

## Report of the Corporate Director of Planning & Community Services

**Address** CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

**Development:** Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping.

**LBH Ref Nos:** 8232/APP/2009/2224

**Drawing Nos:** E/A1 2197/1 REV. G  
E/A1 2197/10  
E/A1 2197/11  
ASA-304-DRAr-001 (landscape)  
ASA-304-DRAr-003  
CV290319/01 REV. A  
Planning Statement (October 2009)  
Baseline ecological survey (September 2009)  
Transport Assessment  
Air Quality Addendum (16328/ENV/AQ1)  
Design and Access Statement  
Flood Risk Assessment  
Noise Addendum Ref: 16382/ENV/NV01 dated September 2009  
Landscape and Visual Assessment  
CV290319/102 REV. C  
CV290319/104 REV. A  
CV290319/201 REV. A  
SK290200/200 REV. A  
CV290319/202 REV. A  
CV290319/203 REV. A  
CV290319/204 REV. A

<b>Date Plans Received:</b>	14/10/2009	<b>Date(s) of Amendment(s):</b>	14/10/2009
<b>Date Application Valid:</b>	14/10/2009		18/11/2009
			04/12/2009

### 1. SUMMARY

Planning permission is sought for the redevelopment of the eastern part of the Civic Amenity Site, with a site area of 0.45 hectares, to provide improved office accommodation, with associated open storage, vehicle parking and landscaping. The proposed combined street lighting storage and office building would be approximately 850sq. metres in extent and would replace the existing office building and open storage facilities that already exist on this part of the Civic Amenity site. In addition, above ground diesel fuel tanks, 21 staff parking spaces (including 2 for people with disabilities), a vehicle wash down area, a relocated weighbridge, parking for 10 gritting vehicles and 6 street lighting vehicles, an open storage area amounting to 148sq.m and associated landscaping are proposed.

The proposals seek rationalisation and enhancement of existing facilities within a long established civic amenity site. The proposed building, associated facilities and activities would not be visually intrusive, materially increase the built up nature of the site, or harm the openness of the Green Belt and given that the scheme would not result in any further

material encroachment into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

Subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, while there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended.

## **2. RECOMMENDATION**

**This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall endure only for the benefit of the land.**

**APPROVAL, subject to the following conditions:**

### **1 T8 Time Limit - full planning application 3 years**

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 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 NONSC Non Standard Condition**

No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Authority. The scheme shall be completed in accordance with the approved plans.

#### **REASON**

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and to enhance biodiversity, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

### **4 NONSC Non Standard Condition**

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

#### **REASON**

To prevent pollution of the water environment in compliance with Policy 4A.17 of the London Plan (February 2008).

## **5 NONSC Non Standard Condition**

No development shall take place until a construction method statement has been submitted to and approved by the Local Planning Authority. The method statement shall incorporate details of the order of construction works and associated work; including the provision of fencing to protect retained trees and hedgerow, the layout of storage areas and temporary site buildings/works compounds. Development shall be carried out in accordance with the approved statement.

### **REASON**

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **6 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied, or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

### **REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **7 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **8 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

### **REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **9 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

### **REASON**

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

## **10 NONSC Non Standard Condition**

Notwithstanding the submitted plans, details of the proposed landscape bund shall be submitted to and approved by the Local Planning Authority before the development commences. Such details shall include finished levels and any retaining walls, where asymmetric bunds are proposed. The finished 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 the adjoining Green Belt land and adjoining properties in accordance with Policies OL4 and BE13 of the Hillingdon Unitary Development Plan Saved policies (September 2007).

## **11 H1 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, 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 (where appropriate) 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 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

**12 NONSC Non Standard Condition**

Prior to commencement of any works, details of the secure cycle storage and motor bike parking arrangements shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities have been provided, in accordance with the Council's parking standards and Policy AM9 of the Hillingdon Unitary Development Plan (Saved Policies (September 2007)).

**13 DIS3 Parking for Wheelchair Disabled People**

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 NONSC Non Standard Condition**

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan

**REASON**

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London

Plan (February 2008).

**15 NONSC Non Standard Condition**

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

**REASON**

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**16 NONSC Non Standard Condition**

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

**REASON**

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**17 NONSC Non Standard Condition**

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development hereby approved is brought into use and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

**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 Saved Policies (September 2007).

**18 NONSC Non Standard Condition**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these

components require the express consent of the local planning authority. The scheme shall be implemented as approved.

#### REASON

Before the development commences, a Preliminary Risk Assessment (PRA) should be undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

#### **19 NONSC Non Standard Condition**

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

All works which form part of this remediation scheme shall be completed before any part of the development is used (unless otherwise agreed in writing by the Local Planning Authority).

#### REASON

- (i) To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

#### **20 NONSC Non Standard Condition**

Prior to commencement of use of the development hereby approved, details of mitigation measures to off set any deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation strategy shall be integrated within the development and thereafter permanently retained and maintained

#### REASON

In order to protect the amenities of local residents in compliance with Policy 4A.19 of the London Plan (February 2008).

#### **21 NONSC Non Standard Condition**

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

#### REASON

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine

landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22 NONSC Non Standard Condition**

The facilities hereby permitted shall be used only for purposes identified in the planning application submission.

**REASON**

To enable the Local Planning Authority to retain control over the use in terms of HGV movements and waste input, so as to ensure that it complies with policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**23 OM7 Refuse and Open-Air Storage**

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

**REASON**

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**24 NONSC Non Standard Condition**

A bat and reptile survey should be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

**REASON**

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

**25 NONSC Non Standard Condition**

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.



Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

**REASON**

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**26 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures including lighting and any CCTV scheme shall be submitted to and approved in writing by the Local Planning.

Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the 'Secure by Design' accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

**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 exercising 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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

**27 NONSC Non Standard Condition**

No development shall commence until details of the widening of the carriageway in New Years Green Lane, to the south of the application site, including the replacement of the field boundary hedge along the Highway Farm northern boundary have been submitted to, and approved by the Local Planning Authority. The development shall not be brought into use until the approved works have been completed.

**REASON**

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan.

**28 NONSC Non Standard Condition**

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site in accordance with the recommendations set out in the Ecological Assessment. The scheme shall be carried out in accordance with the approved Ecological Management Plan

**REASON**

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**29 NONSC Non Standard Condition**

Prior to commencement of development, details of measures to enhance the ecological

value of the adjoining Dews dell Nature Conservation site shall be submitted to and approved by the Local planning Authority. The measures shall be implemented as approved.

#### REASON

To enhance the ecological value of the area and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

### **30 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

#### REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **31 NONSC Non Standard Condition**

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground in and adjacent to the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new building. If landfill gas is found, the applicant shall carry out an appropriate risk assessment and install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority, prior to the occupation of the building.

#### REASON

The Council's records show that the development site is adjacent to and possibly on a former landfill site recorded as generating gas. A gas survey is required to clarify the risk to the new development, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **32 NONSC Non Standard Condition**

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boiler have been submitted to and approved in writing by the Local Planning Authority. The biomass boiler shall not be brought into use until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

#### REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

## **INFORMATIVES**

## **1 Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **2 I14 Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **3 I34 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from

www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

#### **4            I15                    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 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.

#### **5            I1                            Building to Approved Drawing**

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

#### **6            I2                            Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

#### **7            I3                            Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans

must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **8            I24                    Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

## **9            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).

## **10          I53                    Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

%	To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon
LPP 4A.22	Spatial policies for waste management
LPP3D.9	Green Belt
LPP4A.17	Water quality

## 11

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts

## 12 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## 13 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

## 14

Advice on the land gas fill condition (condition 21) can be obtained from the Environmental Protection Unit on 01895 277440.

## 15

To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, such as solar, geothermal and fuel cell systems.

## 16

Your attention is drawn to condition(s) 2, 3, 5, 6, 9, 10, 11, 12, 13, 14, 18, 17,18, 19, 20, 22, 23, 25, 26, 28, 29, and 30, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions.

## 17

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the

largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations.

Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

## **18**

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

## **19**

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111

## **20**

In seeking to discharge condition 19, you are advised to

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to the Environment Agency website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises part of a Council owned civic amenity facility which has an area of 1.4 ha. The facility is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance further away to the east. There are residential properties located to the north and south of the site, both approximately 80 metres away.

The civic amenity facility offers local residents a disposal or recycling route for waste that cannot be collected as part of the usual household waste collection service.

At the eastern end of the facility, a storage area is provided for the Borough's waste collection vehicles to deposit glass, metal etc prior to its onward transfer to a processing facility. A salt store (used by the Highway Department) is situated on the southern

boundary of the site. Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen

This application relates to the eastern edge of the Civic Amenity site, which currently contains an office building, weigh bridge, oil storage, street lighting storage, gas bottle storage and open air salt storage. Planning permission has already been granted for an enlarged office building in this area.

### **3.2 Proposed Scheme**

Planning permission is sought for the redevelopment of the eastern part of the Civic Amenity Site, with a site area of 0.45 hectares, to provide improved street lighting storage, winter maintenance and office accommodation, with associated vehicle parking and landscaping.

The proposed combined street lighting and office building would be approximately 850sq. metres in extent and would replace the existing office building and open storage facilities already existing on this part of the Civic Amenity site. The proposal also includes above ground diesel fuel tanks, 21 staff parking spaces (including 2 for people with disabilities), a vehicle wash down area, a relocated weighbridge, parking for 10 gritting vehicles and 6 street lighting vehicles, an open storage area amounting to 148sq.m and associated landscaping.

The proposed single storey office/store building will be 41m long x 24.3m wide x 5.8m high to ridge of the pitched roof, (3.8m to eaves). The materials are to be facing yellow stock brick/block cavity wall with a grey pitched roof.

In addition, the existing bund along the eastern boundary is to be reformed to run behind the new building, utilising a small area (120 sq. m) of additional land to the east of the existing civic amenity site boundary. The bund which will be at between 2.5 to 3 metres at its highest point, will be partly asymmetrical, incorporating a concrete retaining wall behind the proposed building, sloping gently on the external (eastern slope) and planted with shrubs and new trees. This will provide a degree of screening to the site.

The application is supported by a number of reports that assess the impact of the proposal. Any reference to the proposed salt storage dome should be discounted, as this is being dealt with under a separate application. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

- Baseline Ecological Survey

Provides information on the ecology of land adjacent to the Civic Amenity site and includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats).



To ensure that no harm is brought to these species during the construction of the proposed development, further bat and reptile surveys will be required prior to construction.

- Transport Statement

This report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

- Landscape and Visual Assessment

The report covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment confirms that the analysis of magnitude and change created ranges from negligible to slight and moderate. The report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

- Noise Addendum

This report assesses additional noise impacts associated with the proposal, in comparison with the already approved development at the Civic Amenity site. The report concludes that operational activities are not anticipated to generate noise impact over and above existing operations, while emergency out of hours street lighting and severe weather operations would be infrequent occurrences.

- Air Quality Addendum

This report provides an updated air quality assessment, addressing changes to the approved development at the Civic Amenity site. It concludes that background air quality will remain within the air quality objectives, whilst the effects of dust can be mitigated through the imposition of conditions. No significant residual impacts are anticipated to occur to local air quality.

- Design and Access Statement.

This report outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

- Flood Risk Assessment

A Flood Risk Assessment has been carried. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

A request under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations for a formal screening opinion was made on 6/10/2009. It was determined that the development does not fall within either Schedules One or Two and does not therefore require the submission of an Environmental Impact Assessment.

Since the proposed building is under 1,000 sq. metres in floor area and would not have a significant impact on the openness of the Green Belt, the application is not referable to the Secretary of State.

### **3.3 Relevant Planning History**

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

Most of the application site, apart from the scrubland to the north that is earmarked for expansion, has been used as a civic amenity site since at least the early 1970's. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

Planning permission was granted on 5/8/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site. The proposal involved the redevelopment of the entire site with a number of key changes including: increased site area to the north, into an area of rough scrub land, approximately 0.5 hectares in extent. This area includes some hazel woodland, a belt of poor condition mature poplars and three separate strands of Japanese knotweed. There is also a poor quality hedgerow with some mature trees separating the site from New Years Green Lane to the west.

The approved scheme also includes new access arrangements, re-arrangement of facilities and new offices and store rooms. The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site. The application also sought to improve the appearance of the site and reduce the views into it through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

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

London Plan Policies 3D.9 (Green Belts) and 4A.17 (Water Quality).

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

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

Part 1 Policies:

- PT1.3 To seek greater public access to the countryside for informal leisure activities.
- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

Part 2 Policies:

- % To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon
LPP 4A.22	Spatial policies for waste management
LPP3D.9	Green Belt
LPP4A.17	Water quality

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

A site notice was erected on the site. 5 adjoining premises and organisations were notified by letter. One response has been received requesting improvements to the adjoining highway.

### ENVIRONMENT AGENCY

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

CONDITION: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: Before the development commences, a Preliminary Risk Assessment (PRA) should be undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

NATURAL ENGLAND - No response.

#### ICKENHAM RESIDENTS ASSOCIATION

This Association has commented on a separate notification under the 'Green Belt Act' (which is not directly related to planning); that they recognise the Council's objectives for the site and neither object nor support them.

HAREFIELD VILLAGE CONSERVATION PANEL - No response.

#### **Internal Consultees**

##### ENVIRONMENTAL PROTECTION UNIT (EPU)

##### Noise and Air Quality Impacts

EPU has not received any complaints against the current use at this site. The Noise and Air Quality Addendums submitted in support of this application (dated September 2009) undertaken by Gifford have been reviewed. Based on the findings of these assessments, no further conditions are recommended. No objections are raised to this proposal.

##### Hours of Operation

The proposed hours are stated to be 04:30 to 21:30 on any day, plus emergency call-outs. EPU does not propose to recommend restrictions on the hours of use of this proposed facility in this instance.

##### Land Contamination

No information with regard to land contamination appears to have been submitted with the application. However, there are a number of old reports in the Environmental Protection Unit records for the Newyears Green landfill site which indicate the landfill is still generating gas, and high gas levels have been recorded in some of the boreholes on the periphery of the Civic Amenity site.

A site investigation report dated October 2007 by Terra Firma Ground Investigations provides some limited information, which indicates there is made ground across the Civic Amenity site and some of

the areas of made ground included waste material, such as glass, brick, plastic, rubber, concrete and wood remains within the clayey, silty soils. An area of hydrocarbon contamination was also noted in the waste. The report notes the levels of contamination identified appear to be acceptable for a commercial end use. The report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers.

One round of gas monitoring in one location on site indicated elevated methane (9.2 % v/v), elevated carbon dioxide (15 % v/v) with depleted oxygen (0.2 % v/v initially, dropping to 0 % v/v). The measurements were taken at high pressure (1020 mb - condition in which gas generation is likely to be retarded), and the gas flow rate was recorded as quite high at 4.6 litres/hour. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers (especially when working in excavations).

The Environment Agency need to be consulted with regard to this application, as it is possible the developments are located on a landfill and there are likely to be possible contamination implications for controlled waters and site drainage.

Conditions are advised to be included in any permission that may be given with regard to land contamination and landfill gas. It is advisable that a suitable condition to cover construction site health and safety should also be included. Any risk assessment will also be required to consider risk to neighbouring receptors as a consequence of the development.

The Environmental Protection Unit (EPU) must be consulted at each stage for advice when using the above mentioned conditions. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency should also be consulted when using these conditions. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land

#### HIGHWAY ENGINEER

The site is a civic amenity site, which is also used by the Council for the external storage of street lighting equipment and road salt for winter maintenance operations.

The site currently has a planning permission for improvements and expansion of the existing civic amenity facilities including a new office building, improved access arrangements and enhanced recycling and waste collection facilities. The proposals are for improved street lighting and winter maintenance facilities that include a larger building, which will provide additional office accommodation and internal storage for street lighting equipment, external storage and vehicle parking. A dome for weatherproof storage for road salt is also proposed under a separate planning application.

Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition should be applied for the construction vehicles associate with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

In terms of the construction activities, the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems.

The site's operational hours are between 0430 and 21:30 hours, seven days a week, plus emergency call outs. The existing staff numbers are suggested as 8, and an additional 24 members of staff are proposed. Office space is proposed for 21 members of staff.

A total of 21 car parking spaces have been proposed, including 2 disabled bays, which would result in loss of 3 staff car parking bays, 1 visitor bay and 1 disabled bay previously permitted. The car parking spaces would be approximately 2.4m wide x 4.8m long with a minimum of 6m turning area, and the disabled bays measure approximately 4.1m wide and 4.8m long with adequate turning space, which accords with the Council's requirements. In addition, parking for 10 winter gritting vehicles and 6 vehicles associated with street lighting operations is proposed. These spaces would be approximately 3.5m wide x 10m long with adequate turning space. The Council's parking standards do not stipulate the parking requirements for this type of use, however considering the proposed number of staff, the parking provision is considered acceptable.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, there are unlikely to be any significant residual operational impacts.

No objections are therefore raised on the transportation aspect of the proposals subject to the following conditions being applied;

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. Standard condition H14-Cycle Storage
3. All construction vehicles associated with the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

## TREES AND LANDSCAPE OFFICER

### THE SITE

The 1.4 ha site is currently in use as a Civic Amenity site managed by the London Borough of Hillingdon. Situated within a rural area of the Metropolitan Green Belt, the site lies to the north-east of the junction of Newyears Green Lane and Harvil Road, approximately 1km south of Harefield.

### PLANNING APPROVED IN 2008

In 2008 planning permission was granted for the redevelopment of the site in order to increase the capacity and efficiency of the waste management on site. Improvements included extending the site to 1.9ha in order to accommodate new access arrangements, improved operational facilities, new offices and store rooms. The application also sought to improve the appearance of the site and reduce the views into it through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

The current application includes the submission of the approved plans, including a topographic survey, tree survey and the new site layout. The tree survey was based on the grading guidance found in BS5837:1991 - rather than the updated version of 2005. Nevertheless, all of the 29 trees assessed (on and close to the site) were graded 'C' and 'D' (normal to low quality and value). Of these, at least 14 were scheduled for removal. The approved layout plan 2197.1 Rev G made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary. (The east boundary already benefits from offsite woodland planting). The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

### THE PROPOSAL

The current application seeks to secure further improvements to the site, specifically to provide a

larger building on the east boundary that will accommodate additional offices and internal storage for street lighting equipment and vehicle parking. The Design & Access Statement does not comply with the advice from CABA advice in as much that there is no mention of the proposed landscaping. The landscape proposals should be an integral part of the scheme and will be an essential feature of the mitigation package required to ensure that the built development can be satisfactorily accommodated within the local landscape. Figure 3 shows the consented landscape/layout plan.

Figure 4 shows the current proposal which indicates that the new building will occupy much of the eastern landscape buffer zone - with the south-east corner of the building extending to the existing site boundary. The loss of large areas of previously approved mounding and woodland planting significantly restricts the opportunity for visual screening on this boundary. The undesirable impact of the footprint of the proposed building has subsequently been acknowledged. The landscape proposals drawing No. ASA-304-DRAR-001 indicates that an extended land take will ensure that a planted bund, with a minimum width of approximately 7 metres, and height of 2.5 metres, will be accommodated to the east of the office building.

The landscape proposals plan ref. ASA-304-DRAR-001 shows boundary planting, around the whole site, to include 81 specimen trees (sizes 10-12cm, 12-14cm and 18-20cm) and several thousand trees and shrubs planted as smaller, younger specimens which should establish more quickly and over time, will create dense woodland thickets. The proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

#### LANDSCAPE & VISUAL ASSESSMENT

The method for the landscape and visual assessment has been based on the Landscape Institute's GLVIA 2nd Edition 2002, the Landscape Character Assessment - Guidance for England & Scotland, Swanwick C and LUC 2002. Chapter 2 describes the method of assessment. Landscape and Visual context is described in chapter 3, commencing with the baseline landscape character. Chapter 4 considers the Landscape Assessment referring to the office building at 4.4.

The salt dome is also discussed (4.6) - which will have a greater visual impact, at 12.3 metres in height, than the office building. However, the salt dome is now being considered under a separate application and its effect should be discounted for the purpose of this application.

At 4.11 the report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive, with landscape sensitivity assessed at medium (Moderate impact at Year 1). This assessment is similar to the perception gained from the officers' site visit to view the Civic Amenity Site from the southern edge of Bayhurst Woods. At present the eye-catching elements which draw attention to the Civic Amenity Site are the pale grey 10 metre high lamp columns and the galvanised (reflective) palisade fencing around the boundaries.

The report assesses the landscape impact on semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. No objection is raised to the survey conclusions on these landscape typologies.

The Visual Assessment in Chapter 5 confirms that the analysis of magnitude and change created by the office application (from 13 selected viewpoints) ranges from negligible to slight and moderate.

Conclusions are reached in Chapter 6, where the effects on the landscape fabric, landscape character and visual amenity are summarised. At 6.7 the report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible. It should also be noted that, while there is some evergreen planting within the planting matrix, the generally deciduous planting will provide better screening during the summer months, when the trees are in leaf.

## KEY LANDSCAPE ISSUES

Saved policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. An assessment of the likely landscape and visual impacts of the proposals are set out in the Landscape & Visual Assessment report, described above.

The outcome of the amended/proposed footprint of the new building will be a significant reduction in the width of the planted bund on the east boundary, with a maximum height of 2.5 metres. This compares with the building's eaves height of 3.8 metres and ridge height of 5.75 metres.

The report concludes that the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area or the perception of openness of the Green Belt.

Saved policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from offsite woodland particularly on the west boundary.

Detailed planting plans have been submitted as part of this application. Further details, including any amendments and a management/maintenance plan should be conditioned to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives.

The colour of roofs, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes.

Saved policy EC2, EC3 and EC5 relate to ecological considerations. The Baseline Ecological Survey uses the extended Phase 1 habitat survey methodology recommended by the Institute of Environmental Assessment (IEA 1995) in 'Guidelines for Baseline Ecological Assessment'. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest'. However, the survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures should be secured by condition.

## RECOMMENDATION

No objection subject to conditions TL5, TL6, TL7 and the securing of the specific recommendations set out in the ecology report.

## URBAN DESIGN OFFICER

The proposal is for the upgrade of street lighting and office facilities on the Civic Amenity Site, Harefield, for improvements and expansion beyond existing planning permission.

On the site, which is located in the Metropolitan Green Belt, there are currently two smaller prefabricated buildings, surrounded by concreted roadways with adjacent open concrete and asphalt hardstanding areas for open storage. Areas are segregated by substantial reinforced concrete walls.

The north west side of the site benefits from small to medium trees and undergrowth. An existing, substantial earth bund provides a visual screen to the east of the site. The application site is situated in a semi-rural environment. The existing planning permission regards the expansion of the site to the west for an office building, improved access arrangements and enhanced recycling and waste collection arrangements.



This scheme proposes a larger, yet single storey building for office accommodation and internal storage facilities, external storage and car parking. The initial purpose is to provide a street lighting store, a steel signs store and a street lighting paint shop for the Council's Highways department, and to provide a covered salt dome for road salt operations. (The latter is the subject of a separate application). The plans also include vehicle wash down and a re-fuel station. The various covered facilities have been amalgamated into a unified single built structure, situated to the east of the site, in the shelter of the existing bund, which the building would partly cut into. The removal of the existing buildings forms part of the plan, which aims to increase efficiency and safety of operations, whilst improving visitors experience and enhancing the visual impression of the site. For safety reasons industrial operations and public access will have to be separated. The proposal benefits from additional landscaping to further integrate the facilities into the semi-rural surroundings, which is considered positive.

From an urban design point of view the scale, height and massing of the proposed building is considered not to cause any adverse impact on the rural character of the adjacent green belt, nor on the adjacent residential properties due to the single storey structure, the shallow pitched roof and the positioning of the building partly into the existing earth bund. The proposed height has been lowered compared to the consented scheme to avoid visual intrusion on the surrounding semi-rural environment and will be assisted by additional planting. The proposed building materials, grey composite roof cladding and yellow stock facing bricks are considered to be acceptable in principle, as they are discrete, robust and durable materials.

#### Conditions

Samples of all building materials to be submitted to the LPA and agreed in writing prior to the commencement of works.

## **7. MAIN PLANNING ISSUES**

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

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt.

Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include (i) agriculture, horticulture, forestry and nature conservation; (ii) open air recreational facilities; (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

Of particular relevance to this proposal is policy UDP OL1, which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1.

The use of and extension to the existing amenity site into the Green Belt is therefore contrary to Policy OL1 of the UDP Saved policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that:

'It is for the applicant to show why permission should be granted. Very special

circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

Whilst a civic amenity site is not consistent with Policy OL1, this is an existing and long established use. This proposal is situated on a site already in use as a civic amenity site for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management and civic functions (both within the Authority's administrative boundary and toward London's self-sufficiency aspirations).

In addition, the principle of the comprehensive redevelopment of the site was established in 2008 by the granting of planning permission for the redevelopment of the site. This application seeks further enhancements to the approved scheme. Of particular relevance to this proposal is policy UDP OL1, which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location.

In considering the previous application for the extension of the site by 0.5ha and its redevelopment in 2008, it was acknowledged that whilst the use would be considered inappropriate within the Green Belt, the existing civic amenity site is long established and that there are significant benefits in its location and enhancement. It was therefore considered that were very special circumstances to justify the recycling use in this location, to the extent that the harm on the openness of the Green Belt has been outweighed. The current application follows this approach by seeking the rationalization of other facilities and services within the redevelopment site.

In terms of the very special circumstances case for this application, the site is considered to be the best option within the north of the Borough for the provision of an enlarged civic amenity site, and has the ability to encompass the proposed enhancements to the site which already has existing street lighting columns storage in situ at the site. Street lighting equipment is already stored at the site and therefore the proposals represent an improvement to the existing facilities at the site. The application site is under-utilised and out dated. The proposed plans will completely modernise the site, make better use of it, and be more environmentally friendly.

The applicant has considered other sites but all have been turned down for environmental, access/egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed uses. The applicant has argued that it makes both commercial and environmental sense to rationalise an existing site and enhance with landscaping.

The proposed building works are confined to the area for which planning permission has already been granted for an enlarged office building. The further redevelopment of this part of the civic amenity site to provide improved office accommodation and street lighting facilities with associated vehicle parking and landscaping is considered to fall within the confines of this self contained site, where these uses already exist. The proposals merely seek their rationalisation and enhancement.

Given the above factors and the fact that that the proposal would not result in any further material encroachment (physical or visible) into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

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

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

## **7.04 Airport safeguarding**

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

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

Whilst a civic amenity facility is not consistent with Policy OL1, this is an existing and long established use. The proposal should therefore be considered in relation to Policy OL4, which considers the replacement and extension of buildings within the Green Belt. Policy OL4 will only permit the replacement or extension of existing buildings in the Green Belt if the development would not significantly change the bulk and character of the original building, significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The replacement office/store building, which will be single storey and contained within the built envelope of the existing facility is proposed to be located along the eastern boundary of the site, to minimise any loss of openness. The weighbridge and parking areas would be positioned at ground level on an area of existing hard standing and would not have an impact on the openness of the Green Belt.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the Landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north. The assessment concludes that in general, changes of negligible or low magnitude are anticipated and an impact significance of slight to moderate is anticipated. The assessment also concludes that the development will have no direct impact on the existing landscape fabric.

Planning permission already exists for a larger office building than exists on the site at present and the combined office and store building represents an incremental increase in the approved building footprint. A small area of land will be taken beyond the existing eastern boundary fence, to enable better provision for mounding and planting, in order to provide for an effective landscape mitigation and screening scheme. The effect on views from Harvil Road and Newyears Green Lane would be negligible.

In terms of the effects on landscape character, the proposal will result in moderate adverse impacts on the Bayhurst Wood to the north and associated recreational footpaths at year 1. There would also be moderate adverse effects on the agricultural landscapes of the area from certain views.

The effect of the new building on visual receptors will be most significant for the residential receptors near the site and on users of the public footpaths on slightly elevated land to the north. The overall effect is considered to be slight to moderate at year 1. Impacts on more remote receptors would become less, due to a combination of increasing filtering of views, landform and distance. Over time, as the new tree planting establishes and matures, views

into the site from the footpaths and local receptors within the Green Belt should be filtered, or totally screened.

It is considered that the bund along the eastern boundary would form an effective screen from the onset. This could be achieved by providing an asymmetric bund, with a retaining wall on the inner face and a gentle slope on the outer face, the latter of which would support the extensive native woodland planting. Notwithstanding the submitted plans, it is considered that these details should be secured by a condition.

Short term landscape and visual impacts during the construction period will be phased, temporary and restricted to the construction period, thus the duration of the resulting landscape and visual impacts will also be temporary.

Overall, it is considered that the impact of the development on the Green Belt would be slight and would represent an incremental impact, compared to the office building which already has planning permission. The new building is not untypical of many other similar buildings in the landscape and is in keeping with the established land use of the civic amenity site. The building and associated infrastructure will not be readily visible from publicly accessible areas and the overall impact of the development is not considered to have a materially greater impact than the present use, particularly in the long term.

The Urban Design Officer raises no objections to the built form, subject to a condition for the detailing of external materials. Overall, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2, and Policies pt 1.29 and OL4 of the UDP.

#### **7.06 Environmental Impact**

No information with regard to land contamination has been submitted with the application. However, the Environmental Protection Unit advises that gas and water issues at the site have been monitored in detail since the 1990s. Environmental Protection Unit records for the adjacent Newyears Green Landfill site indicate the landfill is still generating gas and high gas levels have been recorded in some of the boreholes on the periphery of the civic amenity site.

A site investigation report dated October 2007 for the New Years Green Civic Amenity Site notes the levels of contamination identified appear to be acceptable for a commercial end use. However, the report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers, especially when working in excavations. There are likely to be possible contamination implications for controlled waters and site drainage.

The Environmental protection Unit has advised that conditions be included in any permission that may be given with regard to land contamination and gas migration. It is therefore recommended that the mitigation and control measures imposed on the 2008 permission, which were included in the Environmental Appraisal submitted as part of that application, be incorporated into a Construction and Operational Site Working Plan. This document would provide a mechanism by which measures to mitigate potentially adverse environmental impacts are implemented. This would also cover construction site health and safety and a risk assessment, to consider risk to neighbouring receptors as a consequence of the development. This has been secured by condition.

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

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

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

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP saved policies September 2007. Similarly, it is not considered that there would be a material loss of privacy, daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policies BE20 and BE24 of the UDP saved policies September 2007 and relevant design guidance.

In terms of activity, the main area will be used in a similar manner to the existing situation. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP saved policies September 2007. Noise and air quality issues are dealt with in detail elsewhere in the report.

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

There is no residential component to this application.

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

Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

The site's operational hours are between 0430 and 2130 seven days a week, plus emergency call outs). The existing staff numbers are suggested as 8, and an additional 24 members of staff are proposed. Office space is proposed for 9 members of staff.

The applicants have submitted a transport assessment as part of the application, which predicts that the proposal will have a negligible impact on traffic flows on the surrounding road network, that no negative highway impacts are likely and that there is a potential for positive changes to traffic flows within the vicinity of the site to occur. It is noted that as part of the 2008 permission, it is proposed to improve the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This would mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems. However, the Highway Engineer notes that Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in

comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use.

A total of 21 car parking spaces have been proposed, including 2 disabled bays, which would result in loss of 3 staff car parking bays, 1 visitor bay and 1 disabled bay previously permitted. The car parking spaces and manoeuvring areas accord with the Council's standards. The Council's parking standards do not stipulate the parking requirements for this type of use. However, considering the proposed number of staff, the Highway Engineer considers that parking provision and layout is acceptable, subject to a condition requiring details of surfacing and drainage and secure cycle storage.

In addition, parking for 10 winter gritting vehicles and 6 vehicles associated with street lighting operations is proposed. These spaces would be approximately 3.5m wide x 10m long with adequate turning space.

Subject to the above mentioned conditions, the proposal is considered to be in compliance with Policies AM7, AM9, AM14 and AM15 of the UDP saved policies September 2007.

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

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

Pedestrian routes between the car park and the office areas are to be made suitable for use by the mobility impaired. Tactile paving and dropped curbs to assist the visually impaired will be provided or improved at key crossing points within the site and across the site access points, where these are not already provided. The new building, under the terms of the DDA, is to be fully compliant with Part M of the Building Regulations. The building has been designed as far as possible to provide access for people of all disabilities. Subject to a condition, the provision of facilities designed for people with disabilities is considered to be adequate, in compliance with Policies R16 and AM13 of the UDP saved Policies September 2007.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

##### **TREES AND LANDSCAPING**

Saved Policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary.

The current application includes the previously approved plans, including a topographic survey, tree survey and the new site layout. All of the 29 trees assessed on and close to the site were graded normal to low quality value. Of these, at least 14 were scheduled for removal. The approved layout plan 2197.1 Rev G made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary, the latter already benefiting from offsite woodland planting. The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

The current application seeks to secure further improvements to the civic amenity site, specifically to provide a larger building on the east boundary that will accommodate additional offices and internal storage for street lighting equipment and vehicle parking. The new building will occupy much of the eastern landscape buffer zone, with the south-east corner of the building extending to the existing site boundary. The outcome of the amended / proposed footprint of the new building will be a significant reduction in the width of the planted bund on the east boundary, with a maximum height of 2.5m. The loss of large areas of previously approved mounding and woodland planting significantly restricts the opportunity for visual screening on this boundary. However, the landscape proposals include an extended land take to ensure that a planted bund, with a minimum width of approximately 7 metres, and height of 2.5 metres, will be accommodated to the east of the office building.

The landscape proposals also involve boundary planting around the whole site, including 81 specimen trees and several thousand trees and shrubs planted as smaller, younger specimens, which should establish more quickly and over time create dense woodland thickets. The tree and landscape officer considers the proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

An assessment of the likely landscape and visual impacts of the proposals are set out in the Landscape & Visual Assessment Report. The report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive. At present the eye-catching elements which draw attention to the Civic Amenity Site are the pale grey 10 metre high lamp columns and the galvanised (reflective) palisade fencing around the boundaries. The report also assesses the landscape impact on semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The tree and landscape officer raises no objections to the survey conclusions on these landscape typologies. The Visual Assessment confirms that the analysis of magnitude and change created by the office application from 13 selected viewpoints) ranges from negligible to slight and moderate.

The assessment concludes that the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area or the perception of openness of the Green Belt. It should also be noted that, while there is some evergreen planting within the planting matrix, the generally deciduous planting will provide better screening during the summer months when the trees are in leaf.

Although detailed planting plans have been submitted as part of this application, it is recommended that further details, including any amendments and a management/maintenance plan should be conditioned, to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives. The tree and landscape officer also recommends that the colour of roofs, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes. Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central government guidance.

## ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations. A Baseline Ecological

Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest'.

However, the wider civic amenity site (including the area recently approved for expansion), supports small areas of semi-natural broadleaved woodland, dense scrub, scattered broadleaved trees, bare ground and woodland and dense scrub mosaic. In addition, areas of hard standing and small buildings exist on the area of the existing civic amenity site. Stands of Japanese knotweed were also identified on site. The site supports habitat suitable for breeding birds and also includes habitats and features considered to have potential to support reptile and bat species. During construction and/or operation of the proposed development there is a possibility that breeding birds and/or their young could be killed or injured during the clearance of the areas of dense scrub and semi natural broadleaved woodland/dense scrub mosaic, if this was done during the bird breeding season (March to July). To ensure that no harm is brought to these species during the construction of the proposed development, further surveys will be required prior to construction. A reptile survey will involve the displacement of reptiles (strimming of habitat and destructive searching) prior to site clearance. A bat survey (emergence and activities) will be required of any trees on site proposed for removal.

Although it is likely that all the habitats currently present on the site will be completely lost, since the habitat is bordered on two sides by roads and by the existing site on another, it is not considered that there will be any significant impact due to fragmentation or isolation. In addition, as the existing site is already heavily used by cars and large vehicles, it not considered that there will be any significant impact arising from pollution or increased dust as a result of increased traffic.

The main impact ecological impact is considered to be a loss of the breeding bird habitat, in particular the areas of scrub that may be of value to bullfinches. Overall the level of the potential impacts is likely to be minor as the habitats identified are considered to be of Parish/Neighbourhood or Negligible value. However, the level of impacts could increase if the recommended further surveys revealed the presence of additional protected species on the site.

The Baseline Ecological Survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures include:

A full reptile survey should be carried out at the correct time of year and a translocation exercise may be required.

If scrub/tree clearance is anticipated unavoidable during the bird nesting season (April-August) the areas should be checked by a qualified ecologist.

New woodland species should include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple, Holly and Crab Apple.

Lighting should be minimised wherever possible and directional.

A licensed bat worker should supervise specific areas of work to trees and bat boxes should be installed.

The removal of two strands of Japanese Knotweed should be supervised by appropriately qualified personnel.

The proposed mitigation and surveys are to be secured by way of proposed conditions.

In terms of the wider ecological impacts, the ecological or nature conservation sites nearby



are Dew's Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also Newyears Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance. A condition is recommended to secure off site ecological enhancement to the adjoining Dews Dell Nature Conservation area, in line with recommendations from Natural England on the previous application for the wider civic amenity site.

With the incorporation of mitigation features approved in the previous application it is not considered that there would be significant impact on nature conservation in the long-term. None of the statutory or non-statutory designated sites within a 2 km radius of the site boundary will be directly affected by the development proposal. It is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

This proposal is situated on a site already in waste management for over 30 years. The site offers a disposal or recycling route for trade waste and for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposed rationalisation of the site will enable the facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

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

The energy performance minimum requirements of Building regulations Part L will be met for the new development.

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

A Flood Risk Assessment has been submitted as part of the application. The report provides

- a) an assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere and
- b) details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 15 metres above the nearest fluvial flood plane and hence located within Flood Zone 1. The report demonstrates that the proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development.

However, the proposals increase the amount of buildings and hard standing area on the site, which may lead to a small increase in discharges to the pumping station at Dews Farm. It is proposed to provide adequate storage within the pumping station to accommodate an extreme storm event while pumps are operating within their design capacity. The pump regime should continue to be on a duty/standby arrangement, which

should be regularly inspected and maintained. The pumping station should be fully automatic with provision for remote monitoring by telemetry.

The Environment Agency has raised no objections in terms of flood risk. However, it has requested a condition requiring a Preliminary Risk Assessment (PRA) to assess if the proposed development on land which is known to be contaminated will pose a risk to the ground water or the nearby surface water bodies. The ground water below the site is used to supply drinking water to the public and hence must remain free from pollution.

Subject to this condition, it is considered that ground water contamination issues will be satisfactorily addressed, the statutory functions of the Environment Agency will not be compromised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant London Plan (February 2008) policies.

Subject to conditions requiring the submission of details of surface water source control measures and measures to protect ground water quality in the area being imposed and discharged, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

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

##### **NOISE**

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. A Noise Impact Assessment Report (Addendum) has been submitted and outlines the various design criteria for the project including external noise intrusion.

The site will be used generally in a similar manner to the existing situation and recently approved development, and the proposals are not anticipated to result in any significant changes to noise levels at the site over that of the recently approved scheme.

Additional noise impacts associated with the construction phase are anticipated to be negligible in comparison to the construction works already approved, which are to be mitigated by noise reduction strategies.

The operational activities and traffic movements associated with the operational phase of the office and car parking are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The winter maintenance and street lighting depots do have the potential to generate isolated incidents of noise impacts due to the necessity for 24 hour emergency operation of these facilities. The winter maintenance depot is normally operational between 6:30-9:30 am and 4:30-7:30 pm. The emergency and weather related operational periods for the winter maintenance depot are confined to the winter months and are linked to severe weather events, which are expected to occur on relatively few occasions annually.

With regard to the street lighting depot, the normal hours of operation are between 7:00 and 16:00. Out of hours use of the street lighting depot is considered to be an infrequent

occurrence. These facilities are not expected to constitute a constant source of noise nuisance to surrounding receptors.

The Noise Addendum submitted in support of this application has been reviewed by the Council's Environmental Protection Unit. Based on the findings of these assessments no further conditions are recommended.

It is noted that the Environmental Protection Unit previously considered that the use of noise barriers, as shown within the previous application was acceptable, provided that the details were agreed prior the use commencing. As such, with the application of the mitigation measures set out in the previous consent, (which have already been secured by conditions), it is not considered that adverse noise or vibration impacts are likely from the upgraded site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## AIR QUALITY

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles.

Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust. Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the redevelopment proposals. This is secured by condition.

The Council's Environmental Protection Unit has reviewed the Air Quality Addendum submitted in support of this application and considers that this is adequate. The Unit advises that the site should use the Best Practice guidance on emissions from construction sites by the London Councils.

Amended plans have been received to include a biomass boiler. The air quality assessment has not been reviewed in light of this addition. It is therefore recommended that a condition be imposed requiring details of mitigation measures to off set any deterioration in air quality as a result of the development. Subject to compliance with this condition it is considered that the amenities of local residents will be protected in terms of air quality, in compliance with Policy 4A.19 of the London Plan (February 2008).

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

One letter of objection has been received making reference to the need to upgrade the

adjoining highway. This matter has been addressed in the main report.

#### **7.20 Planning Obligations**

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

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

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues associated with this application.

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

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

### **10. CONCLUSION**

This proposal is essentially a rearrangement of existing facilities on site, with a relatively small expansion along the eastern boundary for bunding and enhanced landscaping. It is

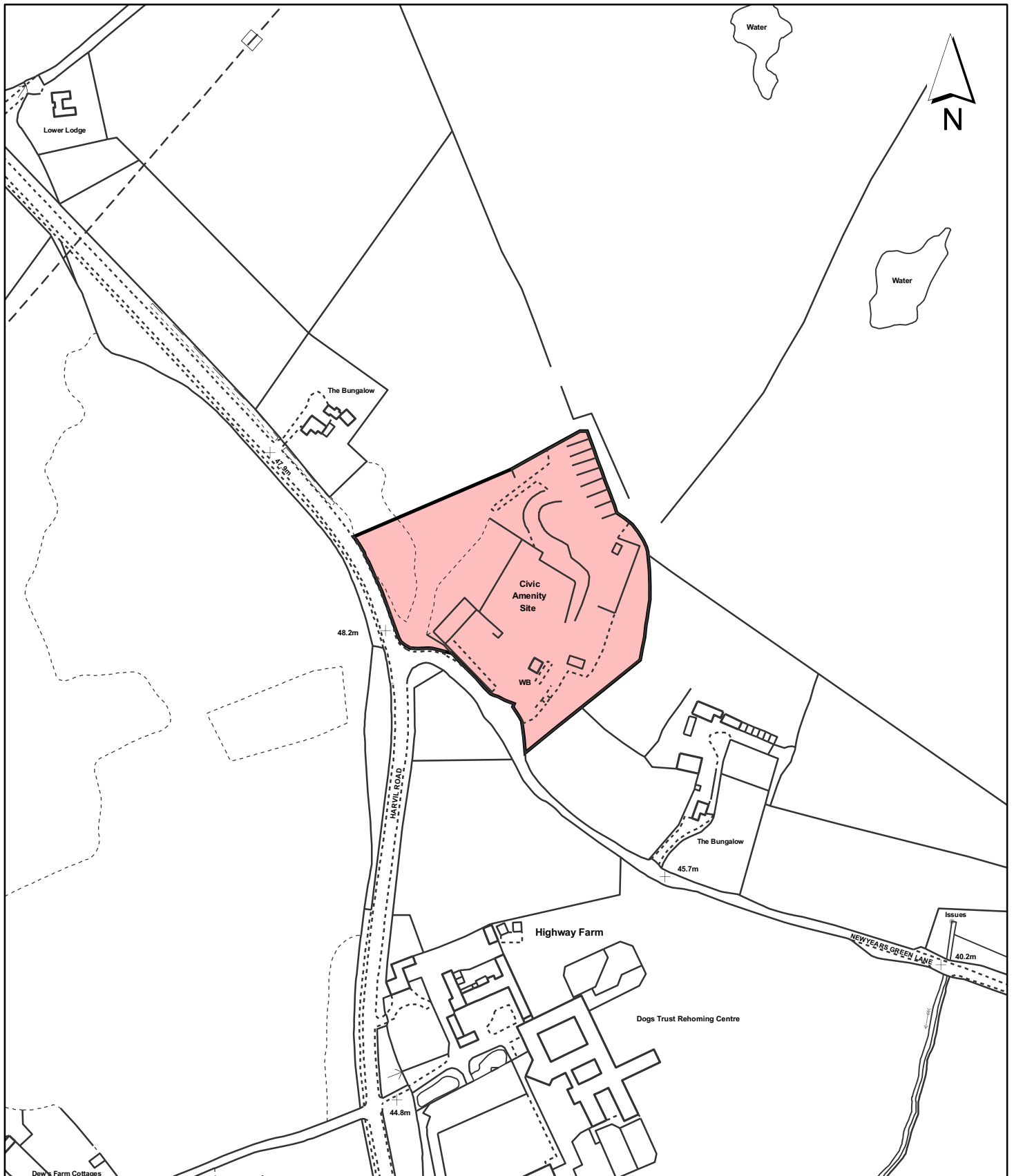
considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, while highway safety would not be prejudiced by the increased activity to and from the site. It is not considered that there would be an affect on these surrounding nature conservation sites, impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

## **11. Reference Documents**

- (a) London Plan (February 2008)
- (b) PPS 1 (Planning Policy Statement)
- (c) PPS9: Biodiversity and Geological Conservation
- (d) Planning Policy Statement 10: Planning for Sustainable Waste
- (e) PPS25: Development and Flood Risk - July 2007.
- (f) Planning Policy Guidance Note 13 Transport
- (g) Planning Policy Guidance Note 24 Planning and Noise
- (h) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations

**Contact Officer:** Karl Dafe

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**Notes**



Site boundary

For identification purposes only.

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Site Address

**Civic Amenity Site  
Newyears Green Lane  
Harefield**

Planning Application Ref:

**8232/APP/2009/2224**

Planning Committee

**North**

Scale

**1:3,000**

Date

**November 2009**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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