

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

**Address** ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

**Development:** Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping.

**LBH Ref Nos:** 585/APP/2015/2657

**Drawing Nos:** RM Residential Covering Letter  
(00)AP001  
(00)AP002  
(00)AP003  
(00)AP004 H  
(00)AP005 E  
(00)AP010 D  
(00)AP012 J  
(00)AP013 J  
(00)AP014 H  
(21)AD306 A  
(21)AD308  
(21)AD307 B  
(21)AS305 C  
(21)AD311 D  
(21)AD312 D  
(00)AP401 D  
(00)AP402 D  
(00)AP404 D  
5105977-ATK-UXB-TCE-DR-C-0204 P01  
5105977-ATK-UXB-TCE-DR-C-0200 P02  
5105977-ATK-UXB-TCE-DR-C-1301 P03  
P109-2444-Resi-B  
BDP\_STM/UXB/RMR/€  
(00)AP031 J  
(00)AS111 B  
(00)AS114 E  
(00)AP015 G  
(00)AP016 G  
(00)AP017 E  
(00)AP018 K  
(00)AP019 M  
(00)AP020 L  
(00)AP021 L  
(00)AP022 F  
(00)AP025 J  
(00)AP026 J  
(00)AP027 C  
(00)AP033 D  
(00)AS101 B

(00)AS110 B  
(00)AS116 B  
(00)AE201 D  
(00)AE202 D  
(00)AE203 D  
(00)AE204 E  
(00)AE205 E  
(00)AE206 C  
(00)AE208 C  
(00)AE209 C  
(00)AE211 C  
(00)AE212 D  
(21)AD301 E  
(21)AD302 F  
(21)AD303 F  
(21)AS304 B  
(00)AP405 A  
(00)AP410 C  
(00)AP412  
(74)AP701 B  
2152-STM-LA-02 P2  
2152-STM-LA-03 P1  
2152-STM-LA-05 P1  
2152-STM-PP-02 P2  
2152-STM-TS-01 P1  
DAS\_Inclusive Access\_Gf  
(00)AP029 K  
5105977-ATK-UXB-TCE-DR-C-0101 P1  
5105977-ATK-UXB-TCE-DR-C-0102 P0  
2152-STM-TS-02 P1  
5105977-ATK-UXB-TCE-DR-C-0103 P0  
5105977-ATK-UXB-TCE-DR-C-0104 P0  
5105977-ATK-UXB-TCE-DR-C-0105 P0  
5105977-ATK-UXB-TCE-DR-C-0106 P0  
5105977-ATK-UXB-TCE-DR-C-0201 P0  
5105977-ATK-UXB-TCE-DR-C-0202 P0  
5105977-ATK-UXB-TCE-DR-C-0203 P0  
(00)AP403 E  
(00)AE207 E  
(00)AP028 K  
(00)AP024 L  
(00)AE210 D  
(00)AP032 C  
(00)AP030 K  
(00)AP023 L  
(00)AP011 G  
2152-STM-PP-03 P3  
2152-STM-DT05 Rev A  
DAS\_Inclusive Access\_LGF\_  
(21)AS308 (Typical Fabric Section)

**Date Plans Received:** 14/07/2015  
**Date Application Valid:** 14/07/2015

**Date(s) of Amendment(s):** 01/09/2015  
03/09/2015  
14/07/2015  
02/09/2015

## 1. **SUMMARY**

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for 249 residential units within the Town Centre Extension of the St Andrew's Park development.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site.

The proposed development has been designed in accordance with the parameter plans and design code, which were approved at outline stage and the Section 73 application for the Town Centre Extension Phase of the St Andrew's Park development. The design and appearance of the buildings are considered to have a positive impact on the visual amenities of the surrounding area.

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

## 2. **RECOMMENDATION**

**That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to consent being issued for the new Town Centre Extension layout as proposed under application reference 585/APP/2015/84, and that if approved the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:**

### **1 COM4 Accordance with Approved Plans**

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

(00)AP001  
(00)AP002  
(00)AP003  
(00)AP004 H  
(00)AP005 E  
(00)AP010 D

(00)AP011 G  
(00)AP012 J  
(00)AP013 J  
(00)AP014 H  
(00)AP015 G  
(00)AP016 G  
(00)AP017 E  
(00)AP018 K  
(00)AP019 M  
(00)AP020 L  
(00)AP021 L  
(00)AP022 F  
(00)AP023 L  
(00)AP024 L  
(00)AP025 J  
(00)AP026 J  
(00)AP027 C  
(00)AP028 K  
(00)AP029 K  
(00)AP030 K  
(00)AP031 J  
(00)AP032 C  
(00)AP033 D  
(00)AS101 B  
(00)AS110 B  
(00)AS111 B  
(00)AS114 E  
(00)AS116 B  
(00)AE201 D  
(00)AE202 D  
(00)AE203 D  
(00)AE204 E  
(00)AE205 E  
(00)AE206 C  
(00)AE207 E  
(00)AE208 C  
(00)AE209 C  
(00)AE210 D  
(00)AE211 C  
(00)AE212 D  
(21)AD301 E  
(21)AD302 F  
(21)AD303 F  
(21)AS304 B  
(21)AS305 C  
(21)AD306 A  
(21)AD308  
(21)AD307 B  
(21)AD311 D  
(21)AD312 D  
(00)AP401 D

(00)AP402 D  
(00)AP403 G  
(00)AP404 D  
(00)AP405 A  
(00)AP410 C  
(00)AP412  
(74)AP701 B  
2152-STM-LA-02 P2  
2152-STM-LA-03 P1  
2152-STM-LA-05 P1  
2152-STM-PP-02 P2  
2152-STM-PP-03 P3  
2152-STM-TS-01 P1  
2152-STM-TS-02 P1  
2152-STM-DT-05 Rev A  
5105977-ATK-UXB-TCE-DR-C-0101 P10  
5105977-ATK-UXB-TCE-DR-C-0102 P02  
5105977-ATK-UXB-TCE-DR-C-0103 P02  
5105977-ATK-UXB-TCE-DR-C-0104 P02  
5105977-ATK-UXB-TCE-DR-C-0105 P02  
5105977-ATK-UXB-TCE-DR-C-0106 P02  
5105977-ATK-UXB-TCE-DR-C-0201 P02  
5105977-ATK-UXB-TCE-DR-C-0202 P02  
5105977-ATK-UXB-TCE-DR-C-0203 P02  
5105977-ATK-UXB-TCE-DR-C-0204 P01  
5105977-ATK-UXB-TCE-DR-C-0200 P02  
5105977-ATK-UXB-TCE-DR-C-1301 P03  
P109-2444-Resi-B  
BDP\_STM/UXB/RMR/9

(21) AS308; 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 (2015).

#### **2 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:

Design and Access Statement  
Arboricultural Impact Assessment  
Landscape Management Specification  
Landscape Specification  
Tree Protection Method Statement  
Planning Statement  
Transport Statement

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 . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **3 COM27 Traffic Arrangements - submission of details**

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, allocation of parking spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

#### **REASON**

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015)

#### **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 (2015) and national guidance.

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

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.13	(2015) Sustainable drainage
LPP 5.12	(2015) Flood risk management
LPP 6.1	(2015) Strategic Approach
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking

LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

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

The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site. To the west of the application site are the remaining elements of the Town Centre Extension (hotel, theatre, retail, cinema and residential uses). To the north of the application site is part of Phase 5 of St Andrews Park, which will consist of sheltered housing, residential properties or a mixture of these uses. To the east are further residential units known as 'The Dice' buildings and beyond is the northern part of the district park which is located within the green belt. To the south are further residential phases of the St Andrew's Park development.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

#### 3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the a triangular plot of land within the Town Centre Extension that has been approved for residential use. The proposal is for the erection of 249 dwellings comprising four separate buildings providing 3no. studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping. In accordance with Condition 29 on the outline planning permission, 24 wheelchair accessible units are provided.

The 249 units in this reserved matters application are to be constructed in four apartment blocks with a combination of basement and ground level parking. The buildings have been arranged as a series of blocks running west to east. The vehicular entrances to the basement car parks are accessed from Grays Road. The majority of pedestrian entrances are accessed from within the development site, with the exception of an access to Block A which is on St Andrew's Road.



A 'Green Link' is proposed between Blocks B and C which will provide a pedestrian link between the Town Centre and the District Park. It is proposed that this link is one-way to deter through-traffic. Private courtyards are provided between the blocks, which will provide shared amenity space for residents.

The building heights of each of the residential blocks will increase towards the west, which accentuates the contrast between the urban and parkland settings. Blocks A, B and C are 5 - 6 storeys, and Block D is 4 -5 storeys. The buildings have been designed to reflect their use as residential buildings. The primary facade materials are light cream coloured and brown coloured bricks. Entrance cores will be in zinc cladding. Window and balcony doors will use a copper coloured aluminium frame. The balconies will have a powder coated metal balustrade.

In response to Council comments during the pre-application advice process the proposal has been adjusted to reduce proportion of one bed units. There is also a marginal increase in the number of residential units within this phase from the 238 units agreed at outline stage. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.

Affordable housing will be provided within Block D. 17% of the total number of dwellings will be affordable. In accordance with the requirements of the outline planning permission, the development will achieve Code for Sustainable Homes Level 4, Lifetime Homes, and will include security measures to achieve the 'Secured by Design' accreditation.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

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

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
  - a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
  - b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
  - c. Creation of a three-form entry primary school of 2 storeys;
  - d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
  - e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
  - f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission for:
  - a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
  - b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding

garage;

c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);

d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;

e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;

f. Change of use of the Grade II listed former cinema building to provide 600sqm Class D1/2 use (no building works proposed);

g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval various Reserved Matters Applications relating to early Phases of the development have been submitted and approved along with numerous discharge of conditions applications. An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (ref. 585/APP/2014/4023). This enabled the Town Centre Extension to be brought forward as and when the improving market allowed.

A further non-material amendment was submitted and approved in July 2015 (ref. 585/APP/2015/1609) that allowed for an increase in height of 19m to 21m for the residential blocks relevant to this application within the Town Centre Extension Phase.

A Section 73 application (reference 585/APP/2015/848) was submitted to alter the layout of the proposed Town Centre Extension. This application was approved on XXX.

#### **4. Planning Policies and Standards**

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

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (March 2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Residential Layouts

Hillingdon Supplementary Planning Document - Residential Extensions

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Guidance - Air Quality

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Land Contamination

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

PT1.EM6 (2012) Flood Risk Management

PT1.EM8 (2012) Land, Water, Air and Noise

- PT1.EM11 (2012) Sustainable Waste Management
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces
  - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
- OE5 Siting of noise-sensitive developments

OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.13	(2015) Sustainable drainage
LPP 5.12	(2015) Flood risk management
LPP 6.1	(2015) Strategic Approach
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.1	(2015) Implementation

- LPP 8.2 (2015) Planning obligations  
LPP 8.3 (2015) Community infrastructure levy

## **5. Advertisement and Site Notice**

- 5.1 Advertisement Expiry Date:- 19th August 2015**  
**5.2 Site Notice Expiry Date:- Not applicable**

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to circa 45 local owner/occupiers and the North Uxbridge Residents' Association. Site notices were also posted. No letters of objection have been received.

#### **NATS**

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria.

Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

#### **HEATHROW AIRPORT LIMITED (HAL)**

We have now assessed the proposed landscaping relating to conditions 2 & 3 for the above application against safeguarding criteria and can now recommend that these conditions are discharged from a Heathrow Airport Ltd point of view.

### **Internal Consultees**

#### **FLOOD AND WATER MANAGEMENT OFFICER**

Permeable paving and rain gardens are proposed along the original line of the swales included in the overall agreed drainage strategy, which is generally considered acceptable subject to the detail of the drainage and suitable controls for surface water for this area being provided.

#### **ENVIRONMENTAL PROTECTION UNIT**

With reference to this application I have no adverse comments.

#### **SENIOR TRANSPORT PLANNER**

I have no comments on this reserved matters application.

#### **HIGHWAYS OFFICER**

The periphery of the site has a PTAL of 4 which is 'good'. Overall there is no change in the numbers of residential units and the level of car parking provision. As such there are no changes to the trip generation from those granted approval at the outline stage.

The spine road (Churchill Road) carriageway is 6.1 m wide and is the only road within this residential phase that is to be adopted. Parking bays shown on this road will be adopted too. They are not and cannot be allocated to the residents.

The proposal is for 249 dwellings comprising 3 studios, 92 one bedroom, 130 two bedroom and 24 three bedroom units. The total parking provision including some on the street is 151 including 20 disabled bays. Details of parking allocation need to be conditioned, with none allocated to the studios

and one bedroom flats.

The standard Traffic Arrangements - submission of details Condition (COM 27) is required.

Subject to the above Condition no objections are raised on highway grounds.

#### CONSERVATION AND DESIGN

The final scheme appears to be as discussed and as developed during the lengthy pre-application negotiations.

The blocks are large and quite urban in character, which is fairly unusual for the Borough, but are in line with the design approach of the original outline approval.

It is anticipated that the modulation and detailing of the elevations, for example, the decorative brickwork, cladding and elements such as the balconies; together with the varied choice of materials, in a discrete palette of colours, will be sufficient to reduce the perceived scale of the buildings. These features will add visual interest on a number of levels- from the street, when viewed from the garden areas and in longer views from the adjacent parkland.

The quality of the hard and soft landscaping will be vital in the success of this scheme.

#### ACCESS OFFICER

The details submitted with this reserved matters application demonstrate that accessibility has been incorporated into the landscape design and into the blocks at ground floor level.

However, given the scale of this development, can you please ask for details showing the route for wheelchair users from the car area(s) to the principal entrance of each block. To ensure that the requisite level access can be achieved into all four blocks, a detailed drawing of the entrance level threshold, waterbar, including the design of any necessary drainage, should also be submitted.

Case Officer comments:

The above comments were passed on to the developer who provided the information requested by the Council's Access Officer.

#### ACCESS OFFICER (2nd comments)

The red line showing the route for wheelchair users is acceptable to allow the application to progress

LANDSCAPE ARCHITECT (following a request for additional information)

I consider them (the details provided) to be acceptable. However, the applicant confirmed that additional details are/will be prepared by their engineers with regard to the precise construction detailing and drainage.

It has been agreed in discussion with the Council's flood and Water Management Officer that these further details are captured under the SUDS conditions (attached to the outline consent).

## **7. MAIN PLANNING ISSUES**

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

The principle of the proposal, including the proposed residential use and scale of development was considered and approved as part of the original outline consent (reference 585/APP/2009/2752, dated 18th January 2012). The amended layout of the Town Centre Extension was considered and approved under application reference 585/APP/2015/848.

The principle of the development is therefore deemed acceptable.

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

The Reserved Matters Application proposes the creation of 249 residential units within this section of the Town Centre Extension Phase of the wider St Andrew's Park development. This is a marginal increase in the number of residential units within this phase from the 238 units agreed at outline stage. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.

The increase of 11 units is not considered significant against the 238 unit density which has already been approved for this phase of the development through the outline consent. As such the proposed density is considered to be acceptable.

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

A condition was attached to the outline consent (reference 585/APP/2009/2752, dated 18th January 2012) requesting an appropriate archaeological survey to be undertaken. A Written Scheme of Investigation for the Archaeological Evaluation was submitted and reviewed by the Conservation and Urban Design Officer and English Heritage who were satisfied the proposal would meet the required programme of archaeological work. The condition was therefore discharged under application reference 585/APP/2012/2163 (dated 25/09/15).

#### **7.04 Airport safeguarding**

The proposed use and general scale of development were considered and approved under the original outline application and the Section 73 application to alter the layout of the Town Centre Extension phase of the wider St Andrews Park development site. NATS and Heathrow Airport Ltd were consulted as part of both previous applications and raised no objections to the proposals.

A further non-material amendment was submitted and approved in July 2015 (ref. 585/APP/2015/1609) that allowed for an increase in height of 19m to 21m for the residential blocks relevant to this application within the Town Centre Extension Phase. NATS were consulted on the proposals and again raised no objections.

Both NATS and HAL have also been consulted on the current proposals and again have raised no objections.

The proposed development is therefore deemed acceptable from an airport safeguarding perspective.

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

The proposed use, building heights and scale of development were considered and approved under the original outline application and the Section 73 application to alter the layout of the Town Centre Extension phase of the wider St Andrews Park development site. The proposed development is within the parameters approved under these consents and will be partially separated from the green belt by the 'dice' residential blocks to the east.

The development is considered to be appropriately designed to ensure no significant harm would occur to its setting adjacent to the green belt. The buildings have been aligned so that they are positioned east to west rather than presenting large facades onto the green belt. Therefore, the application is considered to comply with Policy OL5 of the Hillingdon Local Plan.

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

The Council's Conservation and Design Officer has been involved throughout the pre-application process and raises no objections to the design of the proposals. Residential buildings were approved in this location as part of the section 73 consent for the development and the buildings have been designed to a high standard with architectural interest.

It is anticipated that the modulation and detailing of the elevations, for example, the decorative brickwork, cladding and elements such as the balconies; together with the varied choice of materials, in a discrete palette of colours, will be sufficient to reduce the perceived scale of the buildings. These features will add visual interest on a number of levels - from the street, when viewed from the garden areas and in longer views from the adjacent parkland.

The design of the proposals are therefore considered to be acceptable.

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

The principle of residential buildings has already been approved in this location as part of the section 73 consent for the development. The closest existing residential properties are to the north with the only properties within 50m of the site being derelict. Given the distance of separation and the existing principle of the proposals being consented the impact on neighbouring occupiers is deemed acceptable.

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

The proposed development maintains urban frontage to the western end of the site creating 19m separation distance between proposed buildings and future phases of the town centre extension. This deviation from 21m rule has been discussed with previously with the Council in detail and agreed as appropriate for the location. Due to the splaying nature of the layout the distances between 'fingers' at the western end of the site vary from 16m to 14m. These 'pinch points' have been addressed by elevational treatment of the blocks and introduction of the angled windows. These windows ensure that there is no overlooking between opposite habitable rooms as well as focus the room views towards the park.

All typical single bed units have a southern aspect with living space and private balcony orientated to enable views to the park as private amenity space or the 'Green Link'. All two and three bed units will have dual aspect with living spaces and private balconies facing south and gaining park views. Some of the balconies have been angled to maximise park views.

The proposed development exceeds the Council's usual amenity space requirements, as set out by HDAS: Residential Layouts, which requires 5870 sqm. The proposed development will provide a total of 6525 sqm of amenity space. This is broken down as balconies: 1460 sqm, private amenity at GF level: 545 sqm and shared amenity space: 4520 sqm.

Following minor amendment to 5 units, all of the proposed flats conform with, or in most cases, exceed the minimum floor space standards required by the London Plan (March 2015).

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

The periphery of the site has a PTAL of 4 which is 'good'. The proposal is for 249 dwellings comprising 3 studios, 92 one bedroom, 130 two bedroom and 24 three bedroom units. The total parking provision including some on the street is 151 including 20 disabled bays.

The Council's Highways Officer has reviewed the details submitted with the application and



raised no objection to the proposals subject to the attachment of a condition requiring details of parking allocation. As such the proposed details are considered acceptable.

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

In accordance with the requirements of the outline planning permission, the development will achieve Code for Sustainable Homes Level 4, Lifetime Homes, and will include security measures to achieve the 'Secured by Design' accreditation.

#### **7.12 Disabled access**

The Council's Access Officer has reviewed the details submitted with the application and following a request for further information, which has been provided, has raised no objections to the proposals.

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

The S106 which supported the original outline consent required a provision of 15% of the residential units across the site to be affordable. Affordable housing for this phase of the development will be provided within Block D with 17% of the total number of dwellings to be affordable.

The overall level of affordable housing to be provided is slightly higher than that required in the S106 Agreement. However the applicant has indicated that overall 15% will be provided between this site, Phase 4 and Phase 5 (south).

As such the affordable housing provision for the development proposed is acceptable and in accordance with the outline consent and S106.

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

The Council's Landscape Officer has reviewed the details submitted with the application and following a request for further information, which has been provided, has raised no objections to the proposals.

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

A Waste Management Strategy has been developed to reflect the Council's waste management policy requirements.

Waste and recycling stores are located adjacent to each circulation core at the lower ground floor level. Residents will be able to take their refuse directly from their homes down to the lowest level using the stairs or lift. The stores are suitably sized for each location to hold general refuse, dry recyclables and food waste. The provision is:

Block A general waste 13000ltr; recycling 2600ltr

Block B general waste 10800ltr; recycling 2000ltr

Block C general waste 8000ltr; recycling 1600ltr

Block D general waste 6200ltr; recycling 1200ltr

On collection days the bins will be moved to the central collection point at ground floor level next to the car park entrance, which is within 10m of the waste vehicle setting down point.

The Council's Waste Strategy Officer has been consulted on the application and raised no objections to the proposal.

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

The housing development has been designed to achieve Code for Sustainable Homes Level 4 and in accordance with recent developments in GLA policy, the building is targeting a 19% reduction in CO<sub>2</sub> emissions over and above current building regulations, 25% over and above 2010 regulations.

On site renewable energy will be generated through photovoltaic panels set on the roof in order to achieve the above targeted betterment. The current design includes for the installation of highly efficient modular gas fired boiler plant located in the basement, serving heat interface units in each apartment but is designed to be able to link up to a future district heating network.

In accordance with the requirements of the outline planning permission, the development will accord with the Energy Strategy agreed at outline stage. The proposed details are therefore deemed acceptable.

The Council's Sustainability Officer has been consulted on the application and raised no objections to the proposal.

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

Permeable paving and rain gardens are proposed along the original line of the swales included in the original drainage strategy. The Council's Flood and Water Management Officer has reviewed the details submitted with the application and has raised no objections to the proposals, subject to the detail of the drainage and surface water control for this area being provided.

A Condition was attached to both the outline consent and the s73 application to amend the layout of the Town Centre Extension that required details of the Drainage Strategy to be approved by the Council. Therefore drainage details will be resolved at this stage.

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

NOISE

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

AIR QUALITY

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

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

No public consultation responses were received.

#### **7.20 Planning obligations**

The planning obligations for the development of the site were secured as part of the Outline Planning Permission and the following s73 application.

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

Not applicable to this application

#### **7.22 Other Issues**

None

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

General

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

with all relevant primary and secondary legislation.

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

None

#### **10. CONCLUSION**

The application seeks to discharge the reserved matters relating to Layout, Scale,

Appearance and Landscaping for 249 residential units within the Town Centre Extension of the St Andrew's Park development.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site.

The proposed development has been designed in accordance with the parameter plans and design code, which were approved at outline stage and the Section 73 application for the Town Centre Extension Phase of the St Andrew's Park development. The design and appearance of the buildings are considered to have a positive impact on the visual amenities of the surrounding area.

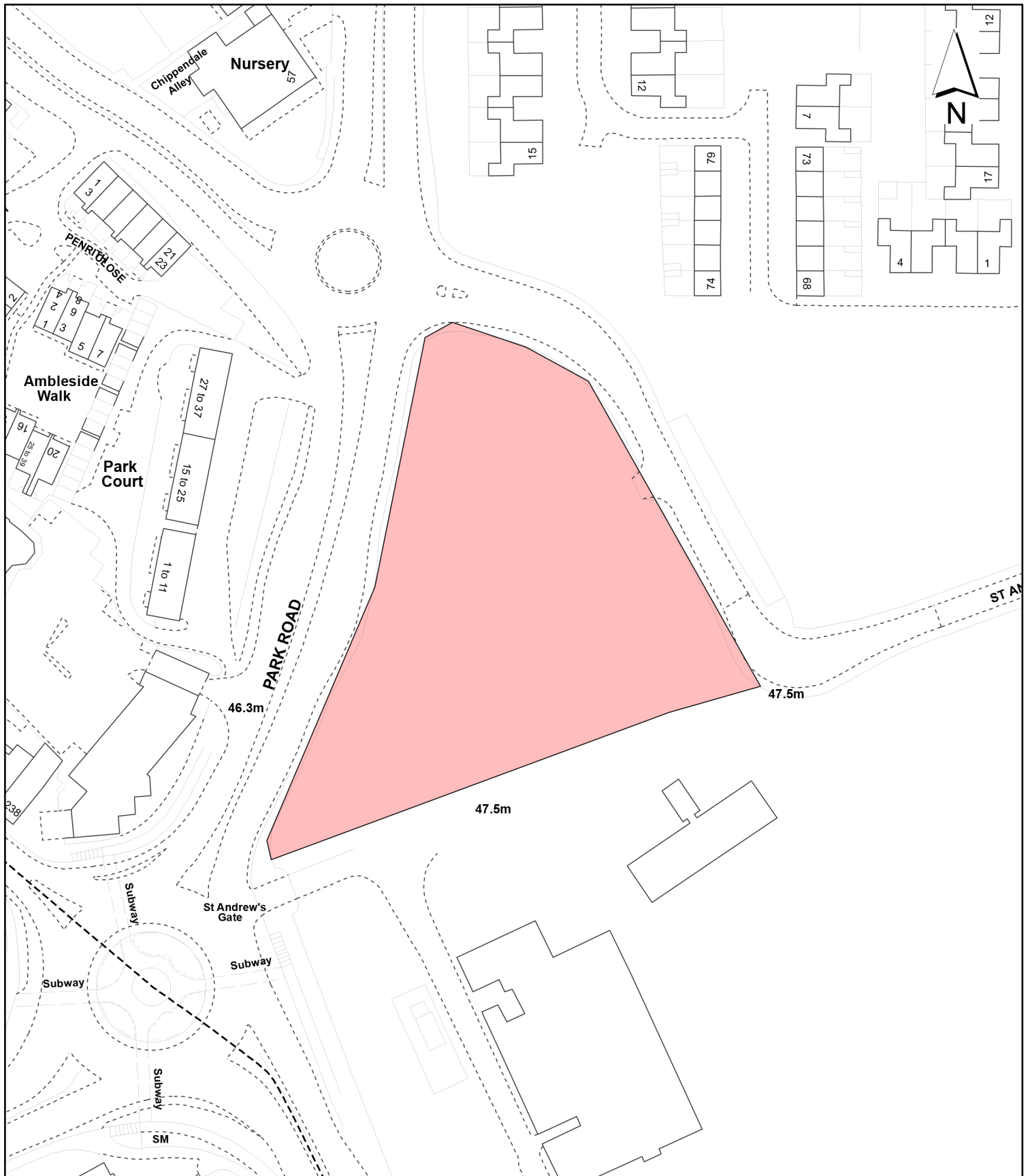
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (March 2015)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 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).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**ST ANDREWS PARK  
 HILLINGDON ROAD  
 UXBRIDGE**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**585/APP/2015/2657**

Scale:  
**1:1,250**

Planning Committee:  
**Major**

Date:  
**September 2015**



**HILLINGDON**  
 LONDON