

Report of the Head of Planning, Sport and Green Spaces

Address WEST DRAYTON GARDEN VILLAGE PORTERS WAY WEST DRAYTON

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 5 (Block A) (82 residential units) of planning permission ref: 5107/APP/2009/2348, dated 01/10/2010, for the proposed mixed used redevelopment of the Former NATS Site.

LBH Ref Nos: 5107/APP/2014/4304

Drawing Nos: 1363-D2720-rev06 Porters Way Street Elevation
1363-D2721-rev07 Boulevard Street Elevator
1363-D2707-rev07 Elevation HH: Proposec
1363-D2706-rev07 Elevation GG: Proposec
1363-D2705-rev07 Elevation FF: Proposed
1363-D2704-rev07 Elevation EE: Proposed
1363-D2703-rev07 Elevation DD: Proposed
1363-D2702-rev08 Elevation CC: Proposed
1363-D2701-rev07 Elevation BB: Proposed
1363-D2700-rev08 Elevation AA: Proposec
1363-D2751-rev06 Detail Elevations 2
1363-D2750-rev06 Detail Elevations 1
1363-D2752-rev06 Detail Elevations 3
1363-D1100-rev01 Location Plan: Existing
1363-D2100-rev09 Ground Floor Plan: Proposec
1363-D2102-rev09 Second Floor Plan: Proposed
1363-D2104-rev09 Fourth Floor Plan: Proposec
1363-D2301-rev00 Typical Wheelchair Flats 2
1363-D2200-rev00 Typical Lifetime Homes Plans 1
1363-D2201-rev00 Typical Lifetime Homes Plans 2
1363-D2300-rev00 Typical Wheelchair Flats 1
Design and Access Statement Phase 5: Block A
Materials Schedule
INL-E3685-300 Rev M Drainage Strategy
INL19476-11C Landscape Proposals
INL19476-12D Landscape Proposals
1363-D2103-rev10 Third Floor Plan: Proposec
Landscape Management and Maintenance Plan
Landscape Specification Rev A
1363-D2101-rev10 First Floor Plan: Proposed

Date Plans Received: 08/12/2014

Date(s) of Amendment(s): 08/12/2014

Date Application Valid: 11/12/2014

16/02/2015

1. SUMMARY

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

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

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

This application relates to Phase 5, Block A, the final phase of the Drayton Garden Village development. It is situated in the south-west corner of West Drayton Garden Village and fronts onto Porters Way to the south. Phase 4 (Blocks B and C) is located north of the application site. To the west lies the Parkwest residential scheme, by St George, and the east boundary fronts onto the main spine road into the estate.

The proposal is for a block of flats comprising 82 units, 85 parking spaces (including undercroft parking) and the detailed landscaping of the application site. The 82 units would comprise of:

- 2 studio flats
- 27 one-bed flats
- 6 one-bed wheelchair accessible flats
- 25 two-bed four person flats
- 3 two-bed four person wheelchair accessible flats
- 18 three-bed five person flats
- 1 three-bed five person wheelchair accessible flats

Block A would be part 3 and part 4 storeys. Each unit would be provided with private amenity space and the block would have a communal garden located on a first floor podium above the rear parking court.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES4 **Accordance with Approved Plans**

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

- 1363-D1100-rev01 Location Plan: Existing
- 1363-D2100-rev09 Ground Floor Plan: Proposed
- 1363-D2101-rev10 First Floor Plan: Proposed
- 1363-D2102-rev09 Second Floor Plan: Proposed
- 1363-D2103-rev10 Third Floor Plan: Proposed
- 1363-D2104-rev09 Fourth Floor Plan: Proposed
- 1363-D2200-rev00 Typical Lifetime Homes Plans 1
- 1363-D2201-rev00 Typical Lifetime Homes Plans 2
- 1363-D2300-rev00 Typical Wheelchair Flats 1
- 1363-D2301-rev00 Typical Wheelchair Flats 2
- 1363-D2700-rev08 Elevation AA: Proposed
- 1363-D2701-rev07 Elevation BB: Proposed
- 1363-D2702-rev08 Elevation CC: Proposed
- 1363-D2703-rev07 Elevation DD: Proposed
- 1363-D2704-rev07 Elevation EE: Proposed
- 1363-D2705-rev07 Elevation FF: Proposed
- 1363-D2706-rev07 Elevation GG: Proposed
- 1363-D2707-rev07 Elevation HH: Proposed

1363-D2720-rev06 Porters Way Street Elevation
1363-D2721-rev07 Boulevard Street Elevation
1363-D2750-rev06 Detail Elevations 1
1363-D2751-rev06 Detail Elevations 2
1363-D2752-rev06 Detail Elevations 3
INL19476-11C Landscape Proposals
INL19476-12D Landscape Proposals
INL-E3685-300 Rev M Drainage Strategy

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

REASON

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

2 RES5 General compliance with supporting documentation

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

Materials Schedule
Landscape Management and Maintenance Plan
Landscape Specification Rev A

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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

AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2011) Large residential developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy

LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.7	(2011) Better Streets and Surface Transport
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

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

This Reserved Matters application relates to Phase 5, Block A (82 residential units), the final phase of the Drayton Garden Village development. It is situated in the south-west corner of West Drayton Garden Village and fronts onto Porters Way to the south. Phase 4 (Blocks B and C) is located north of the application site. To the west lies the Parkwest residential scheme, by St George, and the east boundary fronts onto the main spine road into the estate.

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

3.2 Proposed Scheme

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

The Committee has already approved a number of reserved matters applications for sites within phases 1 and 2. This application seeks approval for the Appearance and Landscaping of Phase 5, comprising 82 flats located within an apartment block (Block A), 85 parking spaces (including undercroft parking) and the detailed landscaping of the application site.

Proposed Housing

- 2 studio flats
- 27 one-bed flats
- 6 one-bed wheelchair accessible flats
- 25 two-bed four person flats
- 3 two-bed four person wheelchair accessible flats
- 18 three-bed five person flats
- 1 three-bed five person wheelchair accessible flats

Block A would be part 3 and part 4 storeys.

Materials

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

Amenity Space

Each unit would be provided with private amenity space and the block would have a communal garden located on a first floor podium above the rear parking court. Additional communal amenity space would be provided within this Phase. Phase 5 (Block A) is located south-east of Spring Green, one of two primary open spaces on the wider NATS site, which provides a children's play area.

Car Parking Provision

This Phase would provide 85 parking spaces, of which 10 will be for disabled parking. 5 parking spaces would have electric charging points. 84 cycle spaces would be provided within 3 cycle stores located on the ground floor of the apartment block. The parking would be located west of Block A and would be partly located underneath the first floor amenity podium.

Accessible Housing

All of the residential units would be constructed to Lifetime Homes standards. The original masterplan required a total of 10% wheelchair accessible units to be provided throughout the whole of the NATS site, which equates to 78 wheelchair accessible units. 10 wheelchair accessible units would be provided within this part of the site, whilst the remaining wheelchair accessible units would be provided within other phases. The scheme for Phase 5 would provide 10 disabled parking spaces.

Site Access

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

Landscaping

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

3.3 Relevant Planning History

5107/APP/2009/2348 Former National Air Traffic Services (Nats) Headquarters Porters Way
Proposed mixed-use redevelopment comprising: 773 dwellings comprising 12no. studios, 152 no. 1-bedroom flats, 316no. 2-bedroom flats, 21no. 2-bedroom houses, 23no. 3-bedroom flats, 181 no. 3-bedroom houses, 59no. 4-bedroom houses and 9no. 5-bedroom houses; Class D1 Primary Healthcare facility including room for joint community use (up to 1085sqm gea); Class C2 Nursir Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porter Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works (Outline Application)

Decision: 01-10-2010 Approved

5107/APP/2014/4424 West Drayton Garden Village Porters Way West Drayton
Details of traffic and car parking arrangements, demolition and construction management plan, access, energy strategy, Bird Hazard Management Plan, waste storage, security measures, CCTV, ingress of polluted air, levels, rainwater / grey water recycling, foul and surface water, construction logistics plan, programme of archaeological work, drainage strategy, Ecological Mitigation and Management Plan, badger survey, and tree protection, in compliance with conditions 5, 6, 7, 8, 9, 10, 13, 14, 17, 20, 30, 45, 48, 50, 51, 52, 53, 61 relating to phase 5 Bloc A of planning permission ref:5107/APP/2009/2348 dated 19/11/2009 (Mixed development)

Decision:

5107/APP/2015/18 West Drayton Garden Village Porters Way West Drayton
Details pursuant to condition 58 (contamination) for Phase 5 Block A (82 residential units) of permission ref: 5107/APP/2009/2348, dated 19/11/2009 (redevelopment of former NATS site to mixed development including 773 dwellings)

Decision: 05-02-2015 Approved

Comment on Relevant Planning History

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

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

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th January 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 250 local owners/occupiers. No responses were received.

Heathrow Aerodrome Safeguarding:

We have now assessed conditions 2 & 3 (Appearance & Landscaping) for phase 5 of Block A against safeguarding criteria and can confirm that we have no safeguarding objections and that they can both be discharged from a Heathrow Airport Ltd point of view.

NATS:

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

Internal Consultees

Access Officer:

I have considered the details of this planning application and deem the details to be acceptable from an accessibility standpoint.

Environmental Protection Unit:

I have no adverse comments as these matters are not relevant to EPU.

Trees/Landscape Officer:

This application relates to Phase 5, Block A, the final phase of the Drayton Garden Village development. Situated in the south-west corner of West Drayton Garden Village this 1-4 storey development phase fronts on to Porters Way to the south. To the west lies the Parkwest residential scheme, by St George, and the east boundary fronts on to the main spine road into the estate.

The Design & Access Statement re-iterates the guiding vision and design concept for the estate which informed the approved master plan and earlier phases. In addition to the communal areas, soft landscape buffers have been provided at ground level to all boundaries. While linking the building to the landscape, the boundary planting is also designed to create a degree of privacy and security, particularly for those residents in ground floor flats. The landscape principles are described in pages 51-55.

ACD's drawing No. INL19476-11C, Landscape Proposals, details the ground level planting plan around the building edges. This includes 39No. trees, instant hedges, climbing plants, ornamental shrubs, bulbs and grasses. Hard landscape proposals (surfacing, boundaries and street furniture) are specified.

ACD's drawing No. INL19476-12D, Landscape Proposals, specifies the hard and soft landscape details for the communal space on the podium deck. Amendments to the podium deck details take into account some issues discussed at a pre-application meeting.

RECOMMENDATION

No objection subject to the provision of supporting documentation in the form of a Landscape Specification and a Landscape Management/Maintenance Plan.

Officer comments:

A Landscape Specification Rev A and a Landscape Management and Maintenance Plan have been provided. The Council's Trees/Landscape Officer considers these documents to be acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development principle was considered as part of the outline application (LBH Ref. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the S106 legal agreement.

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

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

The current reserved matters application, for Landscaping and Appearance as it relates to 82 residential units is sufficiently consistent with the principles and illustrative information of the Outline Planning Permission. Therefore the scheme for Phase 5 (Block A) (82 residential units) is considered acceptable in principle.

7.02 Density of the proposed development

Residential density can be used as an indicator of the overall character and acceptability of a proposal. The density of the whole site was considered as part of the outline application

(LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II and completion of the s106.

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

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

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

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

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

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

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

Phase 5 (Block A) would provide 82 residential units in the form of flats, with 85 parking spaces located within a rear parking area, part of which would be undercroft. The Layout and Means of Access to and around the dwellings and parking areas were considered acceptable at the outline state. Therefore, consideration is limited to the Appearance and Landscaping.

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

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

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

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

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

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

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref: 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106. Matters considered include the following: construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing.

The reserved matters are consistent with the details and principles considered at the outline stage, and as such, it is not considered that there is a significant change in impacts on neighbours as to warrant refusal of this reserved matters application.

7.09 Living conditions for future occupiers

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

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents. The Council's guidelines state that studios and one-bed flats should be provided with 20sq.m, 25sq.m for two-bed flats and 30sq.m for three-bed flats. As such, the proposal would need to provide 1970sq.m of external amenity space.

396sq.m of communal amenity space would be provided on a podium on the first floor, whilst each individual flat would be provided with private amenity space in the form of terraces or balconies. Additional communal amenity space would be provided at the rear of the car parking area and alongside Porters Way. The external amenity space provided would exceed the required amount and is therefore considered to be acceptable.

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

maintained, in compliance with the 21m overlooking distance, and adequate levels of light are provided to habitable rooms and kitchens.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Matters relating to access and layout were approved as part of the outline consent. The car parking locations, road layout and widths as well as access are consistent with the outline proposal. The proposal would provide 85 parking spaces in total, ten of which would be disabled parking spaces. It is considered that the amount of car parking spaces provided would be acceptable for the proposed development.

7.11 Urban design, access and security

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

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

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

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

7.14 Trees, landscaping and Ecology

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

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

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

Overall, the development would provide for an appropriate landscape setting. The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable.

7.15 Sustainable waste management

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

Phase 5 (Block A) would provide 82 residential units. Waste would be stored in 20 Eurobins located within two bin stores on the ground floor of the apartment block. The number of Eurobins proposed for Block A would exceed the minimum requirement and is considered to be acceptable.

7.16 Renewable energy / Sustainability

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

The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking agreed accordingly. 116 PV panels would be provided on the roofs of Block A.

The subject application for reserved matters of Phase 5 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is nearing completion on a separate part of the site.

7.17 Flooding or Drainage Issues

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

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

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

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

7.18 Noise or Air Quality Issues

Phase 5 (Block A) is located in the south-west corner of West Drayton Garden Village and fronts onto Porters Way to the south. As such, at outline stage, consent was granted subject to conditions to ensure the development was not adversely impacted upon by road traffic noise or by air quality issues.

It is considered that these detailed design aspects would be controlled through the discharge of conditions and, as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning obligations

Not applicable to this reserved matters application.

7.21 Expediency of enforcement action

Not applicable to this reserved matters application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the

proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable to this reserved matters application.

10. CONCLUSION

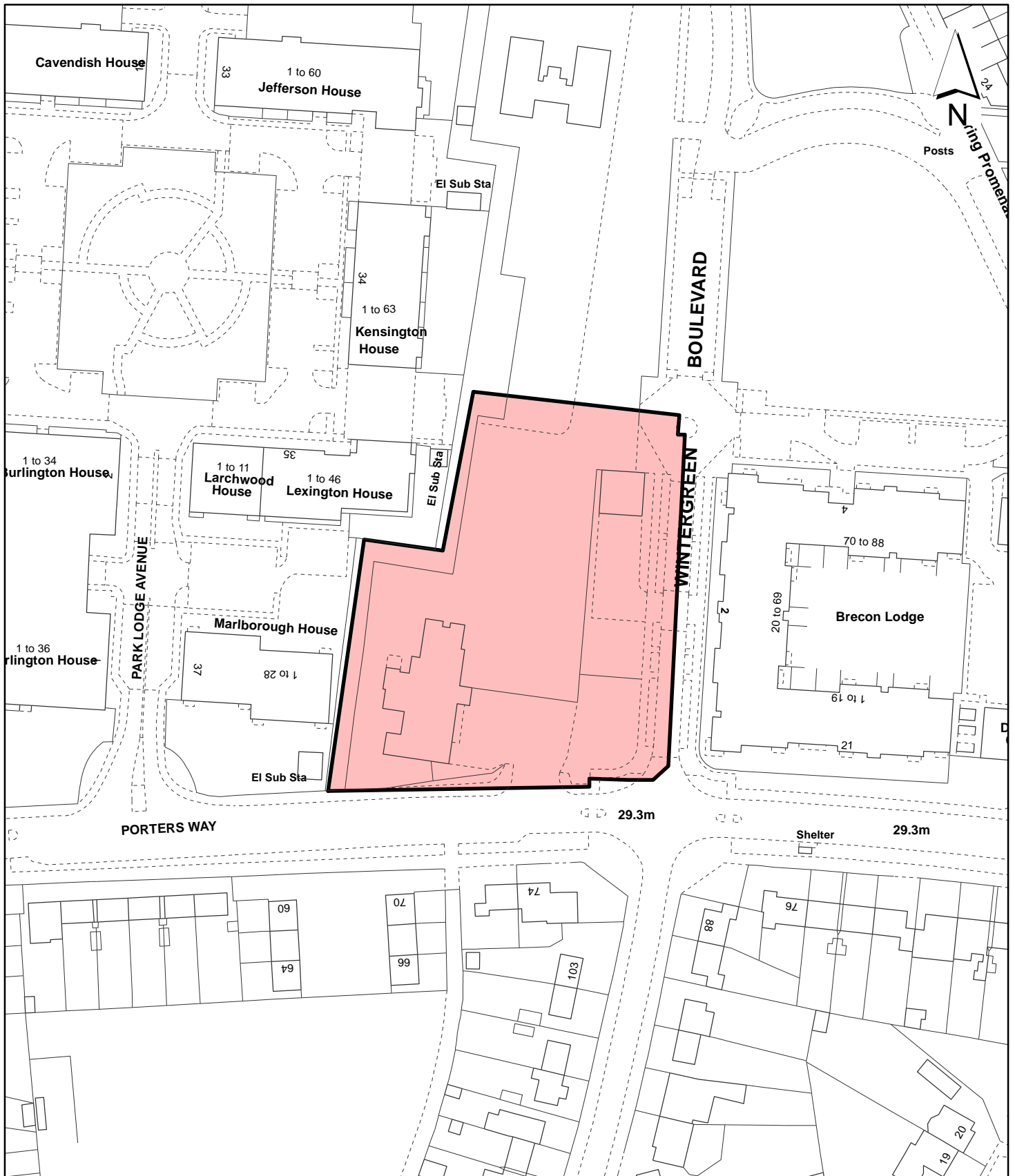
Conditions 2 and 3 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping and appearance of individual phases of the development. This Reserved Matters application for Phase 5 (Block A) considers the Appearance and Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

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

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Notes

 Site boundary

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Site Address

**West Drayton Garden Village
 Porters Way
 West Drayton**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

5107/APP/2014/4304

Scale

1:1,250

Planning Committee

Major

Date

March 2015



HILLINGDON
 LONDON