rev A
S82605-D-279
S82605-D-280
S82605-SK-402
Design and Access Statement - February 2014
Landscape Maintenance Specification - January 2014
Tree Protection Method Statement - January 2014
Landscape Specification - January 2014
Arboricultural Impact Assessment - 04/02/2014
Planning Statement - February 2014
Materials Schedule - MAT01 Rev B
Accommodation Schedule - Rev A
2B4P-P50-1
3BD-P50-1
3BW-P50-1
3BW-P50-2

CA-4B-A-P50-1
CA-4B-A-P50-2
CA-4B-A-P50-3
1350-4B-P50-2
1350-4B-P50-3
1380-C-P50-1
1380-C-P50-2
1380-C-P50-3
1380-D-P50-1
1380-D-P50-2
1380-D-P50-3
1585-P50-1
1585-P50-2
2B4P-A-P50-1
CA-4B-P50-1
CA-4B-P50-2
CA-4B-P50-3
HA3-A-P50-1
HA3-B-P50-1
HA3-C-P50-1
KN-A-P50-1
KN-A-P50-2
KN-A-P50-3
KN-B-P50-1
KN-B-P50-2
KN-B-P50-3
LE-C-P50-3
BWD01
DET01
DET02
DET03
LTDSS
AHL01 Rev A
BML01
DML01
LP01

Date Plans Received: 13/06/2014

Date(s) of Amendment(s):

Date Application Valid: 13/06/2014

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the second application within Phase 2 (Phase 2B) and the first application with Phase 3 (Phase 3A) of the development, comprising 85 dwellings (8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses).

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

adjacent plots of land, located in the southern area of the St Andrews Park Site. The site is bordered by the main road through the site, the spine road, to the west, and by the district park to the east.

The scheme proposes the houses across the site in four areas, being the Southern Primary Street, The Square, the Park, and the Eastern Streets.

A number of the dwellings would be provided with gardens which do not meet the HDAS standards. However, the dwellings are in close proximity to the pockets parks and the significant district park, which provide a large amount of publicly accessible amenity space within the surrounding area. The new dwellings would comply with the distance separation standards of HDAS Residential Layouts, ensuring no significant harm would occur to the residential amenity of the neighbouring occupiers.

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the dwellings are considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2380-PH2B3A-TS-01 Rev P1; 2380-PH2B3A-TS-02 Rev P1; 2380-PH2B3A-LA-01 Rev P1; 2380-PH2B3A-LA-02 Rev P1; 2380-PH2B3A-LA-03 Rev P1; 2380-PH2B3A-PP-01 Rev P1; 2380-PH2B3A-PP-02 Rev P1; BWD01; DET01; DET02; DET03; LTDSS; AHL01 Rev A; BML01; DML01; LP01; PP01 Rev B; PP02 Rev B; PVP01; RP01 Rev H; SE01 Rev A; SL01 Rev H; SL02 Rev H; SL03 Rev H; GAR.01.pe; GAR.02.A.pe; GAR.02.B.pe; GAR.03.A.pe; GAR.03.B.pe; GAR.03.C.pe; 1123-B-P50-1; 1123-D-P50-1; 1350-4B-P50-1; 1350-4B-P50-2; 1350-4B-P50-3; 1380-C-P50-1; 1380-C-P50-2; 1380-C-P50-3; 1380-D-P50-1; 1380-D-P50-2; 1380-D-P50-3; 1585-P50-1; 1585-P50-2; S82605-D-270 Rev B; S82605-D-271 Rev B; S82605-D-272; S82605-D-273; S82605-D-274; S82605-D-275; S82605-D-276 Rev A; S82605-D-277 Rev A; S82605-D-278 Rev A; S82605-D-279; S82605-D-280; S82605-SK-402; P.261-263.pe Rev B; P.264-270.es Rev B; P.264-270.pe Rev B; P.271-274.pe Rev B; P.275-279.es1 Rev B; P.275-279.p Rev A; P.280-286.es1 Rev B; P.280-286.p1; P.287-294.es1 Rev B; P.287-294.p; P.295-300.es Rev B; P.295-300.p; P.301-307.es Rev B; P.301-307.pe Rev B; P.308-312.es1 Rev A; P.308-312.p1; P.308-312.p2; P.313-317.es Rev B; P.313-317.p; P.318-319.pe Rev B; P.320-321.pe Rev B; P.322-327.es Rev B; P.322-327.p Rev B; P.328.pe Rev A; P.329-333.es Rev A; P.329-333.p Rev A; P.334-336.es Rev A; P.334-336.p; P.337-342.es1 Rev A; P.337-342.p1 Rev A; P.337-342.p2 Rev A; P.343-345.p; P.343-345.es Rev A; 2B4P-P50-1; 2B4P-A-P50-1; 3BD-P50-1; 3BW-P50-1; 3BW-P50-2; CA-4B-P50-1; CA-4B-P50-2; CA-4B-P50-3; CA-4B-A-P50-1; CA-4B-A-P50-2; CA-4B-A-P50-3; HA3-A-P50-1; HA3-B-P50-1; HA3-C-P50-1; KN-A-P50-1; KN-A-P50-2; KN-A-P50-3; KN-B-P50-1; KN-B-P50-2; KN-B-P50-3; LA-A-P50-1; LA-A-P50-2; LE-A-P50-1; LE-A-P50-2; LE-A-P50-3; LE-B-P50-1 Rev A; LE-B-P50-2 Rev A; LE-B-P50-3 Rev A; LE-C-P50-1; LE-C-P50-2; LE-C-P50-3, and shall thereafter be retained/maintained for as long as the development remains in

existence.

REASON

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

2 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in complete accordance with the details shown in the following submitted supporting plans and/or documents:

Design and Access Statement - February 2014
Landscape Maintenance Specification - January 2014
Tree Protection Method Statement - January 2014
Landscape Specification - January 2014
Arboricultural Impact Assessment - 04/02/2014
Planning Statement - February 2014
Materials Schedule - MAT01 Rev B
Accommodation Schedule - Rev A

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL5	Development proposals adjacent to the Green Belt
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 3.3	(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 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening

LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.9	(2011) Cycling
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
LPP 8.1	(2011) Implementation
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3. CONSIDERATIONS

3.1 Site and Locality

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

The Reserved Matters application relates to two adjacent plots of land, located in the southern area of the St Andrews Park Site. To the south of the application site is part of Phase 1 of the development, with part of Phase 2 to the west, both of which are currently under construction. To the north of the application site is Phase 4 of St Andrews Park, which will consist of residential properties, and to the east is part of the district park, and some existing residential development outside of the site.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the second application within Phase 2 (Phase 2B) and the first application with Phase 3 (Phase 3A) of the development, comprising 85 dwellings (8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses).

The 85 houses in this reserved matters application are set around four streets, squares and parks off the spine road of the site, and comprise a mix of 8 x 2-bed houses, 31 x 3-bed houses, 39 x 4-bed houses, and 7 x 5-bed houses. The scheme proposes the houses across the site in four areas, being the Southern Primary Street, The Square, the Park, and the Eastern Streets.

Dwellings facing the Southern Primary Street are made up of 11 x 4-bed town houses in a

terrace arrangement and 3 x 4-bed detached houses, all with private gardens to rear, together with garages and parking within courtyards. Dwellings facing the Eastern Streets comprise 4 x 3-bed terraced houses, 8 x 2-bed semi-detached houses, 27 x 3-bed semi-detached houses and 10 x 4-bed detached houses. All of these houses have private gardens to the rear and either garages or allocated parking spaces. Dwellings fronting The Square are made up of 3 x 5-bed detached houses and 8 x 4-bed semi-detached houses, all with private gardens to the rear and garages. Dwellings fronting The Park are 4 x 5-bed detached houses and 7 x 4-bed terraced houses, all with private rear gardens and garages.

3.3 Relevant Planning History

585/APP/2009/2752 R A F Uxbridge Hillingdon Road Uxbridge

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

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

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

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

Decision: 18-01-2012 Approved

Comment on Relevant Planning History

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

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

- a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;

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

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

- a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
- f. Change of use of the Grade II listed former cinema building to provide 600sqm Class D1/2 use (no building works proposed);
- g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

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

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
 London Plan (July 2011)
 Revised Early Minor Alterations to the London Plan (October 2013)
 National Planning Policy Framework
 Hillingdon Supplementary Planning Document - Residential Layouts
 Hillingdon Supplementary Planning Document - Residential Extensions
 Hillingdon Supplementary Planning Document - Accessible Hillingdon
 Hillingdon Supplementary Planning Document - Noise
 Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
 Hillingdon Supplementary Planning Guidance - Air Quality
 Hillingdon Supplementary Planning Guidance - Community Safety by Design
 Hillingdon Supplementary Planning Guidance - Land Contamination

Since the approval of the outline consent, the London Plan (July 2011) has been adopted. Policy 3.5 of the London Plan introduced more rigorous space standards for new dwellings, above the requirements of the Hillingdon Design and Accessibility Statement

Residential Layouts.

The current Reserved Matters application has updated the design of the development to adhere with the improved 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.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management
- 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.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
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
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL5	Development proposals adjacent to the Green Belt
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 3.3	(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 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.9	(2011) Cycling
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
LPP 8.1	(2011) Implementation
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th July 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 57 local owner/occupiers on 25/06/2014. The application was also advertised by way of site and press notices. No responses were received.

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

HEATHROW:

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Internal Consultees

TREES AND LANDSCAPE:

- The current phases are part of the residential layout within the Southern Area to the east of the access road. The four character areas are: Houses Fronting The Square, Southern Primary Street, Eastern Streets and Houses Fronting the District Park on the eastern edge.
- An Arboricultural Impact Assessment Report, by Landmark Trees, dated 4 February 2014 has been prepared. This confirms that there are 46No. trees on or close to the site, of which 23No. trees will be felled for the development. Trees to be removed include 16No. 'B'category trees, 5No.'C' and 1No. 'U'.
- 20No. remaining trees will require careful protection / mitigation measures, including no-dig construction techniques, in order to safeguard them.
- The report confirms that with the specified protection measures and tight supervision the remaining trees will be retained.
- The report also recommends remedial work to 20No. retained trees.
- Allen Pyke's drawing No.2380-PH2B_3A-TS-01 Rev P1, Tree Protection Plan indicates the locations of trees to be removed and those to be retained, with their root protection areas (RPA's)

and zones where no dig construction will be required.

- Allen Pyke's drawing Nos 2380-PH2B_3A-PP-01 Rev P1 and 02 Rev P1, Planting Plans, provide plans and schedules of all new planting. The proposal includes 45No. new /replacement trees, together with large quantities of ornamental shrubs, herbaceous plants and hedging. Tree planting within rear gardens should be included to enhance the views between the houses and provide a degree of privacy /screening.

- Drawing No. 03 Rev P1 shows the general arrangement and planting plan for the pocket park.

- Allen Pyke drawing Nos. 2380_PH2B_3A-LA-01 Rev P1 and 02 Rev P1, Hard Surfaces Plan, provide schedules of surface and boundary treatments.

Recommendation:

No objection, subject to some additional tree planting along the boundaries of the rear gardens, as described above.

HIGHWAYS:

All 2 way access roads are a minimum of 4.8 metres in width, widening to 6.0 m where car parking spaces at right angles to the road are located. Garages are 3.0 m wide by 6.0 m long complying with Hillingdon standards. Garage doors are 2.438 m wide by 2.22 m high. Each dwelling is provided with 2 car parking spaces in compliance with the Council's maximum standards. Auto tracks for a 10.5 m long refuse vehicle have been provided and are considered acceptable. No objections are raised on highway grounds.

ACCESS:

Plans and all other details have been examined, and are satisfactory to allow the discharge of Condition 2 from an accessibility standpoint.

ENVIRONMENTAL PROTECTION UNIT:

No objections.

WASTE:

Details provided of refuse storage requirements.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The erection of houses was approved within this area of the site as part of the outline consent for the redevelopment of St Andrews Park. Approved as part of the outline consent was a parameter plan, which included the parameters within which the dwellings should be located. All of the buildings are in accordance with the parameter plan. The dwellings have increased in width in order to comply with the London Plan floor space standards, which were not adopted at the time of the completion of the masterplan.

All of the dwellings would be in accordance with the approved parameter plan and no objection is raised in this regard.

7.02 Density of the proposed development

The accommodation schedule for the outline consent approved the creation of a maximum of 103 units across these two portions of the site, being shown on the outline masterplan.

The current application proposes the erection of 85 houses, therefore, the scheme is a

reduction of 18 houses compared to the original masterplan. The reduction has occurred due to the requirement to meet the current London Plan floor space standards, which requires dwellings of larger footprints. The urban form of the development has also been improved, with long terraces replaced by semi-detached and smaller terraces. Furthermore, a number of gardens have increased in size compared to the masterplan in order to them up to, or closer to, the HDAS Standards. Given the improvement in the living conditions for future occupiers from having larger houses and gardens and that the masterplan was only indicative of housing numbers, no objection is raised to the proposed density.

The proposal also includes the erection of 8 x 2 bedroom houses, with no 2 bedroom houses being included in the original masterplan. Whilst a two bedroom house would not be considered as family housing, it reflects the market need for starter homes for first time buyers. Therefore, given that the two bedroom houses make up only 9% of the houses in the reserved matters site, no objection is raised in this regard.

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

Not applicable to this application.

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage to which National Air Traffic Services raised no objection. Therefore, the proposed development is considered to have an acceptable impact in terms of airport safeguarding.

7.05 Impact on the green belt

The development is considered to be sufficiently distanced from the Green Belt to ensure no significant harm would occur to its setting and two and three-storey dwellings were approved in this location as part of the outline consent for the development. Therefore, the application is considered to comply with Policy OL5 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

The Design Code approved as part of the outline consent for the redevelopment of St Andrews Park split the application site into three main sections, the Southern Primary Street (Spine Road) and the Western and Eastern residential streets.

The parameter plan at outline stage approved the creation of three storey dwellings along the spine road, which has been adhered to in the reserved matters application. The design of the three storey buildings propose the creation of with gable ends in the principal elevation and pitched roofs. This design has been incorporated to ensure that the three-storey buildings, which are set 2 metres from their front boundary lines, do not become overbearing features in the streetscene. The design of the building has included two storey bay window features to animate the terraces and provide additional character to visual amenities of the surrounding area.

The parameter plan approved the creation of two storey residential dwellings in the western and eastern residential streets, which will create subservience between the side streets of the development and the Spine Road. The proposed dwellings in the residential streets are predominately proposed to be terraces and semi-detached dwellings, with detached dwellings scattered across the application site. The design of the dwellings are simple yet effective, with features such as bay windows, entrance canopies and cladding used to provide variance between the appearance of the buildings.

The Design Code for the development establishes a palette of materials of a more mineral appearance in the western streets and a softer more natural palette for the transition towards the district park in the eastern side of the development. The proposal is for a buff

brick for the houses on the spine road, with timber cladding used for the bay windows, porches and balconies. The materials palette is proposed to soften towards the park to the east, with buff bricks, light render and timber cladding used for the bay windows and porches. The materials for the spine road act as a transition point, integrating hard and soft materials on either side of the spine road.

The overall development is considered to be a well designed residential estate which will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

DAYLIGHT AND SUNLIGHT

The Hillingdon Design and Accessibility Statement Residential Layout (HDAS) requires blank gable elevations of new dwellings to be sighted 15 metres from habitable room windows of neighbouring dwellings, to ensure sufficient sunlight and daylight is received.

All of the houses and flat blocks would be located so that no elevation of any new dwelling would be within 15 metres of a habitable room window of any proposed building. Therefore, the proposed development would ensure sufficient sunlight and daylight is provided into each dwelling, in accordance with Policy BE20 & BE21 of the Hillingdon Local Plan.

OVERLOOKING

The Hillingdon Design and Accessibility Statement Residential Layout (HDAS) requires windows within new dwellings to be set 21 metres from habitable room windows of neighbouring dwellings, to ensure no significant loss of privacy would occur.

All of the dwellings contained within the phase would have a distance separation of at least 21 metres between dwellings. In the western residential streets, the pairs of semi-detached dwellings with back to back gardens meet the required 21 metre distance separation and ensure an acceptable level of privacy between dwellings.

The proposed dwellings would provide the 21 metre distance separation in accordance with HDAS Residential Layouts. Therefore, the application is considered to comply with Policy BE24 of the Hillingdon Local Plan.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The proposed development is for the creation of 85 houses within the site. Each of the dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (July 2011). Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

EXTERNAL AMENITY SPACE

The Hillingdon Design and Accessibility Statement Residential Layouts requires 2 and 3-bed dwellings to be provided with 60 square metres of external amenity space, with a 4-bed dwelling requiring 100 square metres.

The Masterplan and Accommodation Schedule approved as part of the outline consent

approved a number of dwellings within the site whose gardens did not meet the HDAS Standard.

The current proposal includes the creation of 28 undersized gardens for the 85 houses, equating to 33% of the application site. Of the 28 houses with undersized gardens 13 of these houses relate to the three-storey, four-bed houses which would line the spine road. The smallest garden provided for any of these dwellings would be 61.2 square metres which is considered to provide an acceptable standard of living for future occupiers of the dwelling, given the proximity of the houses to the pocket parks and the significant new district park. The remaining undersized gardens also serve 4-bed dwellings, which either front the park or the amenity spaces on the site.

The St Andrews Park site has a number of significant constraints on the land including providing two parking spaces per dwelling, complying with the London Plan floor spaces standards and providing a successful built environment which will attract new home owners. It is considered that providing some dwellings with undersized gardens would assist in providing a higher number of residential units at the site, without significantly compromising on living standards for future occupiers. Therefore, the under provision of external amenity space for a number of family houses is considered acceptable in this instance.

Therefore, the proposed units are considered to be provided with sufficient outdoor amenity space for the occupiers of the dwelling, in accordance with Policy BE23 of the Hillingdon Local Plan.

LIGHT AND OUTLOOK

All of the habitable rooms within the dwellings would be provided with an acceptable source of light and outlook in accordance with Policies BE20 of the Hillingdon Local Plan and 3.5 the London Plan (2011).

OVERLOOKING

All of the proposed dwellings would have acceptable defensible space to the front, and separation distances are sufficient to avoid any overlooking.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING

The proposal would provide each dwelling with two parking spaces, in the form of either surface parking or within a garage. The provision of two spaces per dwelling is in accordance with the adopted Car Parking Standards and Policy AM14 of the Hillingdon Local Plan.

TRAFFIC IMPACT

The outline masterplan approved two main residential streets, the western and eastern streets, with additional minor residential roads on either side of the spine road, which provide access within this site. The design includes sufficient turning areas to allow for refuse vehicles to service the site.

6 metres turning space has been provided for each parking space, ensuring that the spaces are both useable and would not result in possible harm to highway safety. The

Highways Officer has reviewed the design of the residential streets and raised no objection in terms of highway safety.

CYCLE PARKING

Each of the dwellings would be provided with either a 6 m x 3 m garage, an acceptable size to store both a car and two bicycles, or a garden shed within the rear garden of the plot. Therefore, each house would be provided with an acceptable facility for the storage of two cycles in accordance with the adopted Parking Standards. Therefore, the development is considered to comply with Policy AM9 of the Hillingdon Local Plan.

PEDESTRIAN SAFETY

The east-west residential streets would be shared surfaces. Due to the length of the streets, footpaths have been provided along one side of each road. As such, it is considered that the proposed development would be acceptable in terms of pedestrian safety in accordance with Policy AM8 of the Hillingdon Local Plan.

7.11 Urban design, access and security

URBAN DESIGN

The outline masterplan for the application site approved a number of long terraces with unbroken runs of car spaces provided in front of the dwellings. The form of the development has been amended from the long terraces to sets of semi-detached dwellings and small runs of terraces, which is considered to provide a better urban form to the residential estate. The overall development is considered to be in accordance with the principle of the approved Design Code and in accordance with Policy BE19 of the Hillingdon Local Plan.

ACCESS

The pedestrian footpaths connecting Hillingdon Road to the new spine road makes use of the footpath through the site and would provide an acceptable level of pedestrian permeability throughout the site.

SECURITY

The proposed development was reviewed by the Metropolitan Police Secure by Design Officer at outline stage and the development is considered to adhere to the principals of Secure by Design. Each dwelling would have a front boundary treatment of at least 1 metre in height, which would be set back from the front elevation of each dwelling by 1 metre, this would ensure that each property would have a sufficient area of defensible space in front of their dwellings.

7.12 Disabled access

All of the proposed dwellings would be built in accordance with the Lifetime Homes Standards. In addition 9 houses would be wheelchair accessible. Therefore, 11% of the dwellings across the Reserved Matters phase would be wheelchair accessible in accordance with the requirements of the Hillingdon Design and Accessibility Statement Accessible Hillingdon and Policy 3.8 of the London Plan.

It is considered the dwellings within the development are to be in accordance with Policy AM13 of the Hillingdon Local Plan, Policy 3.8 of the London Plan and Hillingdon Design and Accessibility Statement Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

This phase of the development is proposed to contain 85 dwellings, 52 of which are part of Phase 2B. The S106 for the development required a minimum quantum of 15% of the dwellings within any phase to be provided as affordable dwellings. 8 dwellings toward the south of this phase are proposed to be affordable housing, providing 6 x 2-bed and 2 x 3-bed affordable units. These 8 units are part of Phase 2B which contains a total of 52 units.

This provision therefore meets the 15% requirement for Phase 2, as the earlier part of Phase 2 (2A) also provided 15%. Phase 3 is to provide its affordable housing provision as part of Phase 3B and 3C at a later stage.

7.14 Trees, landscaping and Ecology

The application site contains a number of soft landscaped areas, including the creation of a new pocket park towards the south of Phase 2B. Smaller amenity areas are proposed to the centre of Phase 3A, including a footpath link to the new District Park. These areas were approved as part of the outline consent and provide additional areas of amenity for the dwellings in the vicinity, together with providing an attractive pedestrian route through to the district park. It is considered that the landscape proposals are acceptable, and are broadly in accordance with the plans previously submitted in support of the outline application.

The overall landscaping proposal is considered to have an acceptable impact on the character of the surrounding area in accordance with Policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

The proposed development would create a bin storage point within the rear garden of each house for the storage of waste and recycling during the week. Each house would have rear to front access without coming through the house, and the waste will be presented in front of each dwelling on the day of collection. The Highways Officer has reviewed the proposed development and is satisfied with the refuse collection arrangements, which will allow for a refuse vehicle to enter and exit the residential side streets in forward gear.

7.16 Renewable energy / Sustainability

In support of the application the applicant will submit details to discharge Condition 51 of the outline consent (ref: 585/APP/2009/2752) which requires all of the dwellings to be built to Code for Sustainable Homes Level 4. The applicant has submitted a Code for Sustainable Homes (CSH) Report demonstrating that each dwelling would be built to CSH Level 4, therefore, the proposal is in accordance with Policy 5.2 of the London Plan.

7.17 Flooding or Drainage Issues

The developer of St Andrews Park has submitted an overarching drainage strategy for the whole of the St Andrews Park development. This overarching strategy contained a maximum flow rate for surface water drainage for each catchment of the development.

The scheme has been designed with appropriate levels and gradients to ensure appropriate drainage and surface water run off. While the drainage will run into the existing system compensatory measures will counteract this run off elsewhere on the site.

Furthermore, the S106 also requires an Estate Management Plan to be submitted to the Council for its approval prior to the occupation of any dwelling. The Council has approved the SUDS management plan and is in the process of agreeing the responsibilities of the estate management company. It is considered that the SUDS would provide an acceptable capacity and greenfield run-off rate and would not increase flood risk in the surrounding area. Therefore, the application is considered to comply with Policy OE7 of

the Hillingdon Local Plan and Policy 5.12 of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

NOISE

The noise assessment provided as part of the outline consent raised no issues with regard to noise and EPU have raised no objections to the proposals

AIR QUALITY

The air quality report provided as part of the outline consent raised no issues with regard to Air Quality and EPU have raised no objections to the proposals.

7.19 Comments on Public Consultations

No responses were received.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

GENERAL

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

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

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

PLANNING CONDITIONS

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

PLANNING OBLIGATIONS

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

to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

EQUALITIES AND HUMAN RIGHTS

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

The proposed development is in accordance with the parameter plan and design code, which was approved at outline stage. The design and appearance of the dwellings are considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The dwellings would be built in accordance with the London Plan floor space standards and Lifetime Homes Standards, ensuring a good standard of residential accommodation is being provided. The development will provide 8 affordable units with Phase 2B, meeting the 15% requirement across Phase 2 of the development, as required by the S106 for St Andrews Park. Affordable housing in Phase 3 will be provided in the subsequent portions of the phase.

It is noted that a small number of the dwellings would be provided with gardens which do not meet the HDAS standards, however, the dwellings are in close proximity to the pockets parks and the significant district park, which provide a large amount of publicly accessible amenity space within the surrounding area. The new dwellings would comply with the distance separations standards of HDAS Residential Layouts, ensuring no significant harm would occur to the residential amenity of the neighbouring occupiers.

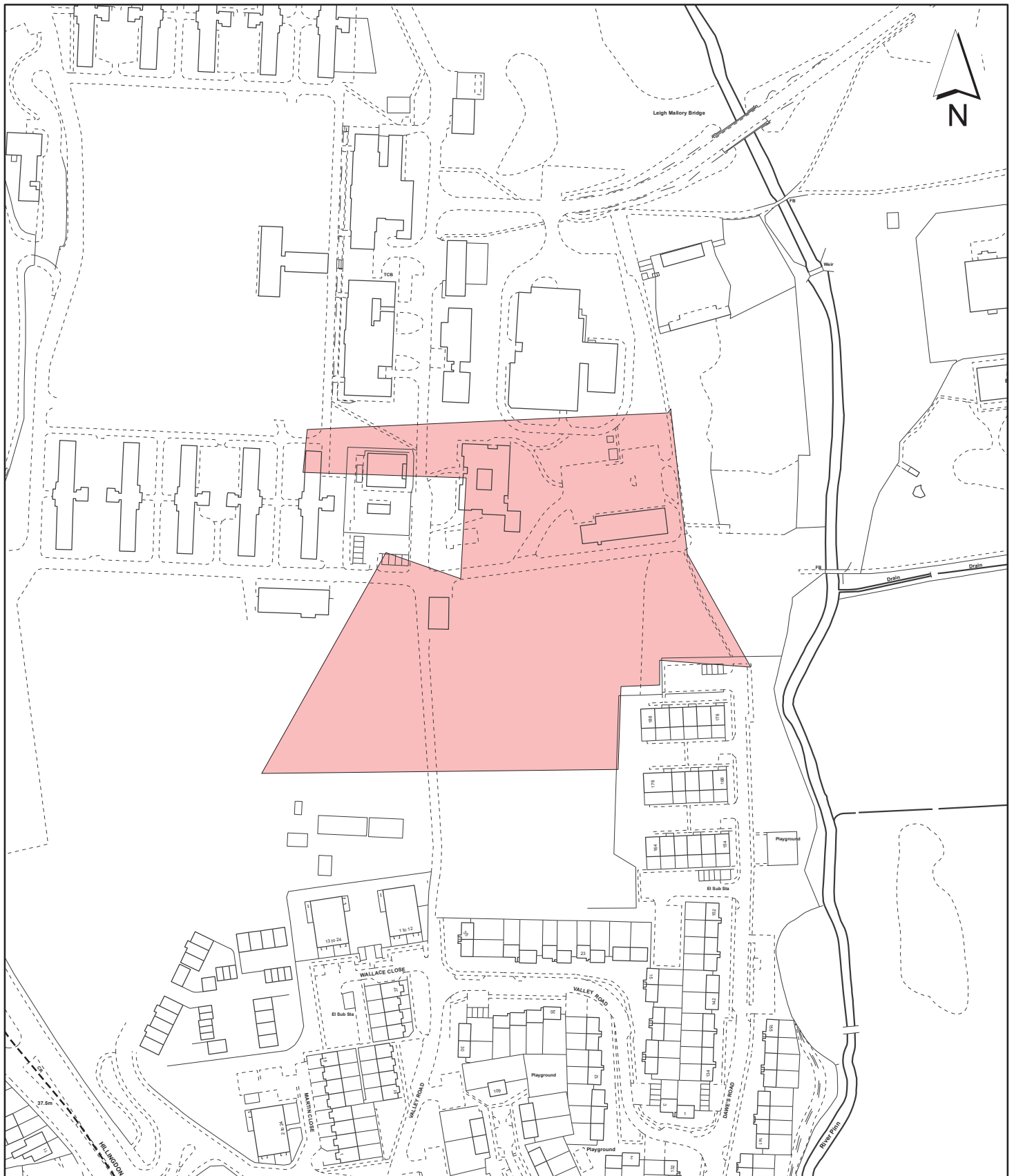
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

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)
Revised Early Minor Alterations to the London Plan (October 2013)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

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Notes

 Site boundary

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Site Address

**RAF Uxbridge
 Hillingdon Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

585/APP/2014/2071

Scale

1:2,500

Planning Committee

Major

Date

September 2014



HILLINGDON
 LONDON