

Report of the Head of Planning, Sport and Green Spaces

Address 88-94 LONG LANE ICKENHAM

Development: Demolition of 5 existing dwellinghouses and redevelopment of the site for a 85 unit Class C2 care home for the elderly of 1.5 to 2.5 storeys in height with associated landscaping and car parking (40 spaces in total), stopping up of existing vehicular accesses on Long Lane and construction of new vehicular access onto Long Lane.

LBH Ref Nos: 52129/APP/2014/2996

Drawing Nos: Interim Travel Plan
Planning Statement
AA4378/100E
AA4378/2001
AA4378/2004 rev. A
AA4378/2011
AA4378/202C
AL4378/001 Rev. B
AL4378/002 Rev. B
Acoustic report
Arboricultural Report
Care Home Needs Assessment
Construction Method Statement
Design and Access Statement
Ecological Assessment
Economic Benefits Statement
Energy Report
Heritage Statement
Statement of Community Engagement
Townscape and Visual Assessment
Air Quality Assessment
Transport Statement (as amended by 4 x A4 autotrack diagrams, accident data and trip generation calculations received on 13/1/15)
Letter from Carterwood, dated 20/8/14
Landscape Design
Agent's covering email dated 21/10/14
2595.08B
Agent's covering email dated 11/9/14
AA4378/2006 rev. E
AA4378/2007 rev. E
AA4378/2008 rev. C
AA4378/2015 rev. A
AA4378/2016 rev. A
AA4378/2005 rev. E
AA4378/2017 rev. A
AA4378/2018 rev. A
AA4378/2019 rev. A
Un-numbered Plan Diagram of Roof Pitches

Date Plans Received: 20/08/2014
Date Application Valid: 15/09/2014

Date(s) of Amendment(s): 20/01/2015
20/08/2014
21/10/2014
14/02/2015
13/01/2015
11/09/2014
09/10/2014

1. **SUMMARY**

This application is for the demolition of 5 detached houses within the Ickenham Village Conservation Area to allow the re-development of the site for a 85 suite Class C2 care home for the frail elderly. The building would mainly comprise of a part two, part three storey block, but by concealing the upper floors with the roof space, it would appear as a one and a half to two and a half storeys high and would have an 'H' shaped layout with an extended rear wing which would extend along much of the depth of the site. Vehicular access would be provided on the northern side of the site, adjoining the Douay Martyrs School with a total of 40 car parking spaces being provided.

The proposed care home would involve the take up of much more garden land than the existing houses, but having regard to adjoining and surrounding sites which contain large buildings with in-depth footprints, the overall quality of the scheme, and the impacts of the scheme in terms of the character of the area, landscaping and tree impacts, and the considerations advised by the London Plan such as biodiversity, flood risk and climate change, it is considered that a reason for refusal could not be justified in relation to the loss of gardens.

The loss of 5 Class C3 houses is strictly contrary to policy H3 of the saved UDP but the GLA advise that the application should be considered in terms of the more up to date policies in the NPPF and London Plan which advise that Class C2 accommodation should be included as part of the Borough's overall housing provision and therefore results in a net increase of 80 units on this site. The Council's Adult Social Care do query the need for the facility within the borough, but the GLA advise that there is significant pan - London and Hillingdon need for the facility and that this need for care home places is expected to increase.

The Council's Urban Design/ Conservation Officer raises no objections to the demolition of the houses, subject to their details being recorded, which would be controlled by condition. The proposal has also formed the subject of pre-application discussions and advice and the scheme has undergone various revisions. The conservation officer is fully supportive of this scheme and considers it to be a high quality and well considered proposal that would not harm the character or appearance of the Ickenham Village Conservation Area.

The scheme would not harm the amenities of surrounding residential occupiers and fully complies with Council guidance. Furthermore, the Highway Officer is satisfied that the

proposed parking is sufficient to serve the development and the proposed access arrangements would not prejudice highway safety. The Tree/ Landscape Officer also considers that the scheme is acceptable in terms of its impact upon existing trees on site and that the proposed landscaping scheme is of a high quality that would support the care home residents and over time, improve the character of the area. Furthermore the proposal has been assessed with respect to biodiversity impacts and the Council's Sustainability Officer advises that the impact is acceptable and with enhancements that could be controlled with conditions, could be improved. Flood impacts are also acceptable.

The Mayor does not raise any in principle objections to the scheme in his Stage 1 report.

The application is recommended favourably, but further archaeological investigation is required, the results of which needs to be referred to GLAAS and the application would need to be referred back to the Mayor.

2. RECOMMENDATION

That subject to:-

1. The Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, and

2. The Greater London Archaeological Advisory Service (GLAAS) not objecting to the application following further archaeological investigation,

delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and also those requested by the Greater London Authority and the following:

A) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

(i) Highways Works: the developer will required to enter into a S278/S38 agreement to secure highways works including the new access onto Long Lane and ther stopping up/re-instatement as public footpath of the existing crossovers.

(ii) Travel Plan

(iii) Construction Training: A financial contribution is sought equal to Training costs: £2500 per £1m build cost + Coordinator costs of£9600 or an in kind scheme to be provided to this value.

(iv) Employment Training: An Employment Training Strategy to be submitted.

(v) Air Quality Monitoring: A financial contribution to the sum of £25.000.

(vi) Project Management & Monitoring Fee: 5% of total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the

proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 6th March 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to provide a commensurate package of planning benefits to maximise the health and social benefits, namely highway improvements, construction training, air quality monitoring and project management of the scheme to the community. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

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

F) Following the Council's Community Infrastructure Levy coming into force, the applicant pay the required levy on the additional floorspace actually created.

G) That if the application is approved, the following conditions be attached:-

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers, AA4378/2005 rev. E, AA4378/2006 rev. E, AA4378/2007 rev. E, AA4378/2008 rev. D, AA4378/2015 rev. A, AA4378/2016 rev. A, AA4378/2017 rev. A, AA4378/2018 rev. A and AA4378/2019 rev. A 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).

3 COM5 General compliance with supporting documentation

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

Noise mitigation measures on pages 19 & 20 of the Acoustic Report

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

REASON

To ensure that the development complies with the objectives of Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RES6 Levels

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

REASON

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

5 COM7 Materials (Submission)

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

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

REASON

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

6 RES8 Tree Protection

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

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

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

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

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

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

5. Other

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

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

REASON

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

8 COM28 Visibility Splays - Pedestrian

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

REASON

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

9 NONSC Programme of Building Recording

No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting to English Heritage Recording Level 1 in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation unless agreed in writing with the Local Planning Authority.

REASON

Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

10 NONSC Facilities for People with Disabilities

The care home use hereby approved shall not commence until the development has been provided with a layout and facilities which meet the requirements set out in BS 8300:2009 (Code of Practice on Design of buildings and their approaches to meet the needs of disabled people), including:-

- a. Accessible parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009+A1:2010.
- b. Given the nature of the proposed development, at least one enlarged accessible parking bay, 3m x 6m, should be provided.
- c. In accordance with BS 8300:2009+A1:2010, clause 4.2.1.1, a setting down point and parking space, 4.8m x 8m, for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance.
- d. A ratio of 1 'assisted bathroom' (or assisted showers provided this meets residents needs) to 8 service users should be shown on plan, including details of the internal layout and specifications should be provided. Reference to BS 8300:2009+A1:2010, clause 12.3. Floor gully drainage should be provided in all bathrooms where showers are to be provided.
- e. A minimum of 10% of ensuite bathrooms should be designed to allow independent use by wheelchair users. Reference to BS 8300:2009+A1:2010 should be made.

The layout and all facilities which form part of the scheme shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the care home is accessible and welcoming to all sections of the population, including older and disabled people in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

11 NONSC Fire Excavation Plan

Prior to the first occupation of the development hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

12 NONSC Privacy Scheme

Notwithstanding the details on the approved plans, details of additional measures to protect the privacy of residential bedroom on the rear elevation and rear wing, which may include privacy screens and/or angled windows shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the units and thereafter permanently retained.

REASON

To ensure adequate privacy is maintained, in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

13 NONSC Mechanical Plant Noise Level

The rating level of the noise emitted from the site by any chiller or refrigeration unit, Air Conditioner or other mechanical plant shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

14 NONSC Scheme for the Control of Noise and Odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

15 NONSC Delivery Hours

There shall be no loading or unloading of vehicles, including delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 08:00 and 14:00 on Saturdays. The site shall not be used for loading or unloading of vehicles, including delivery and the loading or unloading of goods on Sundays or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

16 NONSC External Lighting Scheme

No external lighting shall be installed on the land unless the details have first been

submitted to and approved in writing by the Council. Any installation of external lighting shall only be carried out in accordance with the previously approved details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

17 NONSC Details of Plant, Machinery and Fuel

Before the development is commenced details of any plant, machinery and fuel burnt, as part of the energy provision and the location of the flue(s) for the development shall be submitted to the LPA for approval. This shall include pollutant emission rates at the flue(s) with or without mitigation technologies and needs to be considered as part of a wider air quality assessment, as set out in the EPUK CHP Guidance 2012, if applicable. The use of ultra low NOx emission gas CHPs and boilers is recommended. The development should as a minimum be 'air quality neutral' and demonstrably below the relevant building emissions benchmarks.

REASON

To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

18 NONSC Energy Assessment

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO2 emissions by 35% from a 2013 Part L baseline. The assessment shall provide detailed specifications of the measures and technology set out in outline energy assessment. The assessment shall also include full details (including specification and location on the site) of the low and zero carbon technology preferred option. The information shall also include details of the type, location and management of biomass material should biofuel dependent boilers or heating systems be required.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

REASON

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

19 NONSC Contaminated Land

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate

all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 COM31 Secured by Design

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

REASON

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

21 NONSC 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:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- 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, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iii. incorporate water saving measures and equipment.
- 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 (November 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).

22 NONSC Scheme of Ecological Enhancement

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

23 NONSC Living Screens

Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and

methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

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.

NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.8	(2011) Housing Choice
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 4.12	(2011) Improving opportunities for all
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
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 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE4	New development within or on the fringes of conservation areas
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 13 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 128 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the

premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

6

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.9ha site is located on the north western side of Long Lane, some 40m to the north east of its junction with Swakeleys Drive. The site comprises 5 detached residential houses on large plots, 4 of which front Long Lane, albeit set well back from the road (Nos. 88 - 94) and have relatively narrow long rear gardens. A fifth house known as Dormy House is a backland development which extends along the rear of the Long Lane properties and is accessed, together with an adjoining property known as No. 7A, from Court Road via a private single width access located between Nos. 5A and 7 Court Road. The five properties are of mixed style and size, although they are all characterised by their mature gardens which include a number of fine trees, some of which are clearly visible from surrounding roads and contribute to the sylvan character of the area.

The site forms part of an established residential area to the north of the North Hillingdon Local Centre which is served by Hillingdon Underground Station on the Metropolitan and Piccadilly Underground lines, which Long Lane crosses, together with the A40 some 240m to the south of the site. Immediately adjoining the site to the south and east is predominantly two storey detached and semi-detached housing, with similar properties also fronting the opposite side of Long Lane to the east. To the north, the site is adjoined by the Douay Martyrs School, which contains a locally listed building.

The site is located on the south eastern side of the Ickenham Village Conservation Area of which it forms a part, with the boundary in this vicinity running along the opposite side of Long Lane. The curtilage of Dormy House is covered by TPO 438 with part of the adjoining rear garden of No. 90 Long Lane also being covered by TPO 482a.

3.2 Proposed Scheme

The proposal is for the demolition of the five detached houses on site to enable its re-development as a mainly part two storey, part three storey 5,861 sq.m. registered Class C2 care home for the frail elderly with associated access, parking and landscaping. The care home would provide 85 bedrooms/suites and have a maximum capacity for 89 residents. The proposed care home would be set back from its boundaries and have an H-

shaped footprint with an extended wing in the north-western corner at the rear of the site. The upper floor of the building would largely be contained within the roof space so that it would appear on its primary frontage onto Long Lane as 1.5 to 2 storeys in height, rising to 2.5 storeys in the centre of the site, before reducing to 2 storeys on the north-western wing.

The central section of the building would contain mainly communal space over two floors, including the building's main entrance on its northern elevation, restaurant, cafe, lounges, library, activity spaces, cinema, hair salon and spa bathing and therapy space with the side wings mainly containing residential accommodation. There would be a mix of unit types, including 12 studio and 17 one-bedroom units on the ground floor, 13 studio and 17 one-bedroom units on the first floor. The top floor within the central roof space of the building would provide a 24 bed dementia wing, although it is likely that most residents would have some degree of dementia. A small basement would be provided in the north eastern corner of the building.

The design of the building incorporates articulated and varied elevations and traditional hipped and gabled roofs. The scale and massing of the building responds to its context and relationship with neighbouring properties, with the taller two and a half storey central wing being sited towards the centre of the site. The bulk and mass of the roof is further broken up with dormers of varied sizes and mixed design. The main roofs are steeply pitched, reflecting the 'arts and craft' style prevalent within the surrounding area, with roof elements nearer the ground at a lower pitch to create the traditional 'swept' character. The Long Lane frontage is particularly important and here the building has been set back to replicate the siting of the existing houses and designed to reflect that of a similar terraced block further along Long Lane.

The building would be set within landscaped grounds, involving the retention of many existing trees and new planting. A series of enclosed garden and courtyard areas around the building would be created, mainly along the southern boundary which have been designed to have their own character and individual recreation/activity space.

The new access road that would run along the northern side of the site to access the parking/ servicing area adjacent to the main entrance (comprising 10 spaces, including 2 disabled spaces) and the larger car park at the rear (comprising 30 spaces, including 7 tandem spaces). The proposal involves the stopping up of the existing vehicular crossovers on Long Lane and the construction of a new vehicular access along the northern side of the site from Long Lane, adjoining the Douay Martyrs School.

The care home would provide a 24 hour operation with typically three shifts for care staff, comprising a morning shift which would commence between 06:00 and 08:00, an afternoon shift which would commence around mid-afternoon and a night shift commencing between 20:00 and 23:00. Ancillary staff such as kitchen and housekeeping personnel can also work outside normal hours with start and end times of around 07:00 and 14:00-15:00 respectively. Some administration as well as management staff would work normal daytime hours of around 09:00-17:00.

The scheme has formed the subject of two previous pre-application enquiries with officers.

The application is supported by the following documents:-

Design and Access Statement:-

This provides a statement summary and describes the applicant, Signature Senior

Lifestyle Ltd. and its operating ethos. The site and its local context is described and a site analysis is produced. The statement goes on to outline the development and reasoning behind the design approach taken, including the results of meetings held with Council officers and the public. The landscape proposals are described, including the design principles adopted and the analysis that led to its design. Access considerations are then discussed, together with sustainability and energy issues.

Planning Statement:

This provides an introduction to the proposals, describes the site and notes that there is no relevant planning history. It goes on to describe the proposals and summarises the pre-application discussions that have taken place with Council officers and the local community. Relevant planning policy is described and the proposals and their impacts are assessed against the development plan. The statement concludes by stating that the scheme is acceptable in terms of the identified impacts and the relevant policies of the development plan and in particular the loss of 5 dwellings as 85 Class C2 suites would be provided as a replacement which the NPPG advises should be considered as a form of housing. If this is not accepted, there remain compelling material considerations to grant permission, namely there is a demonstrable need for the development, there would be an associated continual release of family housing, the overall quantum of care home units provided and the significant economic benefits of the scheme.

Heritage Statement:

This provides an introduction to the report and assesses the statutory constraints affecting the site. The history of the site and its surroundings are described and the report then provides an assessment of significance of the heritage assets present within the area (with the exception of below ground archaeology). The proposed development is described and the impacts of the development on the heritage assets identified as being of significance, namely the Ickenham Village Conservation Area and the setting of the locally listed buildings at the Douay Martyrs School which are then assessed. The report concludes that through careful design, the proposed development will make a positive contribution to the Ickenham Conservation Area and the setting of the nearby locally listed building and therefore accords with national and local planning policy and legislation.

Townscape and Visual Assessment:

This provides an introduction to the study and outlines relevant national and local planning policy. The site and its setting is described and the townscape character defined and a photographic visual assessment presented. The development proposals are described and their impact on the townscape character and the wider visual environment are assessed. The report concludes that given the existing character of the townscape and the high degree of visual containment on the site, restricting medium and longer distance views, together with the design of the scheme which breaks up the building's massing, the proposed care home building can be accommodated on site without resulting in any unacceptable change to the overall character of the townscape and therefore complies with policy.

Transport Statement:

This provides an introduction to the proposals and describes the existing transport network. The existing site is described, results of a traffic survey are presented and accident records analysed. Relevant national, strategic and local planning policy and guidance is

assessed and details of pre-application highway advice noted. The development proposals are then described as they relate to highway matters. Results of the traffic appraisal are presented, including predicted traffic generation using the TRICS database and conclusions are presented.

Economic Benefits Assessment:

This provides an introduction to the study and defines the study area. Relevant national, regional and local planning policies and guidance as it relates to housing is assessed. The statement goes on to consider the socio economic context of the site, advising that the study area has an ageing population which will continue to grow, the ready availability of the local labour force would support the construction and operational phases of the development, economic benefits of £12.5m over the anticipated construction phase and £2m per annum during operational phase with some 90 full and part time employment positions would accrue to the local economy, savings to the NHS of approximately £29,500 per annum and with a large proportion of residents aged 65+ within the study area living within under occupied houses, the proposal offers the opportunity to downsize, freeing up housing stock, potentially at a rate of approximately 30 houses per annum.

Arboricultural Report:

This provides the background to the report and describes its methodology. The report goes on to assess the existing trees in terms of their quality and value, the impact of the proposed development upon the trees in and around the site, methods of reducing the impacts on retained trees, proposed tree protection measures and the proposed tree planting strategy.

Landscape Design:

This document provides additional supporting information for the landscape strategy and masterplan. There are sections on the design principles, site analysis, constraints and opportunities, communal garden design, boundary treatments and provides an indicative planting palette, plan and sections.

Ecological Assessment:

This provides the background to the study, describes the site and the survey and evaluation methodology which includes a desktop study, initial habitat and faunal surveys, including building surveys, tree inspections on and close to the site and limited further dusk and dawn surveys. Results are presented and recommendations are made. The report concludes that based on the evidence obtained from the detailed survey work and with the implementation of the recommendations set out in the report, there is no ecological reason to suggest that any ecological designations, habitats of nature conservation interest or any protected species would be significantly harmed by the proposals and that a number of net gains for biodiversity should be delivered by the proposed development.

Care Home Needs Assessment:

This provides an introduction to the study and assesses general population trends and advises of the implications for dementia care. Recent legislative changes are assessed and key issues for the care home sector are identified. The report goes on to consider the type of accommodation proposed and how this would compare to the local market. The methodology for assessing need for elderly care is described and results are presented.

Acoustic Report:

This provides the background to the assessment, including an ambient noise level survey carried out between 30/5/14 and 1/6/14. The site and methodology are described. Internal and external noise criteria are assessed and results of the survey are presented and discussed. Minimum construction attenuation values are established which mainly relate to the glazing/ ventilation specifications and noise design criteria set for proposed external plant. The report concludes by stating that providing the mitigation measures to the building facade and noise criteria followed for the plant and equipment, the scheme would comply with relevant standards and the NPPF allowing planning permission to be granted.

Energy Report:

The report sets out the background and the policy framework to the report and advises of the measures that would be used and assesses the feasibility of a range of energy technologies following the three stages of the London Plan energy hierarchy. Recommendations are made, including the preferred option of a gas fired Combined Heat and Power Unit and either a Ground Source Heat Pump or Biofuel/Dual Fuel Condensing Boiler system.

Construction Method Statement:

This sets out the management approach to construction activities on site and details the processes and procedures that will be followed.

Interim Travel Plan:

This provides possible measures to reduce reliance on the private car.

Air Quality Assessment:

The assessment sets out the background and scope of the study and reviews relevant planning policy and air quality legislation and guidance. The report then assesses indicative background pollution concentrations and models predicted pollution levels. The report evaluates the potential impacts of the emissions from the two options being considered for the proposed heating plant and development traffic on ambient air quality and assesses future air quality in terms of whether this constrains the proposed development of the site. The report concludes that the proposal will be compliant with all relevant national and local planning policy and air quality legislation and that air quality considerations will not impact on the development or occupation of the site.

Statement of Community Engagement:

This sets out Hillingdon's guidance for prospective developers on community involvement, details the consultation undertaken by the applicant, including a public exhibition over 2 days at the Ickenham United Reform Church, feedback mechanisms, public comments received and the applicant's response.

Letter from Carterwood dated 20/8/14:

This provides further clarification on the assessment of existing care home bedspaces.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history on this site of relevance to the proposed development with the only applications submitted relating to extensions and alterations of the existing houses.

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.E7	(2012) Raising Skills
PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.T1	(2012) Accessible Local Destinations
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.8	(2011) Housing Choice
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.17	(2011) Health and social care facilities
LPP 4.12	(2011) Improving opportunities for all
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling

LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
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 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE4	New development within or on the fringes of conservation areas
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

58 neighbouring properties have been consulted, the application has been advertised in the local press on 24/9/14 and a site notice dated 18/9/14 has been displayed on site. A further 14 day consultation period has also been undertaken on 18/2/15 to the revised plans and elevations received on 20/1/15 and the revised access arrangements on Long Lane received on 14/2/15. To date, 3 petitions, objecting to the proposals have been received, together with 17 individual responses, 16 objecting to the proposals and 1 in general support.

First petition with 20 signatories states:-

'I object to the planning application reference 52129/APP/2014/2996 on the grounds of the visual impairment of the overdevelopment of the site in a Conservation Area. Additionally the impact of the highway in relation to safety, disturbance and noise.'

Second petition with 29 signatories states:-

'I object to the planning application reference 52129/APP/2014/2996 on grounds of visual impairment of the over development of the site in a Conservation Area.

Additionally the impact of the highway in relation to safety, disturbance and the noise.

It also seems like an act of vandalism to wilfully destroy five existing properties, which will totally alter the outlook of our locality.'

Third petition with 37 signatories states:-

'We, the undersigned, fully support the Ickenham Residents' Association in their objective of ensuring that the wishes of its members as well as the wishes of the people of Ickenham in general, are heard by the London Borough of Hillingdon's North Planning Committee.'

Objection comments:-

Impact on Conservation Area/Character of Area

- (i) A large building of this scale and use will be detrimental to the Conservation Area, out of keeping with its character,
- (ii) Proposal does not respect the local context or street pattern and in particular, the scale and proportions of surrounding buildings. This represents overdevelopment of the site and a huge change to the local area with its excessive height, footprint and density, detrimental to the local environment and contrary to policy which seeks good design and respect for the character of the surroundings and regard to the spaces between buildings,
- (iii) Proposal is unsuitable within the middle of a residential area - the area is currently characterised by detached/semi-detached properties, not the very large building that is proposed, (iv) This is another corporate residence being built that will reduce the sense of community in the area,
- (v) Approval would only leave three family houses on this stretch of road,
- (vi) The 5 houses that would be demolished could house around 25 people between them, whereas the proposal could hold around 125 people with staff, visitors etc, a fivefold increase whereas there is a need to avoid town cramming,
- (vii) There will be a huge loss of green garden space to building,
- (viii) Proposal will result in loss of trees and wildlife. There are protected trees at Nos. 90 and 96 Long Lane and Dormy House and extent of excavation with heavy excavation equipment could impact on root system of these trees,

Impact on Residential Amenity

- (ix) The size of the building will be overbearing with greater height and extent of building,
- (x) A two/three storey building and planting of large trees along our rear boundary in Swakeleys Drive which is only 40ft from our back door will block our sunlight, effect our garden shrubbery with falling branches damaging fencing and mar the skyline, destroying the pleasant open outlook, a main reason for buying the bungalow,
- (xi) Adjoining residential properties will be overlooked by proposed building, particularly No. 2b Swakeleys Drive and bathroom and rear bedrooms at No. 96 Long Lane, resulting in a loss of privacy, contrary to policy,
- (xii) Proposal will adversely affect view from No. 96 Long Lane,
- (xiii) Proposal will affect quality of life for residents and right to quiet enjoyment of their properties and gardens, contrary to Human Rights Act

- (xiv) Residents already have a school, another care home and soon to have a Tesco by Hillingdon Station to contend with. The noise and pollution are already at extreme levels,
- (xv) Proposal will significantly change our outlook to that of a large commercial property with reduced greenery,
- (xvi) Proposal will result in light pollution from the property and its parking and service areas, detrimental to ambiance of the area,
- (xvii) There would be additional noise at all hours of the day and night, 7 days a week from staff, delivery lorries, emergency vehicles, tradesmen, doctors, etc, particularly from the access and the car park which is too close to garden boundaries in Court Road. Delivery/collection hours of parts, materials and waste need to be acceptable,
- (xviii) How will waste be handled, controlled and stored?
- (xix) Construction work would involve much noise and mess, involving reversing heavy vehicles at unsocial hours,
- (xx) Tree planting on boundary will eventually damage foundations to our property,

Traffic Issues

- (xxi) Proposed access directly opposite our property could exacerbate existing problems when accessing and exiting our property due to impaired visibility through parked vehicles, speed of traffic and traffic queuing, causing potential risk and disruption,
- (xxii) This part of Long Lane is an accident 'hot-spot' with 2 recent accidents, one of which was fatal and known near misses which LBH has already had to implement traffic calming. Traffic increase will exacerbate this,
- (xxiii) Increased vehicles accessing and exiting the site could cause a major risk to the school children. At a minimum, the bus stop should be re-sited,
- (xxiv) Long Lane and surrounding areas are already extremely busy and congested. With proposed space for 40 vehicles, there will be a large increase in traffic and footfall along Long Lane which will exacerbate congestion from early morning to late evening, particularly during commuter and school rush hours,
- (xxv) With up to 90 part time staff, there would be a lack of on-site parking particularly at staff arrival/departure times, which will spill onto surrounding already heavily parked streets, causing more congestion around the school and Long Lane, no matter how and when staff start/depart work which will be prejudicial to road safety, particularly involving school children. Consideration should be given to a residents parking scheme,
- (xxvi) There will be no access from Court Road but developer may retain rights to use Court Road access which could cause problems in the future,

Other

- (xxvii) Demolition of 5 houses at a time when houses are in short supply will add to pressure to over-develop other sites as unlikely that the care home will free up any existing local housing,
- (xxviii) Proposal will exacerbate existing flooding and drainage problems - particularly in Court Road which is lower than the application site and is an area that easily floods, even after a small amount of rainfall. Flooding could also be exacerbated with removal of mature trees,
- (xxix) Air extraction system will disperse waste air into surrounding environment,
- (xxx) There are already other care homes in the area (11 within a couple of miles) so this development is purely commercial and of no benefit to the local area,
- (xxxi) If scheme is built and fails, a large site would be left for potential uses that might be undesirable,
- (xxxii) Proposal will reduce property values
- (xxxiii) Concerned about the possibility of additional or larger power cables passing over our property,
- (xxxiv) There is the possibility of drainage issues resulting in flooding of our rear garden,
- (xxxv) The Council should listen to its residents and put their interests first and not that of developers who have no consideration for Ickenham,

Comments in Support:-

- (i) I am in favour of this application which would provide a much needed asset to the local area providing there is no access to the development by vehicles or pedestrians from Court Road, even emergency services which should be conditioned and also that boundary fences be erected before the start of works so no access will be allowed from here and car park sited far enough away from our property and sound proof fence provided to car park,
- (ii) The current access to Dormy House being closed is welcomed,

GLA:

London plan policies on elderly care home provision, design, energy and transport are relevant to this application. Notwithstanding that the application complies with the London Plan, it would be improved by the following changes, which could possibly lead to the application becoming compliant with the London Plan:

- Care home provision: The provision of a care home counts towards the borough's housing target, resulting in a net gain. There is an identified pan London need for such facilities, as well as an acknowledged growing demand. The Council should consider whether affordable housing policies should be applied.
- Energy and sustainability: The carbon emissions and savings at each step of the energy hierarchy should be calculated once the matters relating to the size of the CHP unit proposed and renewable energy options have been reviewed by the applicant.
- Transport: The recommendations in the report with regards to car and cycle parking, servicing and construction, travel plan and CIL contribution should be considered before the report is referred back at Stage 2.

Greater London Archaeological Advisory Service:

Recommend Pre-Determination Archaeological Assessment/Evaluation

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision.

Appraisal of this planning application using the Greater London Historic Environment Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest.

Although not within an Archaeological Priority Area this is a major development on a site which is currently relatively non-intensively developed giving good potential for preservation of buried archaeological remains within the green open spaces. In 1994 an archaeological excavation opposite this site at Long Lane Playing Fields recorded part of a Roman field system suggesting that a farm or settlement lay nearby. It is therefore quite likely that associated remains (and perhaps the settlement itself) could be present within the application site and this should be established before a decision is made which could lead to the loss of a heritage asset.

I therefore recommend that the following further studies should be undertaken to inform the preparation of proposals and accompany a planning application:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

I recommend trial trench evaluation as in this case the most rapid and reliable means of establishing the presence or absence of a heritage asset of archaeological interest.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The ensuing archaeological report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If a planning decision is to be taken without the provision of sufficient archaeological information then we recommend that the failure of the applicant to provide adequate archaeological information be cited as a reason for refusal.

Ickenham Residents' Association:

This Association objects strongly to the above proposal.

We do however recognise the need for the provision of such facilities, but not at this level of intensity or occupation, nor at this particular site within the Ickenham Conservation Area and as such completely disagree with the conclusion reached in the Planning Statement.

The Association would like to put this proposal into perspective, in that it is over 40% larger in terms of Gross Internal Area than the proposed Tesco store on the Master Brewer site.

Preamble

The Conservation Area at this point comprises of large detached houses with equally large settings. This proposal would alter completely from the foregoing description to one of a very large terraced commercial frontage, totally inconsistent with the existing Conservation Area.

The current footprint of five large detached houses with extensive green areas (gardens) and mature trees surrounding them will very largely be replaced with a massive concrete footprint supporting a highly dense form of accommodation.

Recent research of ours, printed in our last Ickenham Calling Newsletter indicated the following: "At the moment, Hillingdon has 64 care homes with 1200 beds, plus nine supported living units with 318 beds. The CCG (Hillingdon Clinical Commissioning Group) proposes to recruit two Community Specialist Nurses to support care homes in caring for residents, to avoid admission to hospital".

This, we feel, indicates there is no particular lack of such provision in Hillingdon, despite the

applicants' claim, and further indicates a possible move from institutional care to that of care in the community, i.e. at home.

One final point in our preamble is that of cost. We have been told that typical pricing for accommodation in this facility would be in the region of £2000 per week - far beyond the means of most people in the local area, even though it is planned to be an 'end of life' facility with an expected stay of probably less than two years.

Planning Issues.

1) Built Environment.

One of the key factors of the Conservation Areas, beyond its design and appearance in respect to the built form or physical features, is its intensity of use to which buildings and land are put. Conservation Areas can be particularly sensitive to change of use proposals, particularly if such proposals were to bring greater traffic generation or an increase in the number of commercial vehicles.

The proposal as presented would completely change the street scene as viewed from Long Lane from one of individual large houses in large spacious plots to a large terraced commercial structure higher, wider, and deeper than the existing properties, and as referred to above will increase traffic generation, and introduce commercial vehicle movements.

With the exception of the Douay Martyrs school building along the northern edge, the remainder of the site is surrounded by substantial detached and semi-detached houses, which currently enjoy the benefits of an open, green environment, consistent with a Conservation Area. This will be replaced with extensive buildings at the end of their gardens (Court Road & Swakeleys Drive) covering the majority of the plot, resulting in a considerable loss of amenity and character.

The proposal can in no way claim to "preserve or enhance the Conservation Area" and the loss of existing houses would, by way of the positive contribution they currently make to the Conservation Area, be detrimental to it.

We therefore feel this application contravenes the following policies of the UDP Saved Policies. Pt 1.10; BE4, BE5, BE13, BE 19, BE21, BE24, and OE1.

2) Flooding.

The area in question already suffers from a high water table with frequent instances of local surface water drainage problems. Occasionally this build up has been known to put such pressure on the local sewerage network as to have instances of sewerage overspill as well.

The introduction of such a large area being placed under concrete (1.2 Hectares), together with the subsequent loss of natural drainage, coupled with the introduction of some 89 (min) accommodation units will, in our view, add considerably to the risk of further instances of flooding.

As indicated there will be a substantial increase in the percentage of the site covered in hard surfacing and whilst we acknowledge there has been some attempt to balance soft and hard landscaping proposals, the applicant has failed to offer any SUDs input which would sufficiently demonstrate that the site in its proposed use would not flood leading to the flooding of neighbouring sites due to the high water table.

We therefore feel this application contravenes the following policies of the UDP Saved Policies. Pt 1.11; OE7, OE8, OE9, and OE10

3) Change of Use.

In relation to Policy R15 of the UDP we have already commented (in our preamble) that this area is,

in our opinion, fairly well covered for the provision of care facilities, so no such need exists.

Further the development is not in sympathy with either the style or character of the existing street scene.

This particular site however has no transport facilities passing the door and shops are a lengthy and arduous walk away. Medical facilities (GPs) are already overstretched in the area.

We therefore feel that this application does not comply with policy R15 and H10.

4) Traffic/Safety

Whilst conceding that this proposal 'may' not generate too much traffic, we feel it has been understated.

It sits on a very contentious piece of road with regular heavy congestion, on a difficult bend, with a traffic Island opposite/adjacent to the proposed vehicular entrance, opposite access to Turnstone Close and not too far distant from a heavily used School Crossing. The residents and neighbours in the vicinity of the houses planned to be demolished comment that the 'difficult bend' referred to above has caused a number of vehicle accidents, particularly speeding cars late at night.

The assumption that traffic impact at a location that can accommodate up to 85 residents, with between 80 and 90 members of staff can be minimised through the introduction of a site travel plan is in our view simplistic. We believe that the staff alone will generate more than the 7 - 10 two way trips detailed within the Travel Plan.

We also have a concern that the survey undertaken on the 18th June 2014 was not carried out at the correct a.m. and p.m. peak times; 0730 - 0830 and 1545 -1645, as opposed to 0745 - 0845 and 1645-1745 as used by the recent surveys provided by Tesco and Morrisons for the Hillingdon Circus applications.

The number of vehicles returned from the survey were also lower by over 100 in each direction than the volumes reported in both the Tesco and Morrisons Transport Assessments and by LBH for the proposed extension to Glebe School.

In addition, the travel plan is silent on any committed development in the area such as the Glebe School extension and the recently approved Tesco store on the former Master Brewer site.

It should be understood that any additional traffic in the Ickenham area will have an impact on the journey time and queue lengths currently experienced by the users of this already congested route.

We are concerned that adequate consideration/provision may not have been provided for 'Loading Arrangements' within the curtilage of the site. An accommodation site of this size and nature will require many 'service vehicle' movements to service the needs of such an institution, e.g. food supplies, medical supplies, recycling, waste disposal, clinical waste disposal, transport for residents. (See General Notes on the use of parking standards (LBH UPD Saved Policies Sept 2007 page 322)).

We therefore contest this application's robustness against Policies AM2 and AM7.

5) Environmental Impacts

We are concerned that, as the site will be operating around the clock, site deliveries and collections will take place outside normal working hours, leading to a noise impact on adjacent properties.

We are also concerned that kitchen waste will attract vermin if not stored and disposed of correctly.

We feel the plans are misleading, suggesting a green and pleasant setting, whereas we know that a number of substantial trees will have to be felled and that some of the green setting on the plans will comprise bin storage and other similar facilities.

6) Summary

In summary we would suggest that the introduction of a purely commercial site and operation within the confines of a Conservation Area, so designated as being 'of large residential properties set in 'spacious grounds' is wholly inappropriate.

For all of the above reasons, and the contravention of many of your planning policies, as indicated, we strongly oppose this application and ask that you refuse planning permission.

Ward councillor:

I note the above planning application and draw some similarities to an application that was refused at the Major Planning Committee for the demolition of two houses and for the construction of five houses with a similar siting, being mainly at the rear of the front remaining property. That site was located opposite to Oak Farm Library and again fronts the same busy Long Lane. Both that site and this site are bounded by bespoke detached houses of some special character, albeit with the Ickenham site, the houses are set back from Long Lane and located in an area that might be classified as having some special character.

This redevelopment to the rear of the existing adjoining properties that will remain will in my opinion detract from the quality of the living environment for the current and future residents. This will also apply to those residents living in Court Road whose rear properties face this proposed development and will also be affected should this development go ahead.

In addition, there will be a loss of good quality building stock and established rear garden fauna, flora and outlook.

Could I therefore request that my concerns are added to the planning report that will come before the planning committee.

Internal Consultees

CONSERVATION/ URBAN DESIGN OFFICER:

Initial comments:

This site lies on the edge of, but within the Ickenham Village Conservation Area. It is located away from the historic core of the conservation area, and where the general character of the area is of good quality, 2 storey, detached and semi detached houses of varied architectural styles and mostly 20th century in date. To the front the site is bounded by Long Lane and the other site boundaries are enclosed by existing residential development.

The site contains 5 existing houses of varied age and appearance. All of the houses contribute to some degree to the appearance of the conservation area and two are of interest. These are number 88 Long Lane, a typical interwar two storey house, with attractive applied decorative timber framing and Dormy House, a modern property. This is probably late 1960s in date and has an unusual green copper clad roof. From Long Lane, the frontage buildings are only seen in gap and glimpsed views and the dominant features of the townscape are the front boundary walls and mature trees. From the other adjacent roads, Swakeleys Drive and Court Road, the existing buildings are largely screened by houses and garden greenery. Dormy House is not visible.

Adjacent to the site is the Locally Listed Douay Martyrs School (Cardinal Hume Campus), this site includes the original early 20th century single storey school building and a number of low level

additional modern buildings. The bulk of these structures is concealed by the abundant tree cover and planting along the Long Lane frontage.

The application includes a well researched and thorough heritage statement, and a detailed site/view analysis. I concur with much of what is included in the heritage statement in terms of the assessment of this part of the conservation area and the heritage value of the existing buildings. Whilst no 88 is of some interest and quite attractive, it appears to be a fairly typical house of its date and type. Dormy House is more interesting and ideally a site visit to view this building needs to be arranged to come to a final decision on this matter. Other than this, there are no objections in principle to the demolition of the other structures if a scheme of an appropriate scale and design were forwarded. If demolition were found to be acceptable, then all the buildings should be recorded to English Heritage Recording Level 1.

The new building would have a significantly larger footprint than the houses it replaces. However, this is comparable with the neighbouring traditional school buildings, which although large, because they are single storey, do not look out of place within the local townscape. The articulated layout of the proposed building would break up its overall bulk up into smaller elements, its set back from the site frontage and boundaries, and partial screening by existing and new planting, would in general combine to reduce its potential impact on the immediate townscape. There are, however, concerns re the bulk and height of the core of the building, which is likely to be visible in views from Swakeleys Road across the back of the remaining Long Lane houses to the south and over the bungalows 2a and 2b Swakeleys Road (view point 10 of the Visual Analysis covers part of this). It appears that it may also be visible in views across the garden areas on the junction of Court Road and Swakeleys Drive (view point 12 does not show this fully). In addition, I am concerned that there would be an oblique view that exposes the bulk of the building across the frontages of 96 and 96a Long Lane (view point 7), even with the trees in full leaf. This is likely to be more visible during the winter.

The proposed building, in particular along the Long Lane frontage, has been very carefully designed to reflect the architecture and materials of some of the surrounding traditionally designed "Arts and Crafts" style houses. Thus the street elevation incorporates gables, a traditional clay tiled pitched roof with low eaves, dormers and chimneys. The rear elements are more of a mix of traditional and modern features, some parts of which appear to work better in design terms than others. The quite extensive areas of flat roof, the steep pitch and height of the core of the building (elevation 3) are of great concern, and the rather boxy gable end (elevation 10), whilst disguised to small extent by tile hanging, fails to conceal the true size of building beyond. Elevation 11, incorporates two levels of dormers, which is not a traditional feature of the area. In addition, some of the modern dormers/gables look rather over sized and a little heavy in design terms, in particular those forming part of elevations 1 and 7.

Whilst there would be no objection in principle to this application, there are still significant issues to be addressed re the demolition of Dormy House, the bulk and height of the core of the new building and elements of its design, such as its roof form. In addition, further information is required re the landscaping scheme in terms of successfully screening the building from the view points noted above. Revised drawings and additional information required.

Latest comments:

I confirm that I visited the site again today. Whilst no 88 is an attractive and well detailed property, it has a plain interior. Court Road also contains at least 3 quite similar dormer bungalows, one of which looks it might be by the same architect. It can therefore be recorded to EH Level 1, rather than level 3 as previously requested.

I have been back through the GLA's advice and we need to add a further condition re the detailing of the eaves, the roof hips and verges of the new building.

Just to confirm, I have no objection to the demolition of the other properties on the site including Dormy House, which other than its copper clad roof, appears to have little architectural interest. The remaining properties are modern, or in the case of the older houses, significantly altered, so that they contribute little to the quality of the townscape of this part of the conservation area.

HIGHWAY ENGINEER:

Original comments:

The site is located along the western side of Long Lane, which is a Classified Road and is also designated as a Local Distributor Road within the Council's Local Plan Part 2.

The site has a PTAL rating of 2.

The proposed care home will have a new access along Long Lane. The existing central hatching on Long Lane will be amended to provide turning space for vehicles turning right in to the site and the dwellings on the opposite side.

The applicant should revise the existing central hatching on Long Lane to provide a clear space for right turning vehicles and the access should also be designed to adequately accommodate turning circles for 10.5m long refuse/service with 0.3m margin for error without vehicles entering or overhanging the right turning lane. The access should be designed with tactile paving on both sides. Revised swept paths should be provided on plans showing the access and road markings.

As part of the highway works, the redundant accesses in front of the site will be stopped up and crossovers reinstated.

The personal injury accident data referred to in the Transport Statement should be provided together with stick diagram.

When considering the estimated trip generation and car parking, it is noted that a number of chosen sample sites are over 5 years old, which is not acceptable. Revised trip generation information should be provided based on up-to-date surveys and an explanation should be provided comparing the sample sites with the application site.

The refuse and waste store is located adjacent to the proposed vehicle access. This (the refuse and waste store) should be relocated to be within the site and the proposed site layout should provide adequate turning spaces for 10.5m refuse vehicles.

Further comments will be made upon receiving the revised/additional information.

Further comments:

The site is located along the western side of Long Lane, which is a Classified Road and is also designated as a Local Distributor Road within the Council's Local Plan Part 2.

The site has a PTAL rating of 2, which is categorised as low.

Further to my comments on 19th of November 2014, additional information has been submitted including revised access layout, road markings, swept paths, accident data, trip generation, and relocated refuse and waste store.

Two proposals are submitted for the layout of the proposed access. The proposed layout shown on drawing nos. 2595.08 and 2595.T09 is considered to be acceptable. As part of the proposed vehicle access works, the existing accesses, which will be redundant in the future, will need to be stopped up and the footway reinstated.

The existing central hatching on Long Lane is proposed to be amended and a right turn arrow will be added to provide turning space for vehicles turning right into the site. However, the houses on the opposite side are served with existing vehicle accesses. As such, the proposed changes to the central hatching should be amended to ensure that right turning into the existing accesses for these houses is not compromised.

The proposed access and changes to road markings should also include short lengths of double yellow lines to restrict on-street car parking in the vicinity of the proposed access, as required.

A record of personal injury accidents is provided for a period of 5 years upto 30th June 2013. An analysis of the collisions is however not provided. Notwithstanding this, the records do not show a high number of collisions in the vicinity of the site. Overall the pattern of collisions is not found to have any common issues in connection with road layout and/or vehicle speeds.

Revised estimates of trip generation are submitted. However these are still neither comparable nor robust. However, considering the limited sites available in the TRICS database and the proposed use being a care home and the scale of development, the proposals are not considered to result in significant vehicle movements.

The internal site layout including access road, lay-by, car parking, cycle parking, servicing, and relocated refuse and waste store is considered to be acceptable.

Subject to receiving a satisfactory revised layout of the central hatch markings and parking restrictions as discussed above, there is no objection on the highways aspect of the proposals. The proposed highway works are recommended to be covered within the S106 agreement. Adequate pedestrian visibility splays of 2.4m x 2.4m at the proposed access should be secured by way of a suitable planning condition.

Latest additional comments:

Following the previous highways comments, a revised drawing ref. 2595.08B has been received showing the the proposed off-site highway works.

The proposed off-site highway works broadly include amendments to the central hatching on Long Lane to facilitate the vehicles turning right to access the site and also the vehicles turning right to access the houses situated on the opposite side of the road, access works, tactile paving, short lengths of double yellow lines on Long Lane, closure of existing redundant accesses and reinstatement of footway, and other associated associated works as required. The proposed double yellow lines in proximity of the proposed access are required to facilitate service vehicle swept paths and to prohibit vehicles from parking closed to this access.

Subject to the above off-site highway works being secured through a S106 agreement and a condition attached securing 2.4mx2.4m pedestrian visibility splays at the point of vehicle access, no objection is raised from the highways point of view.

TREE AND LANDSCAPE OFFICER:

Landscape Character / Context:

Site description:

- The site is occupied by five individual detached houses situated within generous plots. Four of the houses front onto Long Lane, and have relatively narrow long rear gardens. The fifth, Dormy House, is a backland development which extends across the rear of the Long Lane properties, which is accessed from Court Road.
- These properties are of mixed styles and sizes. However, they are all set within well-established gardens which include some fine trees, some of which are clearly visible to the public and contribute

to the sylvan character of the area.

Landscape Planning designations:

- Selected trees are protected by Tree Preservation Order No.438, in the garden of Dormy House.
- TPO No. 482A protects three trees on the rear boundary of 90 Long Lane.
- Offsite, there are two protected trees on the front boundary of 96 Long Lane (TPO No. 496).
- The site lies within the Ickenham Village Conservation Area, a designation which affords protection to the remaining non-TPO'd trees.

Landscape constraints / opportunities:

- The tree cover on this, and adjacent, sites, make a significant contribution to the landscape and visual quality of the area.
- The trees also contribute to the environmental quality of the area (including air quality and biodiversity).
- Any proposed tree loss needs to be justified and suitable new replacement tree planting should be incorporated within a high quality landscape scheme to improve the age profile and succession of trees on the site.

Proposal:

The proposal is to demolish the existing five houses and redevelop the site for an 85 unit Class C2 care home for the elderly of 1.5-2.5 storeys in height with associated landscaping and car parking (40 spaces in total), stopping up of existing vehicular accesses on Long Lane and the construction of a new vehicular access onto Long Lane.

Landscape Considerations:

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

- The submission includes an Arboricultural Report by Tim Moya Associates, which includes an assessment of the existing trees (their quality and value), the impact of the proposed development upon the trees in and around the site, methods of reducing the impacts on retained trees, proposed tree protection measures and the proposed tree planting strategy. - All in accordance with the methodology set out in BS5837:2012 and several relevant Building Research Establishment documents (1998, 2006 and 2011).
- The survey information has been used, as intended, to inform the site layout and landscape design.
- The survey (4.3) has assessed 122No. individual trees, groups and shrubs. One of these trees is considered to be 'A' grade of high quality and value, with 14No.'B' grade (moderate), 89No. 'C' (low) and 18No. 'U' (poor).
- In Figure 1, Age Profile of Canopy Cover, the graph explains that most of the trees surveyed are 'mature' or 'early mature' with a relatively small proportion of young, or semi-mature trees.
- The Landscape Proposals are summarised in section 4.5-4.7.
- The section on tree works (4.9 - 4.12) and facilitation pruning confirms that 78No. trees will be removed of which 73No. are graded 'C' or 'U'. Trees of this low/poor quality are not generally considered to be a constraint on development.
- Arboricultural Impacts are summarised in section 4.8 and discussed more fully in section 5.0. With the exception of T51, a 'B' grade Liquidambar, all of the other TPO trees to be removed (T38, T39, T40 and T55), are either of poor or low quality.
- Tree works and facilitation pruning are specified from 4.9, with areas of 'no dig' described in 4.13 and indicated on drawing No. 231017-P-12-01/02a in Appendix A.
- At 5.11, the point is made that not all of the exact drainage and service runs are yet known. Where they are, the service runs have been located outside the root protection areas of trees and best practice guidance (such as the NJUG) will be followed.
- At 5.12 it is confirmed that trees will be protected throughout the demolition and construction process. A preliminary Arboricultural Method Statement and Arboricultural Method statement is

provided in Appendix F and a fuller Method Statement in document ref. 220610-PD-13a. This includes supervision on site by the author at key stages of the demolition and construction process.

- The tree information has been subject to a pre-application site visit with officers and the proposed tree removal and retention proposals reflects the outcome of the discussions.
- The Design & Access Statement sets out the key design principles and objectives for the landscape design, ecology and trees.
- The layout of the scheme is supported by PRP's drawing No. AL4378/001 Rev B a comprehensive Landscape Masterplan incorporating 66No. semi-mature trees (4.7).
- The key highlights the wide range of hard and soft landscape features around the site which are designed to enhance the boundaries and setting of the building.
- In addition to addressing the functional requirements of the site, the masterplan illustrates attention to detail which will enrich the lives of the residents by providing an aesthetically pleasing and stimulating series of external spaces and gardens.
- The proposal is supported by PRP's drawing No. AL4378/002 Rev B, Illustrative Boundary Proposal.
- An Ecological Assessment, by Aspect Ecology, concludes at 6.7 that 'there is no reason to suggest that any ecological designations, habitats of nature conservation interest or any protected species will be significantly harmed the proposals'.
- Furthermore, it considers that there are some net gains to be delivered by the development, with the introduction of bird boxes, bat boxes and hedgehog domes as specified in the appendices. Details of the numbers and locations of the installations are to be specified.
- A Townscape & Visual Assessment, prepared by PRP describes the site, its current landscape character and how the development will be accommodated on the site.
- The accompanying photographs from selected viewpoints illustrate only the current situation - in summer, when the screening capacity of vegetation is most effective. This is of limited help when assessing the visual impact of the proposed scheme, which involves the removal of selected trees, some of which are large and visually significant.
- Ideally the assessment should show the 'worst case' effect of the development within the winter landscape, following the removal of trees and the construction of the development.
- A Construction Method Statement has been submitted by PRP. There is no mention of advance tree works or tree protection - which should be in place prior to any demolition work or site set up. Reference to tree protection should be made under the headings of 'Minimising the impact...' or 'Environmental Management'.
- 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:

The tree removal, retention and replacement strategy has been the subject of pre-application meetings designed to address tree and landscape issues.

The subsequent quality of the landscape proposals meets the stated objectives to provide a sustainable, high quality landscape which is well-integrated with the building and the needs of the occupants.

The proposed tree planting will secure improve the age structure / profile of the tree population and the new planting will contribute to a significant improvement to the landscape character of the Conservation Area.

No objection, subject to the above observations and RES6, RES8 (amendment to Construction Method Statement which should refer to the Tree Protection and Arboricultural Method Statement), RES9 (parts 1,2,3,4,5, and 6).

ACCESS OFFICER:

The site is located mainly within the Ickenham Village conservation area which is predominately residential. The proposal is to redevelop 5 private residential plots with an 85 room registered Care

Home for older people.

The Design & Access Statement refers to level access to the building from all entrances, including access onto patios, terraces and balconies. The main passageways to be used by residents would be a minimum of 1800 mm wide. Accessible toilets would be located close to remain communal facilities. Lifts are shown on plan.

Clarification/amendments are required to ensure accessible parking bays are sited within 50m of the entrance, with a minimum dimension of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009+A1:2010, at least one enlarged accessible parking bay, 3m x 6m, should be provided, a setting down point and parking space, 4.8m x 8m for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance, a ratio of 1 'assisted bathroom' (or assisted showers provided this meets residents needs) to 8 service users should be shown on plan, including details of the internal layout and specifications should be provided and a minimum of 10% of ensuite bathrooms should be designed to allow independent use by wheelchair users. Also, a fire evacuation plan is needed. These matters can be dealt with by condition.

ENVIRONMENTAL PROTECTION OFFICER (NOISE):

From a noise point of view, EPU have no concerns however please could the following conditions be added:

1) The rating level of the noise emitted from the site by any chiller or refrigeration unit, Air Conditioner or other mechanical plant shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

2) No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

3) There shall be no loading or unloading of vehicles, including delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 08:00 and 14:00 on Saturdays. The premises [site] [specified plant or use] shall not be used on Sundays or Bank Holidays.

Reason: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

Notes: The Borough has significant existing problems associated with activities and vehicle movements carried out at sensitive times, particularly during the evening and night. Restricting the hours of operation provides a valuable means of protecting the amenity of surrounding areas. Consequently, the use of the development will normally not be permitted during the evening or night unless it is accepted that such use is essential and justified.

4) No external lighting shall be installed on the land unless the details have first been submitted to and approved in writing by the Council. Any installation of external lighting shall only be carried out in accordance with the previously approved details.

Reason

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Unitary Development Plan.

The noise statement states recommended mitigation measures on pages 19 & 20 of the report.

Providing these mitigation measures listed on page 20 of report ref SA-3203 dates the 30th June 2014 are adhered to by the developer, there is no need for a noise condition to be added. Should there be any variation in the specification it is advised to notify the Environmental Protection Unit accordingly.

Standard construction informative:

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228:1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

ENVIRONMENTAL PROTECTION OFFICER (LAND CONTAMINATION AND AIR QUALITY):

Comments have been provided below with regard to current air quality in the area, and the submitted air quality assessment. No information has been submitted with regard to land contamination. Whilst the current air quality in the area is poor at the roadside based on the air quality assessment and monitoring undertaken by the London Borough of Hillingdon there is insufficient grounds to refuse on air quality based on the London Council's Air Quality and Planning Guidance document. Conditions towards ensuring the development is acceptable on air quality grounds have been recommended as far as practicable.

The following information was submitted with regard to air quality:

- 88-94 Long Lane and Dormy House, Court Road, Ickenham: Air Quality Assessment, by Parsons Brinckerhoff for Signature Senior Lifestyle Ltd, dated October 2014.

Air Quality

The application site is within the AQMA, located adjacent to a school, a little way from the Hillingdon Circus junction. The assessment appears to have considered the 2014 cumulative impacts traffic data for the Master Brewer development. The air quality assessment, may have underestimated the local background for nitrogen dioxide and the emission factors used for future year seems to assume a slight reduction in nitrogen dioxide (NO₂). In spite of this the assessment does indicate that the NO₂ level is likely to exceed the EU limit value of 40 mg/m³ for about the first 2 metres from the Long Lane boundary of the site even without development. It is possible the exceedance may extend further onto the site, assuming the background level has been underestimated.

The air quality assessment indicates the development will increase NO₂ levels in the area by what is considered in the assessment to be a 'negligible' amount. The proposed development depending on the energy provision option used for the receptors considered, indicate a contribution from 0.01 to 0.16 mg/m³ for traffic and energy option A, and from 0.01 to 0.38 mg/m³ for traffic and energy option B.

As the development is in and will cause increases in an area already suffering poor air quality the following is requested:

Section 106

Section 106 obligation for up to £25,000 should be sought for contribution to the air quality monitoring network in the area with regard to this application.

Air Quality Neutral

The building emissions benchmark calculated for the site for both option A (2 x 20kWe CHPs) and option B (2 x 150kW boilers) energy provision are below the air quality neutral benchmark set for a C2 use. Option B due to more emissions is indicated to have a small and slight adverse impact on the site. (Note: the option A in the air quality assessment is not described in quite the same way as the option A in the Energy Statement which refers to GSHP and CHP.) Clarification is sought with regard to the use of bio-oil proposed for the site as well as with regard to the combined CHP GSHP option. Option A is preferred as it produces lower emissions including zero particulates, would not require the delivery and storage of bio-oil, and may have lower maintenance requirements. Biomass, which is referred to in the energy statement again has the same issues with more particulate emissions. The following condition is recommended for any permission that may be given. The energy statement would suggest the CHP emissions calculated assumes GSHPs are also in use at the site.

Air Quality Condition 1 - Details of Energy Provision (Mixed Use and residential)

Before the development is commenced details of any plant, machinery and fuel burnt, as part of the energy provision and the location of the flue(s) for the development shall be submitted to the LPA for approval. This shall include pollutant emission rates at the flue(s) with or without mitigation technologies and needs to be considered as part of a wider air quality assessment, as set out in the EPUK CHP Guidance 2012, if applicable. The use of ultra low NO_x emission gas CHPs and boilers is recommended. The development should as a minimum be 'air quality neutral' and demonstrably below the relevant building emissions benchmarks.

REASON: To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Notes: This condition relates to the operational phase of residential and commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the assessment of CHPs is available from EPUK at:

http://www.iaqm.co.uk/text/guidance/epuk/chp_guidance.pdf. An area up to a distance of 10 times the appropriate stack height needs to be assessed. Guidance on air quality neutral is available at: <https://www.london.gov.uk/priorities/planning/consultations/draft-sustainable-design-and-construction>. They should contact Planning Specialists if they have any queries.

The transport emissions benchmark has been calculated for a C2 development, as the GLA have yet to set this. This indicates the transport emissions calculated for the development is below the TRAVL based transport emission benchmark calculated for this type of use.

Travel Plans

It is noted an Interim Travel Plan has been submitted with the application. This includes targets and travel plan monitoring. It may be advisable to condition for this.

Land Contamination

No information has been submitted with regard to land contamination with the planning application. The proposed end use is considered sensitive to contamination. The housing appears to have been built on open land and an orchard was indicated to the rear of the site on Ordnance Survey historical maps. A modified version of the standard condition is recommended for inclusion on any permission given, which includes testing of surface soils. It is advisable if soils are imported the source of the soil is agreed with the LPA prior to importing to the site.

Contaminated Land Condition

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the

results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following conditions:

Ecology Comments

Bats were identified as using the site, although its value in their ongoing conservation status is relatively low as a consequence, it is considered likely that the proposals would be granted the relevant bat licences for the demolition of Buildings B1 and B2. There was a relatively low usage of the buildings and the value as breeding roosts is equally low. Nonetheless, the impacts on bats will require demolition of the two buildings to be undertaken in accordance with a Natural England licence. Furthermore, the development needs to accommodate bats to ensure their conservation status is maintained and supported. The development needs to contribute to a net biodiversity improvement in accordance with the National Planning Policy Framework. The following condition is therefore necessary to provide final details of the proposed enhancement measures:

Condition

Prior to the commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

Living Walls and Roofs

Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The following condition is therefore necessary:

Condition

Prior to commencement of development a scheme for the inclusion of living screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

Reason

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

NB: Living screens can be used on 'blank elevations' and can consist of affordable wire trellising

systems which climbing plants can be trained up. These living screens can also be used for the growth of 'vertical allotments' and food production.

Energy Comments

The energy assessment submitted with the application demonstrates the development can meet the necessary 35% reduction in CO₂. The strategy is compatible with the London Plan Be Lean, Be Clean, Be Green hierarchy. However, it contains a couple of options for delivering the final stage of this list and accordingly the detailed design is not yet available. The following condition is therefore necessary:

Condition

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development, and the detailed measures to reduce CO₂ emissions by 35% from a 2013 Part L baseline. The assessment shall provide detailed specifications of the measures and technology set out in outline energy assessment. The assessment shall also include full details (including specification and location on the site) of the low and zero carbon technology preferred option. The information shall also include details of the type, location and management of biomass material should biofuel dependent boilers or heating systems be required.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO₂ reductions are being met.

The development must proceed in accordance with the approved scheme.

Reason

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

WATER AND FLOOD MANAGEMENT OFFICER:

The site is under a hectare and therefore does not require a Flood Risk Assessment however the site is still of substantial size and Environment Agency maps indicate that there is surface water ponding on the site. Therefore a clear drainage strategy should be submitted. This should include appropriate site investigations to indicate porosity on the site and understand groundwater issues as a basement is proposed. This should then inform a drainage strategy to control surface water run off to greenfield run off rates.

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:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii. incorporate water saving measures and equipment.

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).

TRAVEL PLAN CO-ORDINATOR:

I have no comments to make on this application.

ADULT SOCIAL CARE:

Feedback from older residents identifies a preference for living independently in the community rather than in residential care and the Council is pursuing extra care options. There are current bedspace surpluses in the Borough's care homes with existing and approved care home provision giving a supply of 1,300 units, although some may not be to market standard.

S106 OFFICER:

I have reviewed the proposals and am seeking the following S106 Planning Obligations:

1. Highways Works: the developer will required to enter into a S278/S38 agreement to secure highways works including the new access onto Long Lane.
2. Travel Plan
3. Construction Training: A financial contribution is sought equal to Training costs: £2500 per £1m build cost + Coordinator costs of £9600 or an in kind scheme to be provided to this value.
4. Employment Training: An Employment Training Strategy to be submitted.
5. Air Quality Monitoring: A financial contribution to the sum of £25,000.
6. Project Management & Monitoring Fee: 5% of total cash contributions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Loss of Garden Land

The NPPF (March 2012) at paragraph 53 advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example

where development would cause harm to the local area.'

The London Plan (July 2011) provides further guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development planned presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The Council has also adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Proposed Submission Version, September 2014), paragraph 4.16 advises that the Council, in general will not accept proposals for development on back garden land. Policy DMH6: Garden and Backland Development states:-

'There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties;
- Features such as trees, shrubs and wildlife habitat, which are important to character,

appearance or wildlife must be retained or re-provided.'

However, as the Development Management Policies document has not yet been adopted, only limited weight can be given to it.

It will therefore be important to assess the proposals against the various contributing assets that gardens provide towards the overall quality of the area that is appreciated by surrounding residents and it not appropriate to dismiss development proposals just because garden land is involved. These issues are considered in the relevant sections of the report.

Importantly, the GLA also do not raise any in principle objections to the scheme.

Loss of Class C3 Housing

The proposal involves the loss of Class C3 residential accommodation. Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that such loss will only be permitted if replacement housing is provided on site. This scheme does not replace the Class C3 housing and therefore it is strictly contrary to saved UDP policy.

The GLA however in their Stage 1 report make clear that this application needs to be considered in the light of more up to date housing policy contained in the NPPF and London Plan as opposed to local policy H3. In national and strategic terms, the GLA advise that Class C2 care home accommodation should be considered as part of the overall provision for housing as all self-contained and non self-contained forms of residential accommodation should be included. As such, the proposal complies with policies 3.3, 3.8 and 3.14 of the London Plan and that in terms of housing delivery targets, this scheme results in a net gain of 80 units (the 85 care home units being provided minus the 5 houses lost). With a potential net increase of 80 units, the proposal would also be supported by Policy 3.14 B of the London Plan which requires loss of housing to be replaced at existing or higher densities with at least an equivalent floorspace and therefore this increase in provision, in density terms does accord with local policy H3. Furthermore, the GLA advise the net gain in housing is also supported by the process whereby care homes 'free up' conventional housing from which care home residents derive.

As regards the care home use, the application is supported by the submission of a needs assessment, together with further information in a letter dated 20/8/14. This points to the ageing population, where dementia will be more prevalent amongst an increasingly elderly population and seeks to quantify the growing demand for care home bedspace with the vicinity of the application site.

The Council's Adult Social Care Team do advise that feedback from older residents identifies a preference for living independently in the community rather than in residential care and the Council is pursuing extra care options and there are current bedspace surpluses in the Borough's care homes. However, the GLA point out that Greater London trends demonstrate that there is considerable growth in the older people population so that even if there is a current excess of supply, future demand also needs to be met.

The GLA also refer to the Council's market position statement which advises that there is likely to be a "significant increase" in the number of people aged 85 years and over with dementia in the next 30 years and that "in the absence of a medical breakthrough that results in a cure, addressing the needs of people living with dementia and preventing avoidable, premature deterioration is going to be a significant issue for both the Council

and the NHS for the foreseeable future". The GLA advise that as this proposal contains a dementia care facility with a high quality of care and living environment, clearly it would help to address the need for additional dementia care facilities in the area.

Finally on this point, the GLA refer to Annex 6 of the Mayor's Housing SPG which indicates significant pan-London and Hillingdon need for care home places and at the Pan London level, there is an existing need which is expected to increase. At Table A5.1 of the Further Alterations to the London Plan, indicative annualised benchmarks for specialist housing for older people are presented and for Hillingdon, this is 155 units per year. The proposal would therefore assist in meeting this need.

Therefore it is considered that no objections can be raised to the loss of Class C3 housing nor the principle of a care home use on this site.

Employment and Economic Benefit

This scheme also needs to be considered in the light of the expected economic benefits that this scheme would bring. The application states that approximately 90 full and part time jobs would be created which is supported by London Plan policies 4.1 and 4.12. An economic benefits assessment has also been submitted in support of the application which advises of the financial inputs that the scheme would provide to the local economy over the construction and operational phases and the scheme would save the NHS approximately £29,500 per annum.

7.02 Density of the proposed development

The Mayor's density criteria are not applicable to a care home scheme.

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

The application site is not located within any existing or proposed Archaeological Priority Area nor does it have any other archaeological designation. Nevertheless, comments have been received from GLAAS which do need to be taken into consideration. They advise that due to the remains of a Roman field system in the vicinity and the good potential for preservation of buried archaeological remains within the garden areas of this site, further investigation is needed to establish if there are associated remains present, possibly the settlement itself. This investigation is currently being undertaken and the results will be reported to GLAAS before any decision is made on the application which forms part of the officer recommendation.

The application site is located adjacent to the Douay Martyrs School (Cardinal Hume Campus) which contains the locally listed predominantly single storey original early 20th century school building and also forms part of the Ickenham Village Conservation Area.

In terms of the impact on the locally listed school building, this is set back from the southern side boundary of the school site which adjoins No. 88 Long Lane and is separated and screened from the application site by large modern school buildings. The school site also benefits from good tree cover. As such, the proposed building, which itself will be set back from its northern boundary which adjoins the school and will have dense tree and shrub screening along the boundary, will not adversely affect the setting of the building.

As regards the impact on the Ickenham Village Conservation Area, the application site, although forming part of the conservation area, is located on its south eastern edge, away from its historic core. Here, the general character of the area comprises good quality, 2 storey, detached and semi-detached houses of mixed architectural style and mostly 20th century in date set within well-established gardens that include many fine trees visible from

surrounding roads that define the sylvan character of the area.

A heritage statement and a townscape and visual assessment have been submitted in support of the application. The heritage statement provides a very detailed assessment of the historical and architectural value of the existing buildings on site and the contribution they make towards the character and appearance of the conservation area. The statement concludes that the buildings are not heritage assets, being neither statutorily designated nor locally listed and they lack any special architectural or historic interest. Whilst the buildings respect the general pattern of residential development, being on green plots and set back from the road, they are not considered to make a strong positive contribution to its overall character and appearance. The townscape and visual assessment also provides very comprehensive analysis of the impact of the proposed care home on the conservation area, including a detailed site/view analysis.

The Council's Urban Design/ Conservation Officer advises that the reports are well researched and thorough and concurs with much of the assessments and their conclusions on this part of the conservation area and the heritage value of the existing buildings on site. The officer advises that the only buildings of interest on site are No. 88 Long Lane, a typical interwar two storey house, with attractive applied decorative timber framing and Dormy House, a modern house probably built in the late 1960s with an unusual green copper clad roof. Having inspected these buildings on site, the officer advises that there would be no objections raised to their demolition or to the demolition of the other buildings on site, subject to them being surveyed to English Heritage Recording Level 1. This has been conditioned.

As regards the impact of the proposed care home, the new building would generally conform with the set back from the road of the existing houses. The Council's Urban Design/ Conservation Officer advises that the Long Lane frontage in particular has been very carefully designed to reflect the architecture and materials of some of the surrounding traditionally designed "Arts and Crafts" style houses with the inclusion of gables, a traditional clay tiled pitched roof with low eaves, dormers and chimneys. As regards to the much larger footprint of the care home, the officer advises that this would be comparable with the neighbouring traditional school buildings which extend towards the rear of the site and although these are extensive, as they are single storey they do not look out of place within the local townscape. In terms of the care home, although of a different scale and bulk, the articulated layout of the proposed building would break up its overall bulk into smaller elements and being well set back from the site frontage and boundaries, the partial screening provided by existing and new planting would reduce its potential impact on the immediate townscape.

The Council's Urban Design/ Conservation Officer did raise concerns with a number of views of the building, particularly at the rear and in terms of the bulk and height of the core of the building. Revisions have been made to the proposals and in particular the scale and bulk of the roof of the building has been reduced as much as possible so that the officer does not raise any further objection to the scheme.

The GLA also considered the scheme to be acceptable in design terms, stating that "the proposal demonstrates a well thought out building layout, which responds successfully to the constraints of the site." They conclude on this aspect of the scheme in their Stage 1 Report that " the building has been designed to respond to the wider street scape along Long Lane, in line with London Plan Policy 7.4 'Local Character', forming a well-defined street facing building line while implementing a simple and traditional style of architecture

that relates successfully to its surroundings and the setting of the conservation area. The scale and massing of the proposals are therefore in line with that of the surrounding context and are supported from a strategic perspective. The intention to use high quality facing materials and detailing is welcomed and the Council is encouraged to secure key details such as window reveals, and eaves lines to ensure the highest quality of architecture is built through."

Therefore, subject to these details which is controlled by condition, the impact of the scheme on the Ickenham Village Conservation Area is acceptable.

7.04 Airport safeguarding

The proposal does not give rise to any airport safeguarding concerns.

7.05 Impact on the green belt

The site does not fall within nor is it sited close to designated Green Belt land and therefore no Green Belt issues are raised by this proposal.

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.03 above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance between facing habitable room windows and private amenity space (considered to be a 3m deep 'patio' area adjoining the rear elevation of a property) should be maintained to safeguard privacy.

Given the siting of the proposed care home in relation to surrounding residential properties, there would be no loss of sunlight to neighbouring properties or their gardens.

The scheme has been carefully designed so that the overall bulk of the building has been broken up with its elevations being well articulated and set back from its boundaries.

The nearest residential properties to the proposed building are located to the south west. As regards No. 96, the adjoining property on Long Lane, the nearest part of the proposed care home would be its two storied front wing sited some 9.9m from the main side elevation of No. 96 with the proposed building set back from the shared side boundary by some 6.3m. The front wing of the building would not breach a 45 degree line of sight taken from the rear elevation of No. 96 and given the separation distance and tree lined boundary, the building would not appear unduly dominant from this property. The nearest adjoining properties on Swakeleys Drive are Nos. 2A and 2B Swakeleys Drive, two bungalows whose rear elevations would directly face the proposed care home. As regards No. 2A, this would mainly adjoin one of the care home's gardens, with the nearest proposed building elevation being the corner of the side elevation of the front wing, which would be sited some 21m away. However, this is not a particularly direct relationship with the more direct line of sight being to the taller central wing of the care home which is recessed further into the site where the nearest part of this elevation would be sited some 36.4m away, sited behind the courtyard garden. As regards No. 2B, the nearest part of proposed care home would be the side elevation of the two storey rear wing, which would be domestic in scale and sited some 25.4m from the property's rear elevation with the wing set back some 11.8m from the side boundary of the application site in which space, a double line of tree planting is

proposed. It is considered that this distance which exceeds the Council's separation distance guidelines and the proposed landscaping would fully safeguard the residential amenities of this property. Notwithstanding this, it is considered that a further enhancement could be made with the provision of a green wall/living screen, details of which have been conditioned. The only other property sited close to the care home would be No. 7A Court Road which has a side elevation fronting the site boundary. The nearest elevation of the care home would be two storied and at its nearest point would be sited some 18.6m from the boundary.

Elsewhere, due to the longer rear gardens of adjoining properties, the proposed care home would be sited much further away from its neighbours, with typical distances of 69m and 85m to the rear elevations of properties in Swakeleys Drive and Court Road respectively.

These separation distances satisfy the Council's minimum separation distance of 15m for two or more storied development and the layout of the building ensures that the proposed elevations closest to neighbouring properties are domestic in scale and set well back from their boundaries allowing existing boundary screening to be maintained and enhanced.

As regards the potential for overlooking, the side elevations of the front and rear wings of the care home facing No. 96 Long Lane, 2A and 2B Swakeleys Drive and side elevation of the rear wing facing No. 7A Court Drive would not contain any windows so that no adjoining property or their patio area would be overlooked within a distance of 21m.

The proposal therefore fully complies with Council planning policy and supplementary design guidance and there would be no loss of residential amenity to surrounding neighbours by reason of loss of sunlight, dominance or loss of privacy. Noise and air quality issues are considered in Section 7.18 below.

7.09 Living conditions for future occupiers

The proposal would provide accommodation of a high standard, with good sized residents' rooms, all of which would have en-suite facilities, good outlook and natural lighting. The care home would also provide a good range of communal facilities, including restaurant, cafe, cinema, spa and provide extensive garden areas that would be separated into different areas with different characteristics and activities.

The ground floor bedrooms would also include small garden/ patio areas that would maintain the privacy of the adjoining rooms. As regards the privacy afforded between the rooms, the only area where the relationship is not ideal is between the bedroom windows on the rear elevation and rear wing. However, it is considered that the relationship could be improved with the use of screening/ angled windows which could be controlled by condition.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies 6.3, 6.9, 6.10 and 6.13 of the London Plan (July 2011) and saved policies AM2, AM7, AM9, AM14 and AM15 of the Hillingdon Local Plan (November 2012) are concerned with traffic generation, road capacity, vehicle and cycle parking and access to public transport.

A Transport Assessment has been submitted in support of the application which has been reviewed by the Council's Highway Engineer. The Engineer originally queried the sample sites used in the assessment to predict traffic generation and car parking provision as they were more than 5 years old and the lack of accident data. However, revised estimates of trip generation have now been submitted and although the Council's Highway Engineer considers that they are still not as robust as he would wish, but given the limited site

availability in the TRICS database, the proposed use being a care home and the scale of the proposed development, the proposals are not considered likely to result in significant vehicle movements. A record of personal injury accidents has also now been provided for the 5 year period up until 30th June 2013. The engineer advises that although an analysis of the collisions has not been provided, the records do not show a high number of collisions in the vicinity of the site and overall, the pattern of collisions do not reveal any common issues in connection with the road layout and/or vehicle speeds. As such, the Highway Engineer advises that the proposed use and car parking provision is acceptable from a highway safety perspective.

The Highway Engineer also raised an initial concern about the proposed layout of the site and the new access arrangements on Long Lane, particularly as regards the central hatched area on Long Lane and the refuse and waste storage provision on site. This aspect of the scheme has been the subject of various amendments. The Highway Engineer advises that refuse vehicles would collect from within the site and tracking diagrams demonstrate that adequate provision has been made to allow refuse vehicles to turnaround on site. The Highway Engineer also advises that amendments have been made to include revisions to the central hatching on Long Lane to facilitate the vehicles turning right to access the site and also the vehicles turning right to access the houses situated on the opposite side of the road, access works, tactile paving, short lengths of double yellow lines on Long Lane, closure of existing redundant accesses and reinstatement of footway, and other associated associated works as required. The proposed double yellow lines in proximity of the proposed access are required to facilitate service vehicle swept paths and to prohibit vehicles from parking closed to this access. The Highway Engineer advises that the access arrangements are acceptable and these have also been the subject of further public consultation.

The Highway Engineer concludes that subject to the above off-site highway works being secured through a S106 agreement and a condition attached securing 2.4m x 2.4m pedestrian visibility splays at the point of vehicle access, no objection is raised from a highways point of view. These form part of the officer recommendation.

7.11 Urban design, access and security

As regards secure by design, a condition has been added that would ensure that adequate security measures would be put in place on site.

7.12 Disabled access

The Council's Access Officer provides detailed comments as regards the access, parking and servicing provision needed to serve the development and details the measures required to satisfy Lifetime homes standards. The officer also makes reference to the need for a fire excavation strategy. These are detailed matters that can be dealt with by conditions.

7.13 Provision of affordable & special needs housing

The need for this type of proposed housing is addressed in Section 7.01 of this report.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies requires new development to retain and utilise existing landscape features of merit and to provide new planting and landscaping wherever appropriate.

A number of trees are protected by Tree Preservation Order No.438, in the garden of Dormy House. Another TPO (No. 482A) protects three trees on the rear boundary of No. 90 Long Lane whereas offsite, there are two protected trees on the front boundary of No. 96 Long Lane (TPO No. 496). The whole of the site also forms part of the the Ickenham Village

Conservation Area, which provides protection to the remaining non-TPO'd trees.

The Council's Tree/ Landscape Officer advises that the tree cover on this and adjoining sites makes a significant contribution to the landscape and visual quality of the area, contributing to its environmental quality, including air quality and biodiversity. As a consequence, justification for any tree loss is required and suitable replacement tree planting should be incorporated within a high quality landscaping scheme which improves the age profile and succession of trees on site.

An Arboricultural Report accompanies this application which includes an assessment of the quality and value of existing trees, the impact of the proposed development upon trees on and adjacent to the site, proposed methods for reducing development impacts on retained trees, proposed tree protection measures and explains the proposed tree planting strategy. The Council's Tree/ Landscape Officer advises that the submitted information accords with relevant standards (BS5837:2012) and several relevant Building Research Establishment documents (1998, 2006 and 2011).

The officer advises that the assessment has involved a total of 122 individual trees, groups and shrubs, of which one tree is considered to be 'A' grade of high quality and value, 14 are 'B' or moderate grade, 89 are 'C' or low grade and 18 are 'U' or of poor quality. Of the 78 trees that are proposed for removal, 73 are graded 'C' or 'U', trees of low/poor quality which are not generally considered to be a constraint on development, including 5 TPO'd trees. The other 5 trees to be removed are of 'B' or moderate grade of which 1 is a TPO'd tree (T51 - Liquidambar). The report also identifies that in terms of the age profile, most of the trees surveyed are 'mature' or 'early mature' with a relatively small proportion of young, or semi-mature trees that would, over time, succeed them. The officer advises that no objections are raised to the proposed tree removal, which predominantly involves low and poor quality trees and that the replacement strategy has been the subject of pre-application meetings designed to address tree and landscape issues. The officer concludes that the subsequent quality of the landscape proposals meets the stated objectives to provide a sustainable, high quality landscape which is well-integrated with the building and the needs of its occupants. Furthermore, the proposed tree planting will secure and improve the age structure / profile of the tree population and the new planting will contribute to a significant improvement to the landscape character of the Conservation Area.

On this basis the Tree/ Landscape Officer recommends approval of the scheme, subject to conditions which are included in the officer recommendation.

Ecology

As regards ecology issues, an ecological assessment has been submitted in support of the application. This includes results of a site survey undertaken in June 2014, with specific surveys undertaken in respect of badger, bats and great crested newt. The main findings are that the gardens are dominated by amenity grassed areas, bordered by amenity planting, hedgerows, fencing and scattered trees and includes built structures such as sheds and greenhouses. These habitats are generally dominated by non native/ introduced species and are of low/negligible ecological value at the site/ local level. Cotoneaster and Rhododendron were found within two properties, and it is recommended that these species are carefully removed from the site and replaced with native species and/or species of acknowledged benefit to wildlife. As regards protected species, the site does provide habitat suitable for bats and nesting birds and two buildings were recorded as supporting small summer (non-breeding) roosts for Soprano Pipistrelle and Common

Pipistrelle. The assessment advises that the demolition of these buildings will be conducted under a Natural England licence, which will include appropriate mitigation measures to safeguard bats. Replacement bat roost features will also be provided in the form of bat boxes in order to ensure no net loss of the local bat population conservation status. In addition, a sensitive lighting scheme is recommended along the site boundaries to ensure the long-term use of these features as foraging/commuting features for bats. As regards nesting birds, the report advises that common birds may utilise the trees, hedgerow and shrubs within the site for nesting and it is recommended that any clearance of potential nesting habitat be undertaken outside of the bird nesting season.

The Council's Sustainability Officer has reviewed the assessment and advises that although bats were recorded using the site, its value in their ongoing conservation status is relatively low. Usage of the two buildings was also relatively low and value as breeding roosts is also equally low. However, the demolition needs to be undertaken in accordance with a Natural England licence and the development needs to accommodate bats to ensure that their conservation status is maintained and supported. Furthermore, to ensure that the development contributes to a net biodiversity improvement, enhancement measures should be secured by condition. This forms part of the officer recommendation.

The Sustainability Officer also advises that living walls and roofs, even in the form of wire trellising systems on blank elevations which climbing plants can be trained up, can improve air quality, operate as carbon sinks and also be of importance for nature conservation. As this development does provide opportunities for the use of living walls and roofs, which will also help further screen the building from neighbouring properties, a condition is recommended.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

The proposal makes appropriate provision for refuse and recycling close to the entrance of the site which will be screened.

7.16 Renewable energy / Sustainability

An Energy Assessment has been submitted with the application.

The Council's Sustainability Officer advises that whilst the energy assessment demonstrates the development can meet the necessary 35% reduction in CO2 emissions and generally follows London Plan guidance, the detailed design has not been finalised and therefore further information is required which can be secured by a recommended condition.

The GLA advise that further information is required in terms of the proposed external shading architectural features, and also the floor area and location of the energy centre should be provided. The GLA also advise that the sizing of the CHP system appears oversized for the building, including monthly load profiles for heat and electricity and the proportion to be met by the CHP to support the CHP sizing and carbon savings claimed. AS such, further information is required and information should also be provided on the proposed management and maintenance arrangements for the system.

The applicant's advise that the space requirements for options A and B are provided by the Energy Report which will be within the proposed basement plant room and Drw. No. e14010-GA-700-B1-1001 Rev. P3 is attached to illustrate this again. As regards the CHP details, a detailed feasibility is to be undertaken at the next design stage to select the CHP

unit. This will confirm the exact size of the CHP and the monthly profiles for heating demands and electricity. Notwithstanding this, Initial Thermal Modal Load annual profiles - Be Clean model for the Total Fuel Demand, Heating and Electricity has been submitted based on CHP units at other similar applicant's care homes which demonstrates the savings are realistic. Management/ maintenance arrangements would be agreed in due course. These issues can be secured through the use of planning conditions/and/or S106 clauses.

As regards renewable energy, the applicant advises that the total demand is made up of combined technology types additive at different times of the day or night. Each technology is therefore not competing, but contributing to carbon emission reductions. As regards to solar PVs, the applicant advises that these are not considered suitable for this project and therefore the roof design will not need to alter.

Therefore, it is considered that the outstanding issues can be dealt with by the Sustainability Officer's recommended condition which forms part of the recommendation.

7.17 Flooding or Drainage Issues

The application site is not located in an area with an identified risk of flooding, however Policy OE8 of the Saved Policies UDP and Policies 5.12 and 5.13 of the London Plan still require that developments seek to reduce surface water run-off and reduce the risk of flooding elsewhere.

The Council's Water and Flood Risk Officer advises that although the site is under a hectare and therefore does not require a Flood Risk Assessment, it is still of substantial size and Environment Agency maps indicate that there is surface water ponding on the site. The officer advises that in such circumstances, a clear drainage strategy should be submitted, which should include appropriate site investigations to identify porosity on the site and assess groundwater issues as a basement is proposed. This should then inform a drainage strategy to control surface water run off to greenfield run off rates. This would be secured by the officer's recommended condition.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resists the grant of planning permission for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, due to various impacts, including noise generation or emission of other pollutants. Policy BE19 seeks to protect the amenity in residential areas generally.

Noise and External Lighting

An acoustic report has been submitted with the application which sets out the findings of a noise survey, assesses appropriate internal and external noise criteria and sets out the glazing/ ventilation specifications and design criteria for plant and equipment required so that the development would have no detectable effect on health and quality of life due to noise.

The Council's Environmental Health Officer has reviewed the report and advises that providing the recommendations are followed, the scheme is acceptable subject to the imposition of specific conditions relating to specify the noise rating for mechanical plant, air extraction noise scheme and the hours of deliveries. A condition is also recommended to secure details of any external lighting scheme. These conditions form part of the officer's recommendations.

Air Quality

The application site is located within an Air Quality Management Area, close to its northern boundary. An Air Quality Assessment has been submitted in support of the application which assesses the likely emissions from the two preferred options for heating plant and the cumulative effects of traffic growth from the development itself and from other potential developments in the area including the redevelopment of the former Master Brewer site and Hillingdon Circus.

The report advises that on the site, the predicted pollution levels are generally within the air quality objectives and the location is suitable for a care home. The only exception to this is an approximate 2m wide strip at the front of the site, adjacent to the Long Lane frontage where nitrogen dioxide (NO₂) levels exceed the annual mean objective in both the future baseline and future with development scenarios. However, as this exceedance is primarily caused by existing traffic levels on Long Lane and given the modest increase in concentrations likely to result from the development, mitigation at source would not be appropriate so that the scheme proposes to mitigate this impact by limiting resident and visitor access to the area by the use of soft landscaping.

The report advises that as regards the impact of emissions from the traffic generated by the development, these are imperceptible due to the limited extent of the extra trips involved.

The report then goes on to consider heating plant and advises that of the two preferred options, local impacts under Option B (2 x bio-oil fired boilers) are greater than those under Option A (2 x gas fired combined heat and power units), although neither generate new exceedances of objectives and, offsite, impacts are generally of negligible significance. Slight adverse impacts are possible with Option B, but these are limited to a zone of limited extent in the southernmost corner of the school grounds that lie adjacent to, and to the north of, the site. However, the report advises that taking into account the conservatism built into the assessment, it is considered likely that in reality, the impacts will be negligible everywhere.

The report goes on to advise that the development emissions are within the benchmarks set by the Mayor of London and it is, therefore, air quality neutral. This applies whichever option for local heating plant is selected.

The Air Quality Assessment has been reviewed by an Environmental Health Officer. The officer advises that the assessment may have underestimated the local background for nitrogen dioxide (NO₂) and notes that emission factors for future years assume a slight reduction in NO₂. As a result, the officer advises that the EU limit value of 40 mg/m³ might be exceeded further onto the site, assuming the background level has been underestimated. The officer advises that the proposed care home use would be very sensitive to poor air quality but as the building facade fronting Long Lane would be set back some 10m from the boundary, no objections are raised to the currently proposed siting of the building. The developer however should consider siting air inlets, openable windows etc, away from flues and air extraction points which is advised within a recommended informative.

The officer also notes that both heating plant options for the site satisfy the air quality neutral benchmarks set by the Mayor for a C2 use of this size, although Option A would be the preferred option as it produces lower emissions including zero particulates, would not

require the delivery and storage of bio-oil and may have lower maintenance requirements. As advised by the officer, a condition is recommended to ensure that the details of any plant, machinery and fuel burnt as part of the energy provision, together with the location of the flue(s) for the development are submitted which should include pollutant emission rates at the flue(s) with or without mitigation technologies.

The officer goes on to advise that although this scheme would be air quality neutral in terms of the Mayor's benchmark standards, it will still add to pollution in an area already suffering poor air quality and therefore a S106 contribution is required for monitoring purposes. This forms part of the officer's recommendation.

The officer concludes that there is insufficient grounds to refuse this scheme and that the recommended conditions will ensure that the development is acceptable as far as practicable on air quality grounds. The officer also notes that an Interim Travel Plan has been submitted with the application and advises that a Travel Plan should be conditioned. A Travel Plan would form part of the S106 Agreement.

7.19 Comments on Public Consultations

As regards the reasons for objecting to the proposals raised by the petitioners, these have been addressed in the officer's report.

As regards the individual objection comments, Points (i) - (iii), (vi) - (xviii), (xxi) - (xxviii), (xxx) and (xxxiv) have been dealt with in the relevant sections of the officer's report. As regards points (iv) and (v), the points raised that this would be another corporate residence that will reduce the sense of community (point iv) and only 3 family houses would be left on this stretch of road (point v) are noted, but they do not raise material planning issues of sufficient weight over and above the normal planning considerations on the impact of the development on the character of the area that could justify a refusal of permission. As regards point (xix), noise from construction traffic would be a matter for environmental health legislation. Point (xx) regarding tree planting damaging property foundations is speculation and seems unlikely. Point (xxix) is noted. Points (xxxii) and (xxxiii) do not raise material planning considerations. As regards point (xxxv) if a proposal for a change of use of the building was submitted in the future, this would need to be assessed on its planning merits. As regards point (xxxv), residents are listened to but again, there is the statutory requirement to consider all applications on their individual planning merits.

The comment in support of the application is noted.

The comments raised by the Ickenham Residents' Association and the ward councillor raising material planning considerations have also been dealt with in the officer's report.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

- (i) Highways Works: the developer will be required to enter into a S278/S38 agreement to secure highways works including the new access onto Long Lane.
- (ii) Travel Plan
- (iii) Construction Training: A financial contribution is sought equal to Training costs: £2500

per £1m build cost + Coordinator costs of £9600 or an in kind scheme to be provided to this value.

(iv) Employment Training: An Employment Training Strategy to be submitted.

(v) Air Quality Monitoring: A financial contribution to the sum of £25,000.

(vi) Project Management & Monitoring Fee: 5% of total cash contributions.

The proposal is Mayoral or Council CIL liable.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application or the site.

7.22 Other Issues

Land Contamination

The Council's Environmental Health Officer advises that no information has been submitted with regard to land contamination with the planning application and a care home is considered to be sensitive to contamination. However, the existing housing appears to have been built on open land and an orchard appears to have been sited at the rear of the site. Given that significant land contamination issues are not anticipated on site, this can be dealt with by condition. This forms part of the officer's recommendation.

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

10. CONCLUSION

The proposed care home would involve the loss of 5 existing houses sited and have a more extensive building footprint that would take up more garden land than the existing houses. However, there are sites in the vicinity that have large building footprints which extend in depth across the site, including the immediately adjoining Douay Martyrs School site to the north. Furthermore, the scheme has been well designed so that the impacts of the built form have been minimised whilst the application site is extensive that allows the building to be set back from its boundaries which would be well screened and significant garden areas to be maintained, particularly on the more sensitive southern and western (rear) boundaries adjoining residential properties. The impacts of the scheme in terms of landscaping and tree impacts, and the considerations advised by the London Plan such as biodiversity, flood risk and climate change are acceptable and in many cases, likely to be beneficial, so that it is considered that a reason for refusal could not be justified in relation to the loss of garden space.

The loss of 5 Class C3 houses is strictly contrary to policy H3 of the saved UDP but the GLA advise that the application should be considered in terms of the more up to date policies in the NPPF and London Plan which advise that Class C2 accommodation should be included as part of the Borough's overall housing provision and therefore results in a net increase of 80 units on this site. The Council's Adult Social Care do query the need for the facility within the borough, but the GLA advise that there is significant pan - London and Hillingdon need for the facility and that this need for care home places is expected to increase.

The Council's Urban Design/ Conservation Officer raises no objections to the demolition of the houses, subject to their details being recorded, which would be controlled by condition. The proposal has also formed the subject of pre-application discussions and advice and

the scheme has undergone various revisions. The conservation officer is fully supportive of this scheme and considers it to be a high quality and well considered proposal that would not harm the character or appearance of the Ickenham Village Conservation Area.

The scheme would not harm the amenities of surrounding residential occupiers and fully complies with Council guidance. Furthermore, the Highway Officer is satisfied that the proposed parking is sufficient to serve the development and the proposed access arrangements would not prejudice highway safety.

The Mayor does not raise any in principle objections to the scheme in his Stage 1 report.

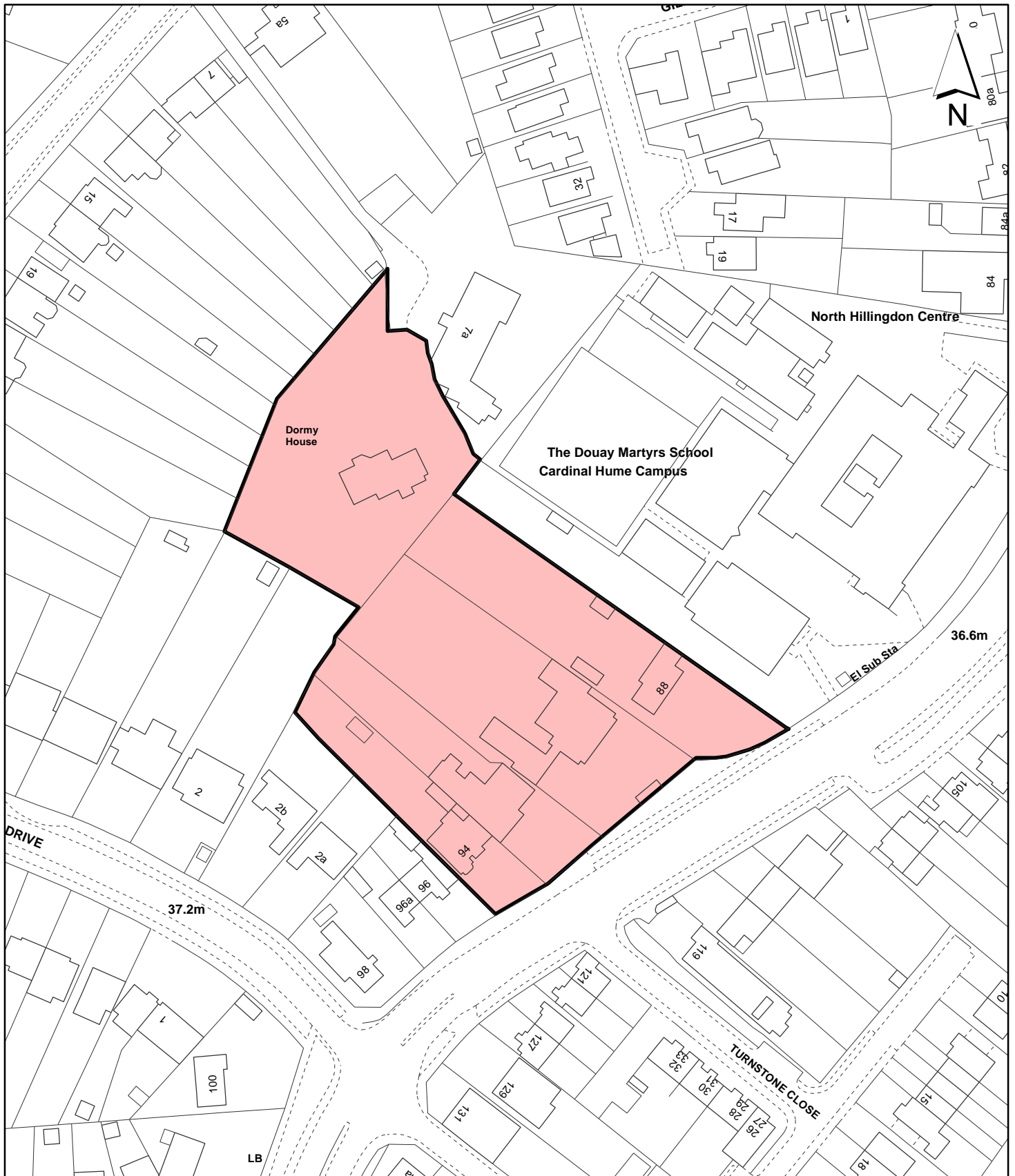
The application is recommended favourably, but further archaeological investigation is required, the results of which need to be referred to GLAAS and the application would need to be referred back to the Mayor.



11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

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 2015 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">88-94 Long Lane Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">52129/APP/2014/2996</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Major</p>	<p>Date</p> <p style="text-align: center;">March 2015</p>		