

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND
CONSTRUCTION OF BASEMENT

LBH Ref Nos: 16568/APP/2013/3588

Drawing Nos: B-256-1
B-256-2
B-256-3
B-256-4
B-256-5
B-256-6
B-256-7
B-256-8
Location Plan
Flood Risk Assessment
Design and access statement
Biodiversity survey and report
Transport Statement
Holland and Holland Planning Statement
Ground Investigation Report reference C13262
Vehicle Movement Chart

Date Plans Received: 03/12/2013 **Date(s) of Amendment(s):**
Date Application Valid: 16/06/2014

1. SUMMARY

The application seeks planning permission for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the extension of the existing single storey detached reception building at ground level and basement, to provide a larger corporate facility and rifle range. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The NPPF requires Local Planning Authorities to ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The existing corporate facility to be demolished is a single storey wooden building with an internal floor area of 222 square metres. The applicant is seeking to extend the existing building and enlarge the total floor area from 286 sq.m to 959 sq.m with the basement rifle range adding a further 503 sq.m.

In support of the proposal, the applicant has provided historical data regarding the

business mix of the shooting club. This demonstrates that the majority of their business is now coming from corporate shooting days, with a weighting of these towards the later end of the week and weekend. Given the age of the building, the club is struggling to compete with local competitors who are able to offer fine dining and modern technology to supplement their events.

The supporting information also provides a breakdown of the layout of the proposed building and establishes that the club would require a building of this size to continue to compete in the corporate market. The proposed rifle range would be the only one of its type in the UK at present, and this will further allow the club to stand out and compete amongst the other shooting schools.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable level of harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable and recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and supporting documentation, titled: B-256-1; B-256-3; B-256-4; B-256-5; B-256-6; B-256-7; B-256-8; B-256-2; Location Plan; Flood Risk Assessment; Design and access statement; Biodiversity survey and report; Transport Statement; Holland and Holland Planning Statement; Ground Investigation Report reference C13262 and shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 and the London Plan (July 2011).

3 COM6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan Part 2.

4 COM7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies OL1 and BE13 of the Hillingdon Local Plan Part 2.

5 COM8 Tree Protection

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

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2.

6 COM9 Landscaping (including refuse/cycle storage)

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

1. Details of Soft Landscaping,
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 4 parking spaces shall be served by active electrical charging points and infrastructure provided for a further 4 passive spaces.)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Details of the green roof proposed over the basement

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

7 COM10 Tree to be retained

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

Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

8 COM15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

9 NONSC Soil management

Prior to the commencement of development, a method statement for soil handling and storage, including landscaping plans showing how and where the material will be deposited, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development promotes sustainable management of the soil within the site and ensure the scheme does not have a detrimental impact on the openness, character and appearance of the Green Belt, and to accord with Policies OL2 and BE38 of the

Hillingdon Local Plan Part 2

10 NONSC Carbon Dioxide emission reduction

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions and include details and plans of any renewable energy technologies required to meet the emissions reduction.

REASON

To ensure the development contributes a reduction in regulated CO2 emissions in accordance with London Plan (July 2011) Policy 5.2.

11 NONSC Use

The development hereby approved shall be used strictly in accordance with the terms of the application, plans and supporting details and in conjunction with operation of the site by Holland and Holland as a shooting ground.

REASON: To protect the Green Belt and ensure the building is used in association with the shooting school and not as a separate planning unit, and to accord with Policy OL1 of the Hillingdon Local Plan Part 2 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

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.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

3

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

On the 7th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British

Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

6 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 I33 Tree(s) Protected by a Tree Preservation Order

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added over 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the

building, which is also accessible from the kitchen. The corporate facility building has a rectangular shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing single storey corporate facility building and an extension to the existing single storey detached reception building at ground floor level to form function rooms and catering facilities to serve the growing market in corporate functions. A basement extension is also proposed partly beneath the existing building to provide an indoor rifle range.

The ground floor extension will increase the total floor area of the existing building to 959 sq.m and the basement will add a further 503 sq.m.

The extension will comprise of two function rooms, kitchen, meeting room, office, lecture room and associated toilet accommodation within the ground floor element, and a rifle range and secure store within the basement.

The proposed corporate facility would be serviced by the existing car parking areas, which are situated off the main driveway of the site and adjacent the proposed new building.

3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/APP/2012/1423 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Single storey building for use as a corporate facility involving demolition of existing building

Decision: 11-12-2012 Approved

16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.

Decision: 08-02-1989 Approved

16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)

Decision: 22-03-1990 Approved

16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood

Renewal of temporary permission for continued use of six acre field for shooting grounds
(Ref:16568M /88/1864)

Decision: 19-06-1990 ALT

16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood
Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 ALT

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of single-storey extensions to infill a verandah and form an entrance lobby and alterations

Decision: 21-01-1993 Approved

Comment on Relevant Planning History

Planning permission was approved under application reference 16568/APP/2012/1423 for the erection of a single storey building for use as a corporate facility involving demolition of existing building. This scheme was not implemented on the site however approved a new building with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area beyond the existing.

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9th July 1980.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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LPP 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 16th April 2014. Expired 14th May 2014.

Given the remote nature of the site, no neighbouring occupiers were notified of the development.

However, site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

Ward Councillors: They have both expressed their support of the application.

GLA

The proposal

Erection of a single storey ground floor extension to the existing lodge and the construction of a new basement level.

Strategic issues

Green Belt is the most relevant strategic issue for the scheme.

Recommendation

That Hillingdon Council be advised that the application complies with the London Plan, for the reasons set out in paragraph 22 of this report and does not need to be referred back to the Mayor. Please forward a copy of any decision notice and section 106 agreement.

Context

1. On 12 August 2014 the Mayor of London received documents from Hillingdon Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 22 September 2014 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2. The application is referable under Category 3D of the Schedule to the Order 2008: "Development on land allocated as Green Belt or Metropolitan Open Land in the development of plan..; and which would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building."

3. In this instance the Council does not need to refer the application back to the Mayor, but requests that you forward a copy of any decision notice and section 106 agreement.

4. The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5. The application site is the Holland and Holland Shooting Grounds accessed off Ducks Hill Road. The site is within the Green Belt and covers an area of 40 hectares which comprises open space and facilities for outdoor shooting practice, including clay pigeon shooting and target practice rifle ranges. The site also contains two single storey buildings; a substantial lodge building and a smaller corporate facility building. The buildings are surrounded by an expanse of tarmac.

6. The existing buildings have a floor area of 508 sq.m. The buildings are located centrally within the site, approximately 350 metres from the public highway at the end of the private access driveway into the site, surrounded by mature trees which limit views into this part of the Green Belt.

Details of the proposal

7. The proposal seeks to demolish the smaller corporate facility building and extend the main lodge. This would allow for the upgrading of the current facilities on the site to meet the business demand for the corporate entertainment arm of the business and facilitate its future growth.

8. The above ground extensions would comprise a single storey, similar to the buildings which currently stand on site and would be contained within the currently tarmacked area around the existing buildings. The proposal also includes a large basement extension to house a new indoor shooting facility. This basement would not have any external visual manifestations. Taken together, the extensions would comprise 966 sq.m of additional floorspace.

Case history

9. There has been no pre-application advice given on this site.

Strategic planning issues and relevant policies and guidance

10. The relevant issues and corresponding policies are as follows:

- Green Belt/MOL London Plan
- Transport London Plan; the Mayor's Transport Strategy

11. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the November 2012 'Hillingdon Local Plan: Part 1 - Strategic Policies', the 'saved' policies within the September 2007 Unitary Development Plan and the 2011 London Plan.

12. The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework
- The Draft Further Alterations to the London Plan (January 2014)

Green Belt

13. Hillingdon Council's November 2012 'Local Plan - Strategic Policies' designates the entire site as Green Belt. The National Planning Policy Framework (NPPF) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; with the essential characteristics of Green Belts being their openness and their permanence. Paragraph 80 of the NPPF sets out the five purposes of Green Belt as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

14. The NPPF states that the construction of new buildings in the Green Belt is inappropriate development. However, paragraph 89 does outline exceptions to this which include; the provision of appropriate facilities for outdoor sport or outdoor recreation so long as it preserves the openness of the Green Belt, and, the alteration of a building, providing that it does not result in disproportionate additional floorspace over and above the size of the original building.

15. The applicant in their Planning Statement has outlined how the business has changed and developed in recent years and the need for improvement of the facilities to keep up with others in this market with more modern facilities. The applicant has also highlighted that the business currently employs 12 full time and up to 30 part time staff, which would increase to 17 staff if the proposal were approved, and that the business contributes significantly to the wider local economy (taxis, restaurants, bars etc.). Without the proposed enhancement of facilities at the site, the business would risk being permanently lost owing to growing competition in other centres, meaning the loss of jobs and the loss of an acceptable Green Belt use.

16. While the use of the site as a shooting ground represents a recreational activity supported in the Green Belt, the proposed extensions would total 966 sq.m, which would be a 744 sq.m

increase from the existing floorspace. However, given the majority of this floorspace (approximately 520sq.m) is at basement level and would not impact on the openness of the Green Belt, the proposal does not represent inappropriate development. The above ground extensions are not significant additions to the existing form. They have been designed to minimise their extent and sited on land which is currently tarmacked. The location and position of the buildings would be set within the existing landscape to prevent any significant impact on the openness of this part of the Green Belt.

17. The proposed development would allow the maintenance of an acceptable Green Belt use and provide for growth of the business. The proposal would not harm the openness of the Green Belt and the proposal does not raise a strategic issue.

Transport

18. Transport for London (TfL) has not raised any strategic issues in relation to this case. However, the borough should be advised that they have made the following recommendations in relation to this proposal:

- A minimum of one additional disabled parking bay should be provided by reallocating existing bays
- At least once coach bay (for use by a 15m coach) should be provided on the site
- 10% of the total car parking spaces should be provided as electric vehicle charging points
- Cycle parking facilities should be provided for workers and visitors.

Local planning authority's position

19. The local planning authority's position is not known at this stage.

Legal considerations

20. Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. For the reasons set out in this report and summarised in paragraph

22. The application does not raise any strategic issues and does not need to be referred back to the Mayor.

Financial considerations

21. There are no financial considerations at this stage.

Conclusion

22. London Plan policies on Green Belt are relevant to this application. In general, the application complies with these policies, for the following reasons:

- The proposal would support an outdoor recreational activity as defined in the NPPF and would not harm the openness of the Green Belt.

23. The Mayor does not need to be consulted again on this application, but please forward a copy of any decision notice and S106 agreement.

Internal Consultees

EPU

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution

Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

TREES AND LANDSCAPE

LANDSCAPE CONTEXT:

The site is occupied by a shooting ground with ancillary buildings at the end of a long driveway, off Ducks Hill Road. Situated within the Green Belt, the site is characterised by a manicured landscape of close-mown lawns and ornamental planting associated with the main visitor facilities, set within the context of rural farmland with hedges and areas of woodland.

The landscape setting of the site is described in Hillingdon's Landscape Character Assessment. The key characteristics are identified and the landscape and visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating Farmland'.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

PROPOSAL:

The proposal is to demolish a single-storey timber building and build a single-storey ground-floor extension to the lodge and construct a basement.

LANDSCAPE CONSIDERATIONS:

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

Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- No trees or landscape features of merit will be affected by the demolition of the timber building to the south of the existing brick-built reception building (on a north-south axis).
- The extended brick building will strike south across an existing service road which will be re-aligned to skirt around the new building.
- The linear basement (underground shooting range) will be constructed using a 'cut and cover' technique. The basement will be accessed from the new building from which it will extend into the

site heading west across existing open mown grassland.

- No landscape details have been submitted at this stage. However, Wells drawing No. B-256-4, indicates the main tree belts associated with the site and confirms that a landscape scheme will be prepared to enhance the setting of the building.
- Landscape details will also be required for the 'green roof' construction above the basement.
- Significant volumes of excavated soil and sub-soil will be inevitable. It is not clear whether the intention is to remove all arisings from the site?
- If any material is to be re-used / accommodated on the site, a method statement for soil handling and storage will be required together with landscape plans identifying how and where the material will be deposited.
- Details of the site compound and soil storage areas should be submitted by way of a method statement to ensure that there is no encroachment on the root protection areas of nearby trees.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

No objection, subject to the above considerations and conditions COM6, COM7, COM8, COM9 (parts 1,2,3,4,5,6), COM10.

HIGHWAYS

No objection was raised to the informaton submitted.

FLOOD AND WATER MANAGEMENT

The information submitted within the Hydrological report is useful detail in determining the impact of the proposed development on groundwater issues and provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

Therefore the following conditon is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable

Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor

sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy would be in excess of £400,000, with Holland & Holland bringing 10,000 or more clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits of the scheme, in light of the thrust of the Planning for Growth Ministerial Statement, which states, amongst other things, that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. It goes on to say that the Government's top priority is to promote sustainable economic growth and jobs, and that in determining planning applications appropriate weight should be given to the need to support economic recovery. These are matters should be considered in the overall planning balance for this case.

The applicant has applied to develop the new building and rifle range in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in a substantial increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for a dining area to accommodate at least 120 guests (this can be made smaller for the more typical medium and multiple smaller events), a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

In terms of the rifle range, over the last 20 years, there has been a huge increase in the interest in rifle shooting in the UK. Holland and Holland currently have a single lane, 100 yard outdoor rifle range, however the use of this is weather dependant and the facility is shared with the Factory testing of rifles. This makes it unavailable for a large proportion of time during the week for lessons and corporate events. An indoor rifle range would be a useful facility for the club and will be the only one of its type in the UK at present, giving them a future proof facility.

While the use of the site as a shooting ground represents a recreational activity supported in the Green Belt, the proposed extensions would total 966 sq.m, which would be a 744

sq.m

increase from the existing floorspace. Whilst the increase in the size of the building is considered large, this needs to be taken in context of the site, which consists of 100 plus acres of land and that the majority of this floorspace (approximately 503sq.m) is at basement level. The building itself would be set over 360 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain. Furthermore, the design of the building has been considered to keep the building to the same height as the existing, ensuring it would not be a prominent addition to the Green Belt when viewed from within the Shooting Club's private grounds.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wild flower areas. Therefore, they have designed the low level building to best fit in with the rural nature of the site, which is a key characteristic of the shooting club. Furthermore, the materials to be used will be conditioned to ensure the building best blends into the Green Belt surroundings, with natural materials used where possible, and landscaping improvements to further screen the building will also be sought by condition.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (re appropriate Green Belt use). Overall, it is not considered that the proposal would have a detrimental impact on the openness of the Green Belt, the proposal does not represent inappropriate development.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt is discussed under the Principle of the Development section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered

to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

7.07 Impact on the character & appearance of the area

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing. This is currently well screened and not visible from the public domain. Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part 2.

7.08 Impact on neighbours

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building and basement is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility. The parking areas provide 40 spaces and 1 disabled space within the site. The Council's Highways Officer considers that the proposed parking would be sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part 2.

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain

7.12 Disabled access

The plans submitted have made provisions for disabled access and are considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building. Therefore, subject to conditions relating to landscaping plans at the site, no objection is raised in this matter.

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

The applicant has stated that the building would meet Building Regulation Part L, but provides no details of the renewable energy technology or sustainability measures to be included at the site. However, as this is for the development of a new building it is envisaged that these could be included into the scheme by condition. Therefore, subject to a condition requiring an energy efficient report showing how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 10% of the sites energy needs through on site renewable energy generation, no objection is raised in this matter.

7.17 Flooding or Drainage Issues

The application site is outside of Flood Zones 2 and 3, however as the scheme proposes a basement a Hydrological and Geotechnical report was submitted with the application. The scheme has been reviewed by the Councils Flood and Water Management Officer, and is considered to provide sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on site.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues for comment.

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 Probitry 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 received.

10. CONCLUSION

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for Green Belt use).

The information and documents submitted are considered to provide very special circumstances for the proposed increase in the size of the building and business. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with

Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

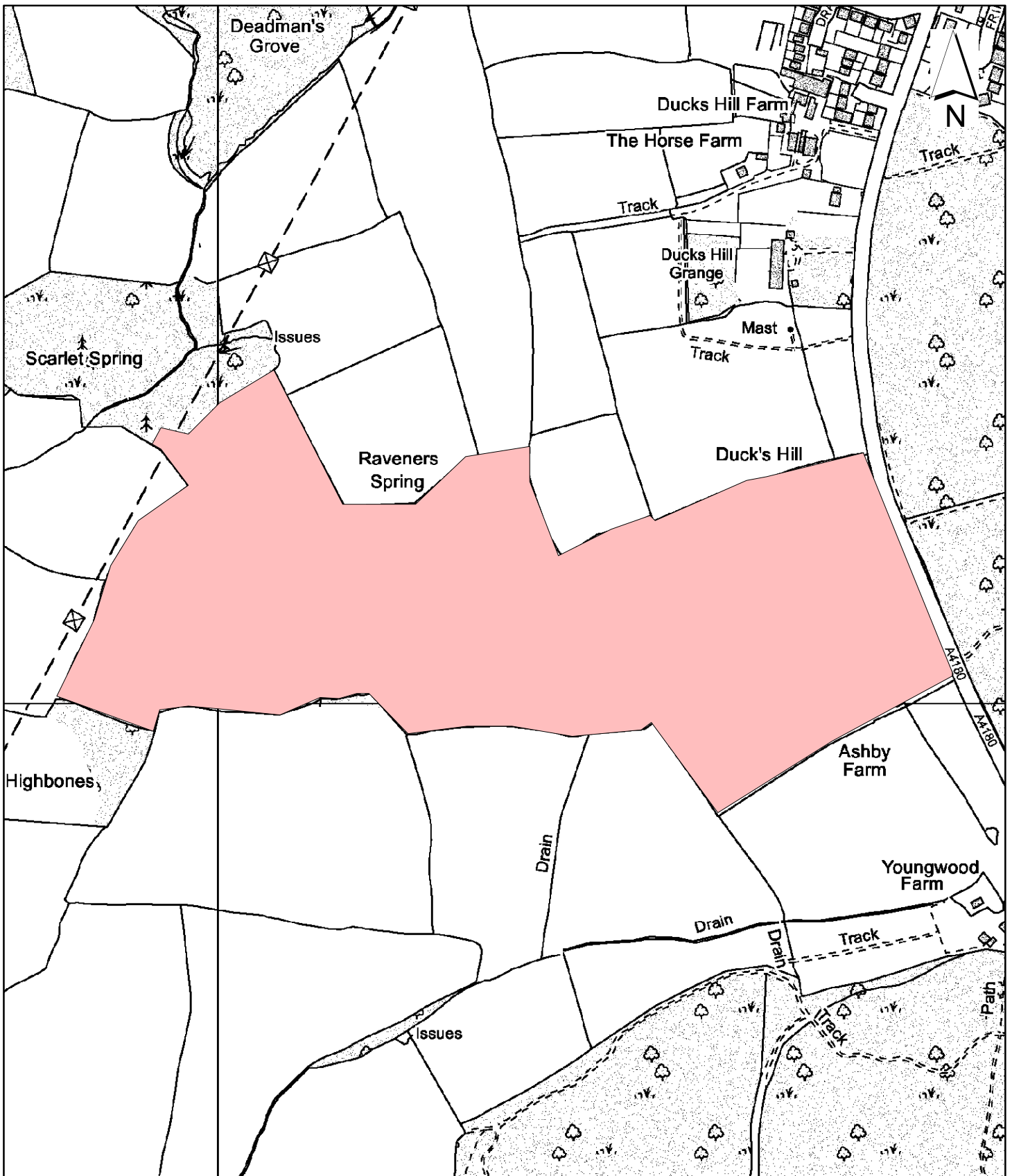
The London Plan (July 2011).



Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Holland & Holland Shooting School Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>16568/APP/2013/3588</p>	<p>Scale</p> <p>1:5,500</p>	
	<p>Planning Committee</p> <p>Major</p>	<p>Date</p> <p>October 2014</p>	