

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

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

**Development:** Construction of a building for the weatherproof storage of road salt with associated landscaping.

**LBH Ref Nos:** 8232/APP/2009/2225

**Drawing Nos:** Business Case for the Salt Dome - Letter from Glanville, dated 07 December with ASA's photomontage 2B and alternative barn illustration DE-22x28-16S-2.4  
CV290319/105 (Drainage)  
E/A1 2197/10 (Survey)  
E/A1 2197/11 (Tree Survey)  
E/A1 2197/1  
CV290319/103 Rev. B  
CV290319/02 Rev. A  
ASA-304-DRAr-02 (landscape)  
ASA-304-DRAr-04 (landscape)  
Planning Statement  
Design and Access Statement  
Flood risk Assessment  
Landscape and Visual Assessment  
Air Quality Assessment Addendum  
Noise Assessment Addendum  
Transport Assessment  
Baseline Ecological Survey  
Salt Dome Photographs

<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
			17/12/2009

### 1. SUMMARY

Planning permission is sought for the redevelopment of the northern part of the Civic Amenity Site, with a site area of 0.26 hectares, for a new salt dome, to provide weatherproof storage of road salt for the gritting of roads during winter. The proposed structure will comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles, coloured slate grey. The dome would be 12.3 metres high and have the capacity to hold up to 2350 metric tonnes of salt. This represents the minimum capacity necessary to store the amount of salt required for 6 days heavy usage to deal with snow and ice on the Borough's road network.

The salt dome is a new structure and it would be difficult to screen in the first few years after completion. Nevertheless, it is considered that over time, as the proposed landscaping matures, the visual impacts of the structure are unlikely to be of significant detriment to the character of the area, or the perception of openness of 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 local and national Green Belt policy. However, the proposals seek rationalisation and

enhancement of existing facilities within a long established civic amenity site, which is considered to be the best location within the north of the Borough for the provision of an improved winter maintenance facility.

It is considered that the application has provided a robust justification for a covered salt storage facility of this size and capacity at this location and that very special circumstances have been established to demonstrate that the harm by reason of inappropriateness, and any other harm, has clearly been outweighed by other considerations.

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 recommendation is made under regulation three of the Town and Country Planning General Regulations 1992.**

- 1. That the application be referred to the Secretary of State as a departure from the Development Plan.**
- 2. Should the Secretary of State not call in the application, that it be deferred for determination by the Director of Planning and Community Services under delegated powers.**
- 3. That if the application is approved, the following conditions be attached:**

### **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. Such details shall include roofing materials, lighting columns and fencing.

#### **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 safeguard the visual amenities of the area and residential amenities of surrounding residents in accordance with Policies BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 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).

**7 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).

### **8 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).

### **9 H1 Traffic Arrangements - submission of details**

Development shall not begin until details of all traffic arrangements (including swept paths to demonstrate that there would be adequate turning areas, and where appropriate, carriageways, footways, 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 salt dome shall not be brought into use 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.

#### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

### **10 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).

**11 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).

**12 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).

**13 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**

1. 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.

2. In order to comply with Policy 4A.17 of the London Plan (February 2008).

**14 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 contaminates 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).

**15 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).

**16 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, so as to ensure that it complies with policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**17 NONSC Non Standard Condition**

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).

**18 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.

**19 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).

**20 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 and 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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94'Planning Out Crime' and the Council's SPG on Community Safety By Design.

#### **21 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.

#### **22 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.

#### **23 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.

#### **24 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).

#### INFORMATIVES

**1            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.

**2            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.

**3            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).

**4            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).

**5            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.

**6**            I16                    **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

**7**            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).

**8**            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).

**9**            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](http://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](http://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.

## **10            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).

## **11            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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

BE19	New development must improve or complement the character of the area.
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.
LPP3D.9	Green Belt
LLP4A.17	Water quality

## 12

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

## 13

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.

## 14

Your attention is drawn to condition(s) 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 19, 20, 21, 22, 23 and 24, 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.

## 15

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.

## 16

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.

## 17

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.

## 18

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.

## 19

In seeking to discharge condition 13, 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.environmentagency.gov.uk](http://www.environmentagency.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 northern wedge of the Civic Amenity site, with an area of 0.26 hectares, which is currently hardstanding and open air storage.

#### 3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the northern part of the Civic Amenity Site, with a site area of 0.26 hectares, for a new salt dome to provide weatherproof storage of road salt for the gritting of roads during winter. The proposed structure will comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles coloured slate grey. The dome would be 12.3 metres high and have the capacity to hold up to 2350 metric tonnes of salt. The structure would have a high squared off dormer style doorway to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level.

The application is supported by a number of reports that assess the impact of the proposal. 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. The report 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 large to 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 out. 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.

Although the proposed building is under 1,000 sq. metres in floor area it is considered that it may have a significant impact on the openness of the Green Belt before landscape screening matures. The application is therefore 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 involves 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 through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

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

London Plan (February 2008) Policies.

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

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

Part 1 Policies:

- |        |  |
|--------|--|
| PT1.1  | To maintain the Green Belt for uses which preserve or enhance the open nature of the area.   |
| 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. |
| PT1.32 | To encourage development for uses other than those providing local services to   |

locate in places which are accessible by public transport.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE19	New development must improve or complement the character of the area.
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.
LPP3D.9	Green Belt
LLP4A.17	Water quality

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

**5.1** Advertisement Expiry Date:- **4th November 2009**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

A site notice was erected on the site and the application was advertised in a local paper as a development not in accordance with the Development Plan, on 21 October 2009. 5 adjoining premises and organisations were notified by letter. One response has been received from the Ickenham Residents' Association.

### **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.

#### ADVICE FOR APPLICANT/AGENT

We recommend that developers should:

- 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 our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

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 thi 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 construction of a building for the weatherproof storage of road salt with associated landscaping. 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, are proposed under a separate planning application.

The applicant should be requested to provide swept paths to demonstrate that there would be

adequate turning area to allow the vehicles to approach the salt storage in a forward gear, turn around for loading/unloading, and exit in a forward gear, considering the vehicle wash down and parking layout proposed under application ref. 8232/APP/2009/2224.

New Years 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 associated with the development to enter and depart the site using the western section of New Years 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 proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline conditions. Consequently, there are unlikely to be any significant residual operational impacts.

Subject to satisfactory swept paths, no objections are raised on the transportation aspect of the proposals. The following condition is recommended to be applied;

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.

#### WASTE MANAGER

The waste division has not specific comments to make regarding this application.

#### TREE 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 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 29No trees assessed (on, and close to, the site) were graded 'C' and 'D' (normal to low quality and value). Of these, at least 14No. 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

efficient weather-proof storage of road salt for the de-icing of Hillingdon's roads during winter. The purpose-built store is in the form of a Salt Dome, a proprietary product supplied and installed by a specialist. The store will occupy an area of existing hard-standing in the northern part of the site and be a single-storey structure with a roof apex of 12.3 metres above ground-level (with a maximum footprint of 29.144metres x 22.886metres).

The Design & Access Statement does not accord with the advice from CABI in as much that there is no mention of the proposed landscaping. The landscape should be an integral part of the scheme and will be an essential feature of the mitigation package required to ensure that the development can be objectives and proposals should be an essential feature of the mitigation package required to ensure that the built development (within the Green Belt) can be satisfactorily accommodated within the local landscape.

Figure 5 shows the siting of the dome towards the northern end of the site, which will result in the removal of 3No. open storage bays on the north-east boundary. When figure 3 is compared with figure 5 it is apparent that the opportunity for creating a landscape buffer (tree planting) is particularly limited due to the thin strip of land (2-6 metres) between the hard-standing and the boundary fence.

The landscape proposals plan ref. ASA-304-DRAr-002 shows the limited opportunity for planting on the north-east boundary. A single (staggered) row of trees is proposed, with an understorey of mixed native woodland species at 1.0metres centres.

Although the proposed mitigation (woodland planting) will reduce the impact of the dome, this may take 10 years (+) as illustrated on photomontage 2B. It is likely that due to the lack of depth to this buffer zone the views from the Green Belt (Bayhurst Wood) will be filtered rather than screened. The mature visual screen will only be effective during the summer months when the trees are in leaf. It should also be noted that there is a gate within the boundary fence which creates a permanent 6.0 metre wide gap in the north-east boundary 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 salt dome at (4.6) - which will have a greater visual impact, at 12.3 metres in height, than the office building. However, it is noted that the dome only peaks at 12.3, with its curvilinear sides lowering towards the edges of the structure. This effectively reduces the mass of the building and will assist any attempts to screen it.

At 4.5 the roof colour is specified as Goose Wing Grey. This colour has been found to be effective at reducing the mass of large buildings particularly when viewed against a backcloth of the sky. In this case some of the more sensitive views of the structure will be seen against trees and a darker shade may be appropriate. The colour of the roof should be reviewed and agreed through conditions.

At 4.11 the report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive x landscape sensitivity medium Large/Moderate impact at Year 1 though in fact the dome would be likely to be in the large category and the offices in the moderate category. This assessment is similar to the perception gained from a recent 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. I have no objection to the survey conclusions on these landscape typologies albeit that, where the landscape/visual impacts are most significant it is the salt dome (sited in the north of the site) which would have a greater impact than the offices.

The Visual Assessment in Chapter 5 confirms (see Table 9) that the analysis of magnitude and change created by the salt dome (from 13 selected viewpoints) is estimated to be moderate to large.

Conclusions are presented in Chapter 6, where the effects on the landscape fabric, landscape character and visual amenity are summarised. At 6.1 it concludes that the dome will have no direct impacts on the landscape fabric.

6.3 and 6.4 confirm that the effects of the dome will be likely to be significant at Year 1 and, in my view, beyond the first year. There will be moderate adverse impacts on the Country Park, woodland landscape of Bayhurst Wood to the north and on associated recreational routes. The impact of the salt dome on the Green Belt is summarised as moderate.

At 6.7 the report confirms that the effect of the Salt Dome on visual receptors will also be most significant for the residential receptors near to the site and on users of recreational footpaths on slightly elevated land to the north. Further it confirms that the effects 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 (young maturity) 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 effects of the salt dome on the local landscape fabric, landscape character and visual amenity are summarised in section 6.0 of the Landscape & Visual Assessment (see comments above). The effectiveness of the visual screening will be heavily dependent on the width of the landscape buffer, the composition of the planting and the planned establishment and maintenance of the woodland/shelterbelt buffer.

The report concludes that the visual impacts of the dome in this area are likely to be moderate due to its size and mass as a new building within the Green Belt. A review of the roof colour should be undertaken to ensure the roofline is as visually recessive as possible when viewed from the more sensitive vantage points.

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.

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 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 14No. specific recommendations in section 5 which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures should be secured by condition, including:

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 stands of Japanese Knotweed should be supervised by appropriately qualified personnel. (This will require specialist advice)

#### RECOMMENDATION

If minded to approve this application no objections are raised subject to conditions TL5, TL6, TL7 and the securing of the specific recommendations set out in the ecology report.

## **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.

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 enhancement of the existing amenity site in 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 site also supports an existing open salt storage facility.

It is noted that the principle of the comprehensive redevelopment and enhancement 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.

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.

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 facility. The applicant has argued that it makes both commercial and environmental sense to rationalise an existing site and enhance it with landscaping.

In terms of the very special circumstances case for this application, the applicant has submitted that the site is considered to be the best option within the north of the Borough for the provision of an improved winter maintenance facility and has the ability to encompass the proposed enhancements to the site, which already has existing salt storage in situ.

The applicants have submitted that the Winter Service ("winter gritting") is a front line service, the smooth running of which is critical to maintaining safety on the roads and crucial to the reputation of the London Borough of Hillingdon. In terms of emergency planning, it is also a critical service and any interruption to that service, even for a short period at the wrong time, could have serious, if not catastrophic consequences for highway users in the Borough and also for the Council itself.

It is noted that the severe weather in February 2009 meant that many councils were badly hit by the worst weather for 18 years, with the result that rock salt supplies could not keep pace with the relentless demand. Due to Hillingdon's existing procedures, experienced personnel and adequate facilities, the Council did not run out of road salt, although supplies of salt did run low.

After this nationwide experience, the Secretary of State for Transport requested that the UK Roads Liaison Group (UKRLG) review the situation. The UKRLG report (Lessons from the Severe Weather February 2009) recommended a package of new measures to ensure that England is much better prepared for a prolonged period of snow and ice, similar to that which disrupted much of the transport system in February 2009.

First on the list of key recommendations is that Councils are advised to adopt a winter service resilience standard that will ensure preparation for winter service is even more

rigorous, and that more resources, especially salt are available to respond to severe conditions. The report recommends that through the worst of the winter months councils should keep, as a minimum, a salt supply equal to 6 days heavy usage to deal with snow conditions. For Hillingdon, this means that the absolute minimum amount of salt necessary in stock is 1800 tonnes. An operational float is required and so a salt store with capacity of 2000 tonnes should be regarded as the absolute minimum requirement and ideally 2100-2400 tonnes. A smaller dome (for instance at 9.8 m high dome) would not provide adequate storage capacity.

With regard to the need for the salt storage facility to be enclosed, the applicants have submitted that the de-icing of UK highways is carried out almost exclusively using rock salt. Because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater due to run-off from open rock salt stockpiles. In addition, according to the Transport Research Laboratory (TRL), stockpiles open to elemental forces can lose 0.25% per inch of rainfall per annum, which equates to approximately 6% salt loss per year, as run-off, if not protected. Also, there are minimum spread rates of salt for different operational requirements:

Precautionary salting;

- Salt stored under cover 10g/m<sup>2</sup>.
- Salt stored in the open 15-20g/m<sup>2</sup>.

Where salt is exposed, its reduced effectiveness means that the quantity used should be increased by 50-100%. In addition, every year the Council has to pay for the disposal of contaminated rock salt, particularly rock salt that has solidified into large lumps due to exposure to the elements and is no longer useable.

Furthermore, pollution can come from both the rock salt and sodium ferrocyanide (anti caking agent to maintain the friability). Even when the salt stockpile is removed, the ground beneath, (unless it is an impervious hard standing) remains contaminated and requires remediation.

It is recommended within Planning Policy Statement 10: (Planning for Sustainable Waste Management) that salt stores are roofed, situated on an impervious base and sited at least 10m away from the nearest watercourse or soakaway. In addition, measures should be taken to ensure that salt from the store is not allowed to encroach onto the open yard, where it can be subjected to the elements.

It is also noted that road salt affects ecosystems in terms of the ability of plants to uptake water and by salt in bodies of water affecting oxygen levels, thus affecting the ability of aquatic organisms to fulfil their respiratory needs.

In terms of operational issues, as well as the overall minimum salt stock requirements, the ability to restock quickly and efficiently is key to the smooth operational running of the service, especially in ongoing severe weather conditions, when both suppliers and council operational resources are fully stretched. Deliveries are carried out by covered articulated lorries, which deliver (by tipping) 28 or 29 tonnes at a time. Often 2 or 3 lorries will arrive from the supplier within minutes of each other and a quick turnaround is essential for the supplier to fulfil their customers' needs, particularly in a severe weather situation, with authorities clamouring for salt deliveries.

The minimum height requirement for successful tipping directly into the structure is 10m. It would not be possible to successfully tip a full load inside a smaller dome, especially when



the dome is partially full. Should loads have to be tipped outside, then a clear space of approximately 30 m x 30m and a back wall is required for temporary storage, plus resources of a mechanical shovel with an operator is required to double handle the road salt into the salt dome. Each 28/29 tonne load will take an estimated 45-60 minutes to relocate, depending on the size of the mechanical shovel available. In addition, if deliveries need to be handled in rain or damp conditions, then the salt will become contaminated with water, with the potential to compromise the winter gritting.

Finally the applicant has stated that difficult operational conditions for salt delivery may be crucial during severe weather. If suppliers are aware that delivery is problematic at Hillingdon, then the Council may not get the salt deliveries it needs in an emergency situation, when decisions are taken about who gets the next delivery. In addition, given the experience last February, when salt stocks ran low, there would be "zero tolerance" by both media and residents, if Hillingdon was to run out of salt during a future severe weather event and it was found that adequate provision had not been made for salt storage. More importantly, should lack of salt result in an accident the consequences could be serious if not fatal with any associated bad publicity and/or legal repercussions.

Given the above factors, it is considered that the applicant has provided a robust justification for a covered salt storage facility of this size and capacity at this location. 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**

The proposed salt dome which will be located towards the northern part of the Civic Amenity site and will be a relatively large structure, some 25 metre across at its widest extent and 12.3 metres high. It would be covered with asphalt shingles and would have a high squared off dormer style doorway to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level, which would help with the screening of the mass of the structure.

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 the development will have no direct impact on the existing landscape fabric.

In terms of the effects on landscape character, the effect of the salt dome on surrounding landscape types is likely to be significant in year 1. Notable amongst these will be large

adverse impacts on the Country Park, woodland landscape of Bayhurst Wood to the north and on associated recreational routes. There would also be moderate adverse effects on the agricultural landscapes of the area from certain views.

The effect of the salt dome 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. Although the nearly bungalows are currently vacant, nevertheless future occupiers would have views of the structure at year 1. Some of these impacts are assessed as large. Footpath users would also experience adverse effects and these are assessed as moderate. The overall effect is considered to be large to moderate at year 1.

It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first years after completion. It is considered that the short term, proposal would be out of scale with the landscape and at odds with the local pattern and landform. Furthermore, it would adversely affect an area of recognised landscape quality, where development would be visually intrusive and form a visible and recognisable new element within the scene.

Nevertheless, the salt dome would be sited within an established specialist facility. Over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish, as only partial views and glimpses would be possible, from local residential properties and users of the footpaths to the north of the site. It is considered that at year 10, the new planting will have made sufficient growth to largely screen the dome roof, although there may still be glimpses of the roof top, which from a distance away, will be increasingly difficult to discern as time passes. Winter and summer views will vary, with winter views being more likely. New lighting will also be a feature, but this will also be screened out more effectively as time passes. The external lighting will be designed to minimise light spillage and this is secured by condition.

Over time, it is considered that as the proposed landscaping matures, 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, in accordance with PPG2 and Saved Policies Pt1.1, OL2, OL5 and OL9 of the UDP.

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.

The applicant has drawn attention to a number of salt domes that have already been installed around the UK including one within the Snowdonia National Park, which has a storage capacity of 3800 tonnes, with a roof height in excess of 12.5m and an overall floor area significantly larger than the dome proposed for New Years Green Lane. In addition, another dome with a roof height in excess of 12.2m has been installed within an NSA (National Scenic Area) within Ayrshire. Both of these installations, it is argued, set a national precedent of acceptability for both the installation of salt domes within areas of scenic beauty, and also in terms of height.

#### **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. In addition, because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater.

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.

The Environment Agency has raised no objections to the scheme in terms of contamination, subject to a condition relating to the prevention of pollution of controlled waters, requiring a scheme to deal with risks associated with contamination on the site.

Subject to these conditions, it is considered that land 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.

#### **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 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 Policy BE20 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 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 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, subject to adequate manoeuvring space for HGV movements within the site. It is considered that this can be secured by condition.

Subject to the above mentioned condition, the proposal is considered to be in compliance with Policy AM7 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**

As part of the 2008 permission, 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 kerbs 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. All new building, under the terms of the DDA, where appropriate, are to be fully compliant with Part M of the Building Regulations.

#### **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 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 12.3 metre high salt dome in the northern section of the Civic Amenity site.

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.

However, the Tree and Landscape Officer notes that the landscape proposals plan shows the limited opportunity for planting on the north-east boundary. The effectiveness of the visual screening will be heavily dependent on the width of the landscape buffer, the composition of the planting and the planned establishment and maintenance of the woodland/shelterbelt buffer. A single staggered row of trees is proposed, with an understorey of mixed native woodland species at 1 metre centres. Although the proposed mitigation woodland planting will reduce the impact of the dome, this may take 10 years or more. It is considered likely that due to the lack of depth to this buffer zone the views from the Green Belt (Bayhurst Wood) will be filtered rather than screened. The mature visual screen will only be effective during the summer months when the trees are in leaf. It should also be noted that there is a gate within the boundary fence which creates a permanent 6.0 metre wide gap in the north-east boundary planting.

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 roof, 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 for the wider civic Amenity site, 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**

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**

Where appropriate, 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 is 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 proposal increases the amount of building 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 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**

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 to 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).

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.

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

There has been no neighbour response to the public consultation. Comments from Ickenham Residents' Association have been considered in this 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 an enhancement of existing facilities on a site, which although in the Green Belt, has a long established use as a Civic Amenity facility.

It is considered that the proposed development provides very special circumstances, which outweigh that fact that the proposal is inappropriate development in the Green Belt.

It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first year after completion. However, over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish and in the long terms its impact is unlikely to be of significant detriment to the character and perception of openness of the Green Belt, in accordance with national and local policies.

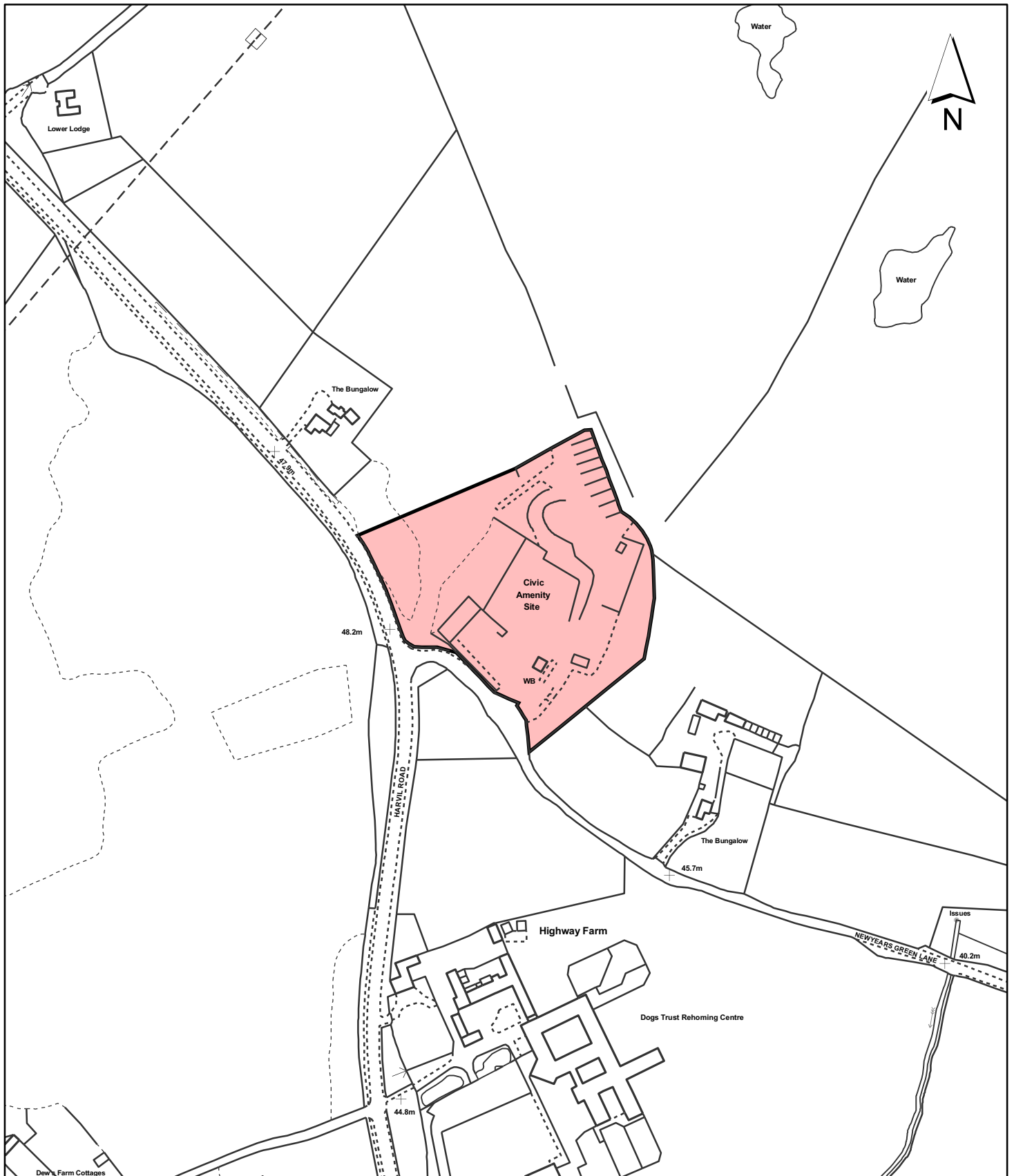
It is not considered that there would be an affect on the surrounding nature conservation sites, while highway safety would not be prejudiced by the increased activity to and from the site. The proposal would not impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

## **11. Reference Documents**


Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Guidance Note 2 (Green Belts)  
Planning Policy Guidance Note 9 (Nature Conservation)  
Planning Policy Guidance Note 10 (Pollution Prevention)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Statement 10: Planning for Sustainable Waste  
Waste Strategy for England (Waste Strategy 2007) published May 2007  
London Waste Apportionment Study Update & Further Sensitivity Testing (PN216) prepared April 2007.

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**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Civic Amenity Site New Years Green Lane Harefield</b>	
Planning Application Ref: <b>8232/APP/2009/2225</b>	Scale <b>1:3,000</b>
Planning Committee <b>North</b>	Date <b>December 2009</b>

**LONDON BOROUGH  
OF HILLINGDON**

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