

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

**Address** ST ANDREW'S PARK HILLINGDON ROAD UXBRIDGE

**Development:** Reserved matters (layout, scale, appearance and landscaping) in compliance with conditions 2 and 3 for Phase 3B (Southern area) of planning permission ref: 585/APP/2009/2752, dated 18-01-12 (Outline application (all matters reserved, except for access) including demolition of some existing buildings and mixed used redevelopment of the Former RAF Uxbridge site)

**LBH Ref Nos:** 585/APP/2015/4494

**Drawing Nos:** PERS130437 SL01 Rev P  
3BW-A.p50-1 Rev B  
3BW-A.p50-2 Rev B  
3BW.p50-1 Rev B  
3BW.p50-2 Rev B  
Ha3.p50-1  
P.346-363.p1 Rev A  
P.346-363.p2  
P.346-363.p3  
P.346-363.p4  
P.346-363.rp1  
P.364-372.pe Rev B  
P.373-392.es Rev A  
P.373-392.p1 Rev A  
P.373-392.p2 Rev A  
P.373-392.p3 Rev A  
P.373-392.p4 Rev A  
P.373-392rp1 Rev A  
P.393-401.es Rev B  
P.393-401.p Rev B  
PERS130437 LP.01 Rev A  
PERS130437 P.SL-EP.01  
PERS130437 SL02 Rev P  
PERS130437 BML.01 Rev C  
PERS130437 RL.01 Rev P  
P.346-363.e1 Rev A  
P.346-363.e2  
PERS130437 CSE.01  
PERS130437 P.SS.01 Rev D  
S82605-SK-601 Rev A  
12377-1-A  
PERS130437 PPL01 Rev C  
Design and Access Statement Rev A 25.11.15  
Lighting Design Proposal 12377-1-A  
Commitment Schedule Revision F  
Affordable Housing Tracker  
Planning Statement December 2015  
Code for Sustainable Homes Pre-Assessment Sept 2015  
Code for Sustainable Homes Specification  
SAP Specification & Air Test Regime

PERS 130437 MAT.01  
 2380-RE-14 Landscape Maintenance Specification  
 PERS130437 BWD.01  
 S82605-SK-501 Rev B  
 S82605-SK-502 Rev A  
 S82605-SK-503 Rev C  
 S82605-SK-505 Rev A  
 S82605-SK-602 Rev A  
 2380-PH3B-LA-01 Rev P3  
 2380-PH3B-PP-01 Rev P3  
 2380-PH3B\_TS-01 Rev P2  
 2380-PH3B\_TS-02 Rev P2  
 AHL.01 Rev B  
 PERS130437 DET.01  
 PERS130437 DML.01 Rev B  
 PERS130437 LTD.SS.01  
 PERS130437 PVL.01 Rev B  
 PERS130437 DET.02  
 PERS130437 DET.03  
 PERS130437 DET.04  
 2380-RE-15 Method Statement  
 2380-SP-07 Landscape Specification  
 Uxbridge Phase 3b LZC Contributor  
 Cover Letter

<b>Date Plans Received:</b>	08/12/2015	<b>Date(s) of Amendment(s):</b>	15/12/2015
<b>Date Application Valid:</b>	15/12/2015		19/02/2016
			08/12/2015

## 1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for Phase 3B of the St Andrew's Park development.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site) which is currently under construction, for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. The Reserved Matters application relates to Phase 3B, an area of land located in the south western part of the site. The site is bounded by Hillingdon Road to the west, the built out phase 2A to the south, spine road and pocket park to the east and future Phase 3C to the north.

The proposed scheme would provide 56 residential units (38 flats and 18 houses) and one retail unit. Individual gardens would be provided to the houses and the flats would be provided with private and communal external amenity spaces. 71 parking spaces for residents and visitors would be provided along with two parking spaces for the retail unit.

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

## 2. **RECOMMENDATION**

**APPROVAL** subject to the following:

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

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

PERS130437 SL01 Rev P  
3BW-A.p50-1 Rev B  
3BW-A.p50-2 Rev B  
3BW.p50-1 Rev B  
3BW.p50-2 Rev B  
PERS130437 Ha3.p50-1  
P.346-363.p1 Rev A  
P.346-363.p2  
P.346-363.p3  
P.346-363.p4  
P.346-363.rp1  
P.364-372.pe Rev B  
P.373-392.es Rev A  
P.373-392.p1 Rev A  
P.373-392.p2 Rev A  
P.373-392.p3 Rev A  
P.373-392.p4 Rev A  
P.373-392rp1 Rev A  
P.393-401.es Rev B  
P.393-401.p Rev B  
PERS130437 LP.01 Rev A  
PERS130437 P.SL-EP.01  
PERS130437 SL02 Rev P  
PERS130437 BML.01 Rev C  
PERS130437 RL.01 Rev P  
P.346-363.e1 Rev A  
P.346-363.e2  
PERS130437 CSE.01  
PERS130437 P.SS.01 Rev D  
S82605-SK-601 Rev A  
12377-1-A  
PERS130437 PPL01 Rev C  
PERS 130437 MAT.01  
PERS130437 BWD.01  
S82605-SK-501 Rev B  
S82605-SK-502 Rev A  
S82605-SK-503 Rev C  
S82605-SK-505 Rev A  
S82605-SK-602 Rev A  
2380-PH3B-LA-01 Rev P3  
2380-PH3B-PP-01 Rev P3  
2380-PH3B\_TS-01 Rev P2  
2380-PH3B\_TS-02 Rev P2  
PERS130437 AHL.01 Rev B  
PERS130437 DET.01  
PERS130437 DML.01 Rev B  
PERS130437 LTD.SS.01

PERS130437 PVL.01 Rev B

PERS130437 DET.02

PERS130437 DET.03

PERS130437 DET.04; and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

### **2 COM5 General compliance with supporting documentation**

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

Design and Access Statement Rev A 25.11.15

Lighting Design Proposal 12377-1-A

Planning Statement December 2015

Code for Sustainable Homes Pre-Assessment Sept 2015

Code for Sustainable Homes Specification 08/12/2015

SAP Specification & Air Test Regime

2380-RE-14 Landscape Maintenance Specification

2380-RE-15 Method Statement

2380-SP-07 Landscape Specification

Uxbridge Phase 3b LZC Contribution;

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

#### REASON

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

### **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

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

AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 5.1	(2015) Climate Change Mitigation

LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.13	(2015) Sustainable drainage
LPP 5.12	(2015) Flood risk management
LPP 6.1	(2015) Strategic Approach
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

### **3 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### **4**

The following information has been provided regarding waste management.

##### 1) Flats

a) The estimated waste arising from the development to be as shown below:

Studio/one bedroom = 140 litres

Two bedroom = 170 litres

Three bedroom = 240 litres

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections.

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be

by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) Internal bin chambers should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly proofed.

g) If the chambers are inside the building they should have a light. The lighting should be a sealed bulked fitting ( housings rated to IP65 in BS EN 60529:1992).

h) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

i) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

k) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle.

## 2) Street Level Properties

It is best for individual properties whether they be detached, semi-detached or terraced to keep their own waste within their own property boundary until it is collected. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The collection system is based on sacks and described below:

- Weekly residual (refuse) waste - using sacks / bins purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Weekly green garden waste collection - three specially marked reusable bags provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags.
- Weekly food waste collections (optional) - residents can have a 7 litre internal kitchen caddy and an external 23 litre storage container for food waste. Caddy liners supplied by the Council.
- Weekly textile collection - residents issued with a roll of 10 purple tinted sacks.

The waste and recycling should be presented near the curtilage of the property on allocated collection days. The collectors should not have to carry the sacks more than 15 metres from where the waste and recycling is presented to the collection vehicle.

## 3) Commercial Units

3a) The occupiers would have to make an arrangement with either the Council or a

licensed waste carrier for the collection of the waste produced from the premises.

3b) The producers of waste from commercial premises have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins or presenting sacks on the day of collection. Larger waste producers could use a 12 cubic yard 'front end loader type bin or if there was shared usage of waste containers a 40 cubic yard bin could be used fed by a compactor system

3c) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres or sack 15 metres from the point of storage to the collection vehicle (BS 5906 standard).

3d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

3e) The access roads must be made strong enough to withstand the load of a 32 tonne refuse collection vehicle (if using 40 cubic yard roll on roll off bins).

#### General Points

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

## 5

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site (Phase 3B) forms part of St Andrews Park (the former RAF Uxbridge Site). Phase 3B is an area of land located in the south western part of the site. The site is bounded by Hillingdon Road to the west, the built out phase 2A to the south, spine road and pocket park to the east and future Phase 3C to the north. The northern boundary of the site is occupied by a double line of mature horse chestnut trees which are to be retained, forming an important strategic landscape green link and frame to the future Parade Ground phase.

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

#### 3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for Phase 3B of the St Andrew's Park development in compliance with conditions 2 and 3 of planning permission ref: 585/APP/2009/2752, dated 18-01-12, for an outline application for a mixed used redevelopment of the Former RAF Uxbridge site.



The Phase 3B development would create 56 residential units; the scheme would comprise of:

i) 20 units in a residential block facing Hillingdon Road (Flat Block F) with:

Two x one-bed disabled units,

Eight x one-bed units

Ten x two-bed units

Block F will be entirely allocated as affordable housing, contributing towards the provision for this phase and the future Phase 3C.

ii) 18 units in a residential block facing the Pocket Park (Flat Block E) with:

One retail unit on the ground floor at the northern end of the block

Four x one-bed disabled units

Fourteen x two-bed units

iii) 18 two-storey houses on the central streets

Seven x three-bed terraced houses

Two x three-bed semi-detached houses

Eight x three-bed semi-detached houses

One detached three-bed house

A total of 73 parking spaces have been provided; 65 parking spaces (including 9 parking spaces located in garages) would be allocated for residential use with 6 parking spaces allocated for visitor parking. Two parking spaces (including one disabled parking space) would be provided for the retail unit.

A new linear park and pedestrian link is proposed to the north of the phase between two lines of protected Horse Chestnut trees.

### **3.3 Relevant Planning History**

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

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

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;

b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;

c. Creation of a three-form entry primary school of 2 storeys;

d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;

e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;

f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;

- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
- f. Change of use of the Grade II listed former cinema building to provide 600sqm Class D1/2 use (no building works proposed);
- g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval the applicant has discharged a number of the pre-commencement and other conditions relating to the application site, as well as reserved matters approvals for earlier phases.

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

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

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

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

Part 1 Policies:

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

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments

- LPP 3.6 (2015) Children and young people's play and informal recreation (strategies) facilities
- LPP 3.7 (2015) Large residential developments
- LPP 3.8 (2015) Housing Choice
- LPP 3.9 (2015) Mixed and Balanced Communities
- LPP 3.10 (2015) Definition of affordable housing
- LPP 3.11 (2015) Affordable housing targets
- LPP 5.1 (2015) Climate Change Mitigation
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2015) Sustainable design and construction
- LPP 5.7 (2015) Renewable energy
- LPP 5.10 (2015) Urban Greening
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.12 (2015) Flood risk management
- LPP 6.1 (2015) Strategic Approach
- LPP 6.7 (2015) Better Streets and Surface Transport
- LPP 6.9 (2015) Cycling
- LPP 6.10 (2015) Walking
- LPP 6.13 (2015) Parking
- LPP 7.1 (2015) Lifetime Neighbourhoods
- LPP 7.2 (2015) An inclusive environment
- LPP 7.3 (2015) Designing out crime
- LPP 7.4 (2015) Local character
- LPP 7.5 (2015) Public realm
- LPP 7.6 (2015) Architecture
- LPP 7.14 (2015) Improving air quality
- LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 8.1 (2015) Implementation
- LPP 8.2 (2015) Planning obligations
- LPP 8.3 (2015) Community infrastructure levy

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

**5.1** Advertisement Expiry Date:- **12th January 2016**

**5.2** Site Notice Expiry Date:- **12th January 2016**

## **6. Consultations**

### **External Consultees**

HEATHROW AIRPORT LIMITED (HAL)

We have now assessed the reserve matters regarding appearance and landscaping in compliance

with condition 2 & 3 for phase 3B for the above application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

#### NATIONAL AIR TRAFFIC SERVICES (NATS)

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

#### METROPOLITAN POLICE

I have had consultation on this development and have no objections to these reserved matters.

#### **Internal Consultees**

##### TREES AND LANDSCAPING

The phase 3B application site is located at the southern end of the old parade ground, which is edged by a retained avenue of Horse Chestnut trees. The site is edged by the Spine Road to the east, Hillingdon Road to the west and phase 2A to the south.

The landscape strategy is informed by the original approved Landscape & Open Space Strategy ref. VSM/UXB/HPA/8.

No objection.

#### ENVIRONMENTAL PROTECTION UNIT

No adverse comments

#### ACCESS OFFICER

Having reviewed all relevant plans, accessibility is considered to have been satisfactorily met.

#### FLOOD AND WATER MANAGEMENT OFFICER

They appear to be proposing permeable paving in accordance with the strategy for the site controlling water to the agreed catchment rate, however I cant see on a plan the provision of water butts that were agreed to be provided on all developments.

Case Officer comment:

The water butts are shown on submitted drawing reference number PERS130437 PPL01 Rev C, the Flood and Water Management has reviewed this plan and agreed it is acceptable.

#### Conservation and Urban Design

The proposals are generally in line with pre-application discussions, further details on materials are required but otherwise no objection.

Case Officer comment:

Materials have now been agreed between the applicant and the Councils Conservation and Urban Design Officer and an amended materials schedule has been submitted.

#### HIGHWAYS

In accordance with the Car Parking Management Plan 2015, the overall site is to provide 2079 car parking spaces of which 1649 are for residential use.

The current application proposes 71 parking spaces for residential use and 2 for the retail unit.

Electric charging points - 20% active and 20 passive are required. Would need to be conditioned as not shown on plans.

Bin and cycle stores are provided.

No objections are raised on highway grounds.

Case Officer comments:

An amended plan (ref. PERS130437 PPL01 Rev C) has been provided by the applicant which indicates electric charging point provision. The Council's Highways Engineer has raised no objection to the amended scheme.

**WASTE OFFICER**

The Waste Officer has raised no objection to the proposals, though they have provided guidance for the developer as to how waste facilities should be provided such as litres of capacity etc.

Case Officer comments:

The guidance provided has been included within an informative attached to the application. It is worth noting that Condition 30 of the original outline consent (ref: 585/APP/2009/2752) requires details of waste storage and provision to be provided for approval by the Council prior to occupation of the Phase.

## **7. MAIN PLANNING ISSUES**

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

The principle of the proposal, including the proposed residential and commercial uses on the site was considered and approved as part of the original outline consent (reference: 585/APP/2009/2752, dated 18th January 2012). The principle of the development is therefore deemed acceptable and in accordance with the outline consent.

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

The accommodation schedule for the outline consent indicatively permitted the creation of a maximum of 57 units (41 flats and 16 houses) across this portion of the site.

The current application proposes the erection of 56 residential units (38 flats and 18 houses); although three flats have been removed, two additional houses would be provided. Overall one residential unit has been lost which is considered to be acceptable; given that the masterplan was only indicative of housing numbers, no objection is raised to the proposed density.

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

A condition was attached to the outline consent (reference 585/APP/2009/2752, dated 18th January 2012) requesting an appropriate archaeological survey to be undertaken. A Written Scheme of Investigation for the Archaeological Evaluation was submitted and reviewed by the Conservation and Urban Design Officer and English Heritage who were satisfied the proposal would meet the required programme of archaeological work. The condition was therefore discharged under application reference: 585/APP/2012/2163 (dated 25/09/15). In accordance with the outline consent, the proposals are not considered to impact on listed and locally listed building within the wider site. There are no conservation areas within the vicinity of the site.

### **7.04 Airport safeguarding**

The proposed use and general scale of development were considered and approved under the original outline application. NATS and Heathrow Airport Ltd have been consulted on the current proposals and have raised no objections.

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

This phase of the development is not located within the Green Belt which lies approximately 100m north-east of Phase 3B. It is considered that the appearance and landscaping of Phase 3B will not impact on the visual amenity of the Green Belt.

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

The Design Code approved as part of the outline consent for the redevelopment of St Andrews Park split the southern section of the wider application site into three main sections, the Southern Primary Street (Spine Road) and the Western and Eastern residential streets.

The parameter plan at outline stage approved the creation of three storey dwellings along the spine road and four/four and a half storeys to the west adjacent to Hillingdon Road, which has been adhered to in the reserved matters application. The parameter plan also approved the creation of two storey residential dwellings in between, which will create subservience between the side streets of the development and the Spine Road/Hillingdon Road. The proposed dwellings in the residential streets are proposed to be short terraces and semi-detached dwellings, with one detached dwelling in the south west corner of the site. The design of the dwellings are simple yet effective, with features such as bay windows and entrance canopies used to provide variance between the appearance of the buildings.

The Design Code for the development establishes a different palette of materials for the western streets and a softer more natural palette for the transition towards the district park in the eastern side of the development. The proposal is for buff and red bricks for the houses and the apartment blocks. The commercial unit will use a grey brick so that the different use is reflected in the architectural language of the building.

The Council's Conservation and Design Team have been involved with pre-application discussions on the site and have been consulted on the proposals. They have raised no objections to the design of this phase and are in agreement with the materials proposed, which reflect earlier phases of the same development.

Overall the proposal is considered to be well designed which will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 & BE19 of the Hillingdon Local Plan.

## **7.08 Impact on neighbours**

### **DAYLIGHT AND SUNLIGHT**

The Hillingdon Design and Accessibility Statement Residential Layout (HDAS) requires blank gable elevations of new dwellings to be sighted 15 metres from habitable room windows of neighbouring dwellings, to ensure sufficient sunlight and daylight is received.

All of the houses and flat blocks would be located so that no elevation of any new dwelling would be within 15 metres of a habitable room window of any proposed building. Therefore, the proposed development would ensure sufficient sunlight and daylight is provided into each dwelling, in accordance with Policy BE20 & BE21 of the Hillingdon Local Plan.

### **OVERLOOKING**

The Hillingdon Design and Accessibility Statement Residential Layout (HDAS) requires windows within new dwellings to be set 21 metres from habitable room windows of neighbouring dwellings, to ensure no significant loss of privacy would occur. All of the dwellings contained within the phase would have a distance separation of at least 21 metres between habitable room windows.

The proposed dwellings would provide the 21 metre distance separation in accordance with HDAS Residential Layouts. Therefore, the application is considered to comply with Policy BE24 of the Hillingdon Local Plan.

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

### **INTERNAL FLOOR AREA**

The proposed development is for the creation of 56 units within the site. Each of the dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (March 2015) and the national technical housing standards, 2015. Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

### **EXTERNAL AMENITY SPACE**

The Hillingdon Design and Accessibility Statement Residential Layouts requires minimum levels of external amenity for different residential properties. Each dwelling house within the proposed Phase 3B area has private amenity space in the form of a rear garden. All the houses are three bed and enjoy garden amenity areas of between 83sq m and 95 sq m - thereby complying with the HDAS standards which seek 60 sq m .

In respect of the flatted blocks, all ground floor apartments benefit from an individual patio area. The upper floors of Block E (fronting onto the pocket park) have balconies in many instances - only in respect of three units which are located at the feature end of the building lack individual amenity areas. Similarly in respect of Block F - designed and laid out in a similar format to the three previously approved Hillingdon Road frontage blocks - many of the units benefit from glazed 'winter garden' amenity area. These provide a conservatory style garden room whilst protecting the future occupiers from the higher noise levels on this frontage part of the site. Of the 20 units in this block, 6 units do not benefit from this individual amenity provision.

In total, whilst 9 of the 56 units fail to provide private amenity areas, recognition must be given of the level of available amenity areas in close proximity to the development site, including the green linear route to the north of the phase, the pocket park to the east and most significantly the District Park, a short distance to the east of the site which provides a considerable amenity provision for the St Andrews Park development as a whole. The combination of these public amenity areas and the private garden areas, and patio/terraces in the most part - are considered to provide appropriate levels of amenity to serve the future occupiers of the development.

The St Andrews Park site has a number of significant constraints on the land including providing sufficient parking spaces, complying with the London Plan floor spaces standards and providing a successful built environment which will attract new home owners. It is considered that providing some units with an under-provision of external amenity would assist in providing a higher number of residential units at the site, without significantly compromising on living standards for future occupiers. Therefore, the under provision of external amenity space for a number of smaller non-family units is considered acceptable in this instance and a similar situation has been approved on earlier phases.

Therefore, the proposed units are considered to be provided with sufficient outdoor amenity space for the occupiers of the units, in accordance with Policy BE23 of the Hillingdon Local Plan.

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

### **CAR PARKING**

In accordance with the outline consent and approved conditions, the overall site is to provide 2079 car parking spaces of which 1649 are for residential use. The current application proposes 71 parking spaces for residential use and 2 for the retail unit.



The parking is provided as follows:

Nine of the 3 bed units have curtilage parking, at 2 each = 18 spaces

The remaining nine 3 bed units have 1 space each plus 6 communal parking spaces = 15 spaces

Twenty four 2 bed units have 1 space each = 24 spaces

Fourteen 1 bed units have 1 space each = 14 spaces

Total = 71 spaces

There are 7 disabled parking spaces proposed, which equates to 10% provision.

15 parking spaces are proposed to have active electric charging points, whilst 16 further spaces have a passive provision in line with requirements.

Cycle stores are provided for flats and within the garages of the houses.

It is worth noting that there is parking shown to the south of the Phase outside of the red line boundary for this application. This parking has already been allocated to Phase 2 to the south and does not constitute part of this Phase.

The Council's Highway Engineer has reviewed the proposals and raised no objections on highway grounds. The scheme is deemed to be in accordance with the adopted Car Parking Standards and Policy AM14 of the Hillingdon Local Plan.

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

##### **URBAN DESIGN**

The outline masterplan for the application site approved a number of apartment blocks and residential terraces with unbroken runs of car spaces provided in front of the dwellings. The form of the development has been amended from the long terraces to sets of semi-detached dwellings and small runs of terraces, which is considered to provide a better urban form to the residential estate. The landscaped pedestrian link to the north is considered to be a positive addition to the urban form of the area. The overall development is considered to be in accordance with the principle of the approved Design Code and in accordance with Policy BE19 of the Hillingdon Local Plan.

##### **SECURITY**

The proposed development was reviewed by the Metropolitan Police Secure by Design Officer at outline stage and at the current reserved matters stage and the development is considered to adhere to the principals of Secure by Design. Each dwelling would have a front boundary of at least 1 metre in depth, this would ensure that each property would have a sufficient area of defensible space in front of their dwellings.

#### **7.12 Disabled access**

All of the proposed units would be built in accordance with the building regulation minimum standards. In addition 6 units would be wheelchair accessible. Therefore, 11% of the dwellings across the Reserved Matters phase would be wheelchair accessible in accordance with the requirements of the Hillingdon Design and Accessibility Statement Accessible Hillingdon and Policy 3.8 of the London Plan.

The Council's Access Officer has raised no objections to the proposals.

It is considered the dwellings within the development are in accordance with Policy AM13 of the Hillingdon Local Plan, Policy 3.8 of the London Plan and Hillingdon Design and Accessibility Statement Accessible Hillingdon.

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

The S106 which supported the original outline consent required a provision of 15% of the residential units across the site to be affordable. Affordable housing for this phase of the development will be provided within Flat Block F, which comprises of 20 units; two x one-bed disabled units, eight x one-bed units and ten x two-bed units, delivering circa 35% affordable housing within this phase.

This equates to an over-provision for this phase of the development, however the future Phase 3C will provide a slightly reduced provision and across the two Phases combined (3B and 3C) a 15% provision will be provided. This has been discussed with the Council's Resident's Services team who are in agreement with the provision proposed.

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

The application site contains a number of soft landscaped areas, including the creation of a new linear pocket park and pedestrian link to the north of the Phase that is bounded by two lines of protected Horse Chestnut trees. This link was approved as part of the outline consent and provides an additional area of amenity for the dwellings in the vicinity, together with providing an attractive pedestrian route through to the district park. It is considered that the landscape proposals are acceptable, and are broadly in accordance with the plans previously submitted in support of the outline application.

The Council's landscape Architect has reviewed the proposals and raised no objection to the development.

The overall landscaping proposal is considered to have an acceptable impact on the character of the surrounding area in accordance with Policy BE38 of the Hillingdon Local Plan.

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

The proposed development would create a bin storage point within the rear curtilage of each house and within the apartment blocks for the storage of waste and recycling during the week, and the waste will be presented in front of each dwelling on the day of collection. The Highways Officer has reviewed the proposed development and is satisfied with the refuse collection arrangements.

The Waste Officer has raised no objection to the proposals, though they have provided guidance for the developer as to how waste storage should be provided such as litres of capacity etc. This information has been included within an informative attached to the application. It is considered that the accommodation provided is sufficient to meet the requirements for waste provision for the proposals.

The location of the bin storage areas to the rear of each dwelling is considered to have an acceptable impact as they will not be visible from the streetscene. Likewise the bin storage structure for the apartment blocks is deemed appropriately located.

Condition 30 of the original outline consent (ref: 585/APP/2009/2752) requires details of waste storage and provision to be provided for approval by the Council prior to occupation of the Phase.

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

In support of the application the applicant will submit details to discharge Condition 51 of the outline consent (ref: 585/APP/2009/2752) which requires all of the dwellings to be built to Code for Sustainable Homes Level 4.

The applicant has submitted a letter from 'JSP Sustainability' that confirms they have

completed an analysis of Phase 3b to determine the contribution of PV panels to the Code for Sustainable Homes Level 4 carbon reduction strategy. Upon review of the proposed house types and utilising the SAP calculations completed for other phases, they have calculated that the development has a Part L Target Emission Rate of 73,625.05kg/year. Following the incorporation of energy efficiency measures this is expected to shrink to 62,651.89kg/year.

As such the Section 106 renewable clause necessitates the incorporation of PV panels capable of offsetting 9,397.78kg/year of CO<sub>2</sub>. The installation of 11.5kWp PV arrays on the roof spaces of Blocks E and F will generate sufficient electricity to offset this amount of CO<sub>2</sub> and will furthermore ensure each flat block achieves a Code for Sustainable Level 4 emission rate.

Each dwelling would be built to CSH Level 4, therefore, the proposal is in accordance with Policy 5.2 of the London Plan.

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

The developer of St Andrews Park has submitted an overarching drainage strategy for the whole of the St Andrews Park development. This overarching strategy contained a maximum flow rate for surface water drainage for each catchment of the development.

The scheme has been designed with appropriate levels and gradients to ensure appropriate drainage and surface water run off. Each dwelling has also been provided with a water butt to collect rainwater as required by the site wide SUDS strategy. The Council's Flood and Water Management Officer has reviewed the proposals and raises no objections to the application.

Furthermore, the S106 also requires an Estate Management Plan to be submitted to the Council for its approval prior to the occupation of any dwelling. The Council has approved the SUDS management plan. It is considered that the SUDS would provide an acceptable capacity and greenfield run-off rate and would not increase flood risk in the surrounding area. Therefore, the application is considered to comply with Policy OE7 of the Hillingdon Local Plan and Policy 5.12 of the London Plan.

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

##### **NOISE**

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

##### **AIR QUALITY**

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

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

No responses were received.

#### **7.20 Planning obligations**

The planning obligations for the development of the site were secured as part of the outline planning permission (ref: 585/APP/2009/2752).

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

Not applicable to this application.

#### **7.22 Other Issues**

No further issues for consideration.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## 9. Observations of the Director of Finance

None

## 10. CONCLUSION

The proposed development is in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the dwellings are considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The dwellings would be built in accordance with the London Plan floor space standards and Lifetime Homes Standards, ensuring a good standard of residential accommodation is being provided. The development will provide 20 affordable units with Phase 3B, meeting the 15% requirement across the development when considered with Phase 3C, as required by the S106 for St Andrews Park.

It is noted that a small number of the dwellings would be provided with external amenity areas which do not meet the HDAS standards, however, the dwellings are in close proximity to the pocket parks and the significant district park, which provide a large amount of publicly accessible amenity space within the surrounding area. The new dwellings would comply with the distance separations standards of HDAS Residential Layouts, ensuring no significant harm would occur to the residential amenity of the neighbouring occupiers.

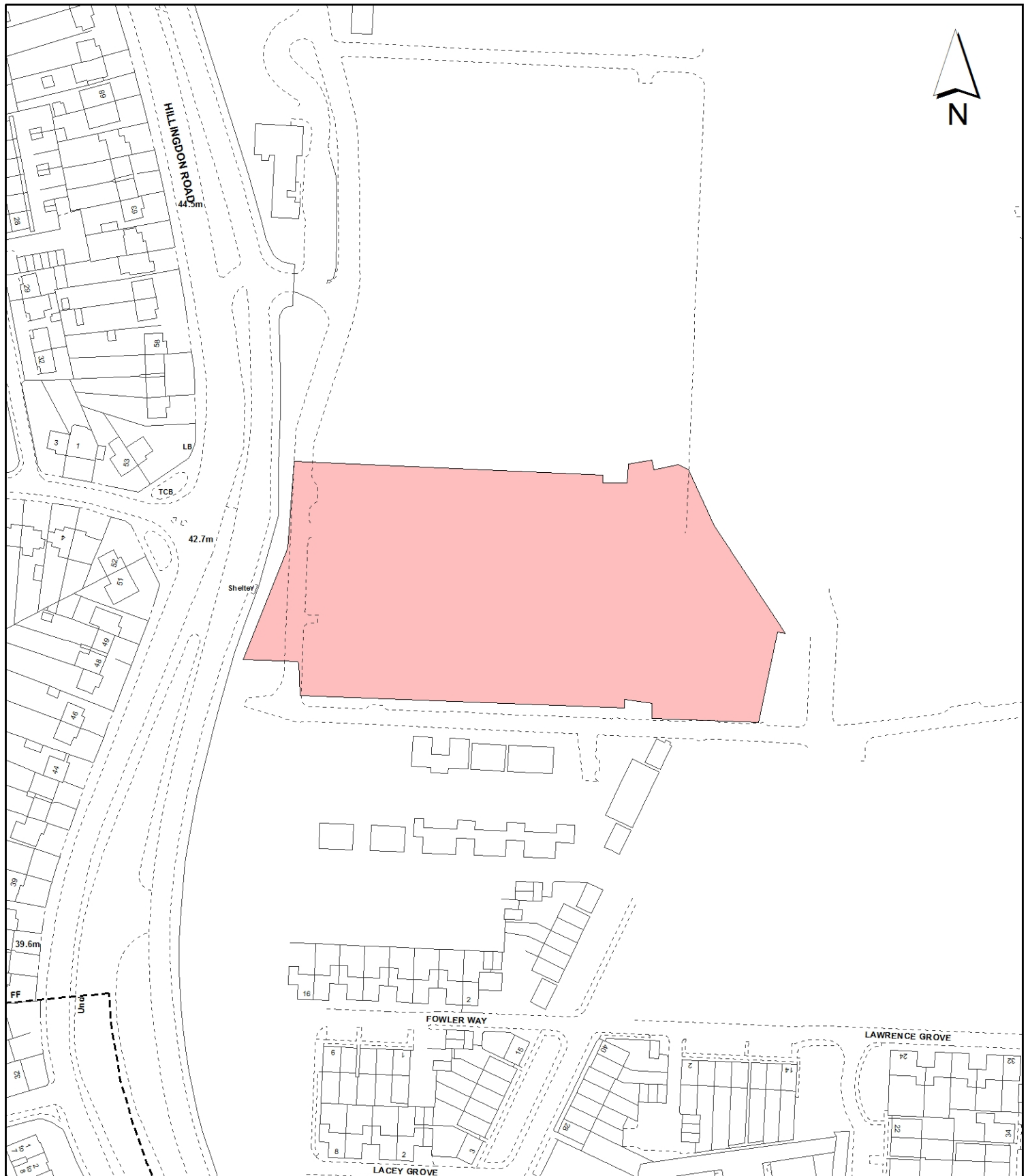
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

## 11. Reference Documents

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

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**St Andrew's Park  
 Hillingdon Road  
 Uxbridge**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section

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

Planning Application Ref:

**585/APP/2015/4494**

Scale:

**1:1,800**

Planning Committee:

**Major**

Date:

**March 2016**



**HILLINGDON**  
 LONDON