

Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREW'S PARK HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phase 4 of planning permission ref: 585/APP/2009/2752 (Outline application (all matters reserved, except for access) including demolition of some existing buildings and mixed use redevelopment of the Former RAF Uxbridge site)

LBH Ref Nos: 585/APP/2016/1018

Drawing Nos: Tree Protection Strategy 2618-TS-01 P1
Detailed Planting Plan 2618-PP-01 P1
Detailed Planting Plan 2618-PP-02 P1
Landscape General Arrangement 2618-LA-01 P
Engineering Appraisal Long Sections 151573 SK003 I
Tracking and Visibility 151573 SK004 E
Proposed Drainage Strategy 151573 SK001 I
Engineering Appraisal 151573 SK002 E
Housetypes Plans and Elevations 01 22067 P(0)_030 Rev I
Housetypes Plans and Elevations 02 22067 P(0)_031 Rev I
Housetypes Plans and Elevations 03 22067 P(0)_032 Rev I
Housetypes Plans and Elevations 04 22067 P(0)_033 Rev I
Housetypes Plans and Elevations 05 22067 P(0)_034 Rev I
Apartment UA Floor Plans 22067 P(0)_041
Apartment UA Elevations and Sections 22067 P(0)_041 Rev I
Apartment UB Floor Plans 22067 P(0)_041
Apartment UB Elevations and Sections 22067 P(0)_046 Rev I
Site Sections A - D 22067 P(0)_051
Site Location Plan 22067 P(0)_001
Site Boundary Existing Levels 22067 P(0)_001
Illustrative Site Plan 22067 P(0)_011
Site Plan Ground Floor Context 22067 P(0)_011 Rev I
Site Plan Building Heights Ground Floor Plan 22067 P(0)_012 Rev I
Roof Plan 22067 P(0)_013
Boundary Treatment 22067 P(0)_021
Housetypes Location Plan 22067 P(0)_021
Parking Strategy 22067 P(0)_021
Affordable Provision 22067 P(0)_021
Street Elevations 1 of 3 22067 P(0)_060 Rev I
Street Elevations 2 of 3 22067 P(0)_061 Rev I
Street Elevations 3 of 3 22067 P(0)_062 Rev I
3D Street Views Sheet 1 22067 P(0)_071
3D Street Views Sheet 2 22067 P(0)_071
3D Aerial Views 22067 P(0)_071
Materials Schedule 22067 R02_160309 Rev I
Accommodation Schedule 22067 YO_16030
Elevation Strategy 22067 P(0)_025 Rev I
Tree Survey 2618-TS-02 P1

Date Plans Received: 10/03/2016

Date(s) of Amendment(s):

Date Application Valid: 16/03/2016

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for Phase 4 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 4, an area of land located centrally within the site. The site is bounded by Phase 3A and the 'pocket park' to the south, the spine road and future Phase 3C to west and the new district park to the north and east.

The proposed scheme would provide 85 residential units (41 flats and 44 houses). Individual gardens would be provided to the houses and the flats would be provided with private and communal external amenity spaces and 135 parking spaces for residents and visitors.

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:

Site Location Plan 22067 P(0)_001

Site Boundary Existing Levels 22067 P(0)_002

Illustrative Site Plan 22067 P(0)_010

Site Plan Ground Floor Context 22067 P(0)_011 Rev B

Site Plan Building Heights Ground Floor Plan 22067 P(0)_012 Rev B

Roof Plan 22067 P(0)_013

Boundary Treatment 22067 P(0)_020

Housetypes Location Plan 22067 P(0)_021

Parking Strategy 22067 P(0)_022

Affordable Provision 22067 P(0)_023

Housetypes Plans and Elevations 01 22067 P(0)_030 Rev B

Housetypes Plans and Elevations 02 22067 P(0)_031 Rev B
Housetypes Plans and Elevations 03 22067 P(0)_032 Rev B
Housetypes Plans and Elevations 04 22067 P(0)_033 Rev B
Housetypes Plans and Elevations 05 22067 P(0)_034 Rev B
Apartment UA Floor Plans 22067 P(0)_040
Apartment UA Elevations and Sections 22067 P(0)_041 Rev B
Apartment UB Floor Plans 22067 P(0)_045
Apartment UB Elevations and Sections 22067 P(0)_046 Rev B
Site Sections A - D 22067 P(0)_050
Street Elevations 1 of 3 22067 P(0)_060 Rev A
Street Elevations 2 of 3 22067 P(0)_061 Rev A
Street Elevations 3 of 3 22067 P(0)_062 Rev A
3D Street Views Sheet 1 22067 P(0)_070
3D Street Views Sheet 2 22067 P(0)_071
3D Aerial Views 22067 P(0)_072
Materials Schedule 22067 R02_160309 Rev A
Accommodation Schedule 22067 YO_160309
Elevation Strategy 22067 P(0)_025 Rev A
Tree Survey 2618-TS-02 P1
Tree Protection Strategy 2618-TS-01 P1
Detailed Planting Plan 2618-PP-01 P1
Detailed Planting Plan 2618-PP-02 P1
Landscape General Arrangement 2618-LA-01 P1
Engineering Appraisal Long Sections 151573 SK003 B
Tracking and Visibility 151573 SK004 E
Proposed Drainage Strategy 151573 SK001 H
Engineering Appraisal 151573 SK002 E
Amenity Space 22067 P(0)_024;

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:

Planning Statement (SMH/UXB/RM/1)
Design and Access Statement (SMH/UXB/RM/2)
Transport Statement (SMH/UXB/RM/4)
Landscape Specification (SMH/UXB/RM/5)
Landscape Maintenance Specification (SMH/UXB/RM/6)
Tree Protection Method Statement (SMH/UXB/RM/7)

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 contained 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 Siting of noise-sensitive developments

OE5	
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

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, 'Wind Turbines and Aviation' (available at [http://www.aoa.org.uk/operation & safety/safeguarding.htm](http://www.aoa.org.uk/operation%20&%20safety/safeguarding.htm)).

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 4) forms part of St Andrews Park (the former RAF Uxbridge Site). Phase 4 is an area of land located centrally within the site. The site is bounded by Phase 3A and the 'pocket park' to the south, the spine road and future Phase 3C to west and the new district park to the north and east. There is a former rifle range structure to the west of the site within the new district park. Land to the north of the site within the district part is designated as green belt.

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 current Phase 4 application provides residential accommodation in a single parcel of land. The scheme is contemporary in design and is in accordance with the approved masterplan for the site and recent pre-application proposals, with a crescent-shaped housing layout facing the district park, behind which are infill houses sharing an access road with phase 3A to the south.

The scheme comprises of a total of 85 units, including 41 flats and 44 houses:

- apartments providing 1 bed and 2 bed flats
- maisonettes providing 1 bed and 2 bed units
- houses providing 3 bed and 4 bed accommodation

The scheme also includes associated car parking, cycles and refuse storage. The scheme has 10% affordable housing, comprising of shared ownership and affordable rent which equates to 9 units. The affordable provision is distributed throughout the site in groups of no

more than three adjacent dwellings and has a mix of different house types. The overall level of affordable housing to be provided is slightly lower than that required in the S106 Agreement, however 15% will be provided between this phase, Phase 5 (south) and the town centre extension.

Vehicle Parking is allocated as:

For 1 & 2 bedroom apartments - 1 parking space per dwelling

For 3 bedroom house - 2 parking spaces per dwelling

For 4 bedroom house 2 parking spaces per dwelling

The provision includes 6 on street visitor parking spaces. Visitor spaces will be clearly marked as such.

All houses will have lockable cycle storage in a garden shed. The three and four bed houses will have 2 cycle spaces each. One bed apartments will have 1 cycle space, 2 bed apartments will have 2 spaces. A further 10 visitor cycle parking spaces are indicated in line with Hillingdon requirements for a minimum of 8.5 spaces.

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.

An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (Application Ref. 585/APP/2014/4023). This has enabled this phase to be brought forward in the construction programme. A separate application for a non-material amendment (Application Ref. 585/APP/2016/555) to amend the maximum storey heights in Phase 4 was approved in February 2016. The proposals are in accordance with these parameters.

Various applications for Reserved Matters relating to Phases 1, 2 and 3 have since been submitted and development has commenced on site.

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
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BE20	Daylight and sunlight considerations.
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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
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OE1	Protection of the character and amenities of surrounding properties and the local area
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OE5	Siting of noise-sensitive developments
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facilities

- LPP 3.7 (2015) Large residential developments
- LPP 3.8 (2015) Housing Choice
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- LPP 3.10 (2015) Definition of affordable housing
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- LPP 5.1 (2015) Climate Change Mitigation
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- LPP 7.1 (2015) Lifetime Neighbourhoods
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- LPP 7.6 (2015) Architecture
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- LPP 7.15 (2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 8.1 (2015) Implementation
- LPP 8.2 (2015) Planning obligations
- LPP 8.3 (2015) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th April 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

HEATHROW AIRPORT LIMITED (HAL)

HAL have now assessed the Reserved matters (appearance, landscaping, layout & scale) against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed

development.

However, we would like to make the following observations:

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, 'Wind Turbines and Aviation' (available at [http://www.aoa.org.uk/operation & safety/safeguarding.htm](http://www.aoa.org.uk/operation%20&%20safety/safeguarding.htm)).

Case Officer's comments:

This advice has been added as an informative to the recommendation.

THAMES WATER

The reserved matters application does not affect Thames Water and as such we have no observations to make.

METROPOLITAN POLICE

No objections to this application.

Internal Consultees

LANDSCAPE ARCHITECT

There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site. All existing / retained trees on the site are protected by legal agreement.

Landscape considerations:

- No trees or other landscape features of merit will be affected by the proposal. Existing trees in this area are immediately off-site and are currently protected by Heras fencing, in accordance with Allen Pyke's Tree Protection Method Statement and drawing No. 2618-TS-01 Rev P1.
- The site layout is in accordance with the approved masterplan for the site and recent pre-application proposals, with a crescent-shaped housing layout facing the Western District Park, behind which are infill houses sharing an access road with phase 3A to the south.
- Stride Treglown's drawing No. P(0)_020 clearly shows the various boundary treatments which will be used to provide appropriate levels of security and privacy for the properties. Boundaries will be defined by a range of heights and materials including timber fences, brick walls and railings.
- A Landscape General Arrangement Plan, ref. 2618-LA-01 Rev P1, by Allen Pyke Associates, provides a schedule of hard materials across the site.
- A Detailed Planting Plan, ref. 2618-PP-01 Rev P1, by Allen Pyke Associates, includes an attractive range of ornamental trees and shrubs throughout the site, both in the public realm and private gardens. This is supported by a Schedule of Plants and Horticultural Notes, drawing No. 2618-PP-02 Rev P1.
- Allen Pyke's documents, Landscape Specification and Landscape Maintenance Specification complete the package of landscape information.
- If the application is recommended for approval, the landscape proposals should be implemented in accordance with the submitted drawings.

Recommendations:

No objection, subject to the adherence to, and implementation of, the submitted landscape proposals.

Case Officer's comments:

The relevant landscaping plans and documents are included within the application and are required to be adhered to under Conditions 1 and 2.

SECTION 106 OFFICER

Heads of Terms - None

ACCESS OFFICER

I have considered the detail of this planning application and deem there to be no accessibility issues raised.

SUSTAINABILITY OFFICER

No objections

FLOOD AND WATER MANAGEMENT

It appears that this proposal does not provide permeable paving on the roads as agreed, and does not control surface water prior to discharge in accordance with these catchment areas. Also water butts are proposed on all properties which are not shown here.

Case Officer's comments: The applicant has been informed of the Council's Flood and Water Management Officer's comments and is looking to resolve these issues. A plan has since been provided that shows the proposed location of water butts for each property (Site Plan Ground Floor Context 22067 P(0)_011 Rev A). There are existing conditions attached to the outline consent (reference 585/APP/2009/2752) which require details of drainage strategies to be agreed by the Council, and it is therefore considered that the above concerns can be resolved through the discharge of condition rather than through the current reserved matters application.

ENVIRONMENTAL PROTECTION UNIT (EPU)

No adverse comments

CONSERVATION AND DESIGN OFFICER

This proposal has been subject to very extensive pre-application discussion and the current design has evolved from this work. There are no objections to the layout of the scheme, or to the design, scale and massing of the new residential buildings. The only matters of concern are the agreement of external materials, as the key on the drawings is still rather vague on some of these matters.

No objections subject to the above.

Case Officer's comments:

Further details have been provided regarding the proposed materials (Materials Schedule 22067 R02_160309 Rev A), which the Council's Design Officer has reviewed and raised no objection to.

HIGHWAYS

135 car parking spaces are provided 41 (one each) allocated to the flats and 88 (two each) allocated to the houses which accord with parking standards. Six additional spaces are provided for visitors.

Cycle parking, one space for each one bedroom unit and two each for all others comply with Council standards. A total of 154 cycle spaces are provided located within secure designated cycle stores, garages or garden sheds. An additional 9 stands are provided for visitors.

Auto tracks for a 10.595m refuse vehicle have been provided and are acceptable.

Trip generation and its impact on the public highway network was established and approved under the outline consent.

No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the proposal, including the proposed residential use 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 71 units (18 flats and 53 houses) across this portion of the site. The current application proposes the erection of 85 residential units (41 flats and 44 houses). This is a result of replacing traditional housing in the south east corner of the site with an apartment building. This was driven by the Applicant's desire to allow more dwellings to have a view over the District Park.

Whilst there is an increase in the number of residential units within this phase, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) as permitted by the outline planning permission will not be exceeded.

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

The application site (Phase 4) is located adjacent to the new district park. The district park land to the north of the site is within the green belt and therefore the relationship between the proposals and the district park have been an important part of the discussions in the design evolution of these proposals throughout the pre-application process. The masterplan for the wider RAF Uxbridge/St Andrew's site has always proposed a strong crescent feature in this location which has been incorporated into the proposals. The current scheme is considered to have a positive relationship with the park and green belt and the architectural approach is supported.

The Council's Design Officer and Landscape Architect have been involved throughout the pre-application process and have raised no objections to the proposals.

As such the impact of the development on the green belt is considered to be acceptable.

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 approved parameter plan (under application reference 585/APP/2016/555) approved the creation of dwellings between two and a half and three and a half storeys within Phase 4, which has been adhered to in the current reserved matters application. The proposed development consists generally of two and a half and three storey properties with a number of three and a half storeys properties in appropriate locations to create focal buildings and visual interest along street scenes, such as the crescent. The scale is considered appropriate for this location, and is in accordance with the parameters established at the outline planning application stage.

The proposed dwellings in the residential streets are proposed to be short terraces and semi-detached dwellings. The design of the dwellings are contemporary and effective, with features such as bay windows and entrance canopies used to provide variance between the appearance of the buildings.

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.

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 85 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 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. Whilst all of the houses proposed will have external amenity space, 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. The application site is directly adjacent to the large new district park and further benefits from the pocket park to the south. 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

135 car parking spaces are provided 41 (one each) allocated to the flats and 88 (two each) allocated to the houses which accord with parking standards. Six additional spaces are provided for visitors.

Cycle parking, one space for each one bedroom unit and two each for all others comply with Council standards. A total of 154 cycle spaces are provided located within secure designated cycle stores, garages or garden sheds. An additional 9 stands are provided for visitors. Auto tracks for a 10.595m refuse vehicle have been provided and are acceptable.

Trip generation and its impact on the public highway network was established and approved under the outline consent. 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

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 and no objections have been raised.

In addition Condition 31 of the outline planning permission requires full details of security measures to achieve the Secured by Design accreditation to be submitted prior to commencement of the phase.

7.12 Disabled access

All of the proposed units would be built in accordance with the building regulation minimum standards and have been designed to Lifetime Homes standards. In addition 10% 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. The scheme has 10% affordable housing, comprising of shared ownership and affordable rent which equates to 9 units. The affordable provision is distributed throughout the site in groups of no more than three adjacent dwellings and has a mix of different house types.

The level of affordable housing to be provided in this phase is slightly lower than the 15% required in the S106 Agreement. However as 15% is a fixed requirement across the St Andrew's Park site it will be possible to secure a higher level of affordable housing provision across Phase 5 (south) and the town centre extension.

7.14 Trees, landscaping and Ecology

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 curtilage of each house and within the apartment blocks for the storage of waste and recycling during the week. 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. The location of the bin storage areas is considered to have an acceptable impact on 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 Council's Sustainability Officer has reviewed the proposals and raised no objections.

As such the proposal is deemed to be 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.

Each dwelling has been provided with a water butt to collect rainwater as required by the site wide SUDS strategy (Site Plan Ground Floor Context 22067 P(0)_011 Rev A). The Council's Flood and Water Management Officer has reviewed the proposals and commented that the scheme does not provide permeable paving on the roads as agreed, and does not control surface water prior to discharge in accordance with the approved catchment areas.

There are existing conditions attached to the outline consent (reference 585/APP/2009/2752) which require details of drainage strategies to be agreed by the Council, it is therefore considered that the above concerns can be resolved through the discharge of the relevant conditions rather than through the current reserved matters application.

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

None

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The application 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 4, an area of land located centrally with the site. The site is bounded by Phase 3A and the 'pocket park' to the south, the spine road and future Phase 3C to west and the new district park to the north and west.

The proposed scheme would provide 85 residential units (41 flats and 44 houses). Individual

gardens would be provided to the houses and the flats would be provided with private and communal external amenity spaces and 135 parking spaces for residents and visitors.

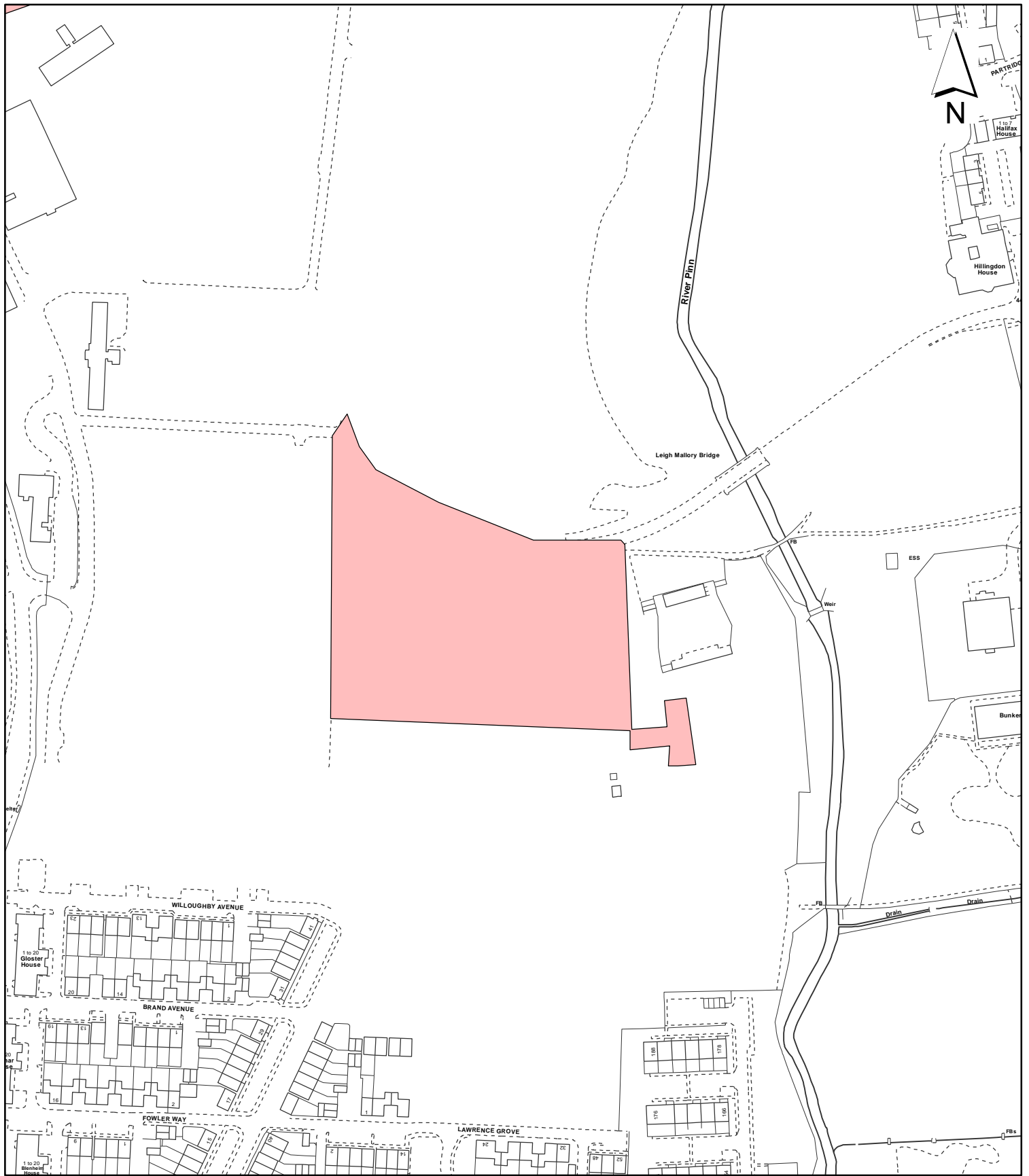
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

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

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Notes:

 Site boundary

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Site Address:
**St Andrews Park
 Hillingdon Road
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**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
585/APP/2016/1018

Scale:
1:2,500

Planning Committee:
Major

Date:
May 2016

