

## Report of the Head of Planning, Building Control, Sport & Green Spaces

**Address** SOUTHALL GAS WORKS HAYES BY PASS HAYES

**Development:** Submission of Details for condition 12 (Detailed Design of Western Link to Pump Lane) and 15 (Details of construction and surfacing of Pump Lane) for planning permission ref 54814/APP/2009/430 dated 29 September 2010; hybrid planning application for Southall Gasworks Redevelopment.

**LBH Ref Nos:** 54814/APP/2015/3929

**Drawing Nos:** VD15290-ID-DR-00-0002  
VD15290-ID-DR-20-C0100\_D  
VD15290-ID-DR-20-C0101\_D  
VD15290-ID-DR-20-C0111D  
VD15290-ID-DR-20-C0121\_C  
VD15290-ID-DR-20-C0151\_C  
VD15290-ID-DR-20-C0152\_C.  
VD15290-ID-DR-20-C0201\_D  
VD15290-ID-DR-20-C0401\_D  
VD15290-ID-DR-20-C0511\_A  
VD15290-ID-DR-20-C0521\_A  
VD15290-ID-DR-20-C0531\_A  
VD15290-ID-DR-20-C0551\_C  
VD15290-ID-DR-20-C0601\_D  
VD15290-ID-DR-20-C0611\_B  
VD15290-ID-DR-20-C0711\_E  
VD15290-ID-DR-20-C1111\_E  
VD15290-ID-DR-20-C1201\_C  
Western Access Drainage Plan (Vectos: DR-20-C0501 Rev D)  
Western Access Road Pavement Plan (Vectos: DR-20-C0701 Rev E)  
Western Access Kerb and Footway Plan (Vectos: DR-20-C1101 Rev H);  
Western Access Site Plan (Vectos: DR-20-C0100 Rev E)

**Date of receipt:** 27/10/2015                      **Date(s) of Amendment(s):** 21/10/2015

### 1. MAIN PLANNING CONSIDERATIONS

#### Planning Permission

Outline planning permission ref 54814/APP/2009/430 dated 29/09/2010 was granted by the Mayor of London for the demolition of 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; remediation of the land and redevelopment of the site to deliver a mixed use development for up to: 320,000m<sup>2</sup> of residential, up to 14,200m<sup>2</sup> for non-food retail, up to 5,850m<sup>2</sup> of food retail, up to 1,750m<sup>2</sup> of Class A2-A5 uses, up to 9,650m<sup>2</sup> of hotel, up to 3,000m<sup>2</sup> of conference and banqueting, up to 4,700m<sup>2</sup> of leisure forming a cinema, up to 2,550m<sup>2</sup> of health care facilities, up to 3,450m<sup>2</sup> of education facilities, up to 3,500m<sup>2</sup> of office/studio units, up to 390m<sup>2</sup> of sports pavilion, an energy centre and associated car, coach and cycle parking, landscaping, public realm, open space and children's play space; and full details

submitted (layout, scale, appearance and landscaping) for the following accesses: Pump Lane Link Road New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Eastern Access New access road from Southall centre to the site, including land currently occupied by properties on The Crescent. Minet Country Park Footbridge Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook. Springfield Road Footbridge Northern pedestrian and cycle access to Minet Country Park and Springfield Road. Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane. Accesses onto Beaconsfield Road (Outline Application with full details of accesses).

## The Site

The Southall Gasworks application site is roughly triangular in shape and occupies approximately 44.7Ha in area. The application site is bounded to the south by the Wales and Great Western Mainline Railway (with commercial and employment uses beyond), to the west by the Grand Union Canal (with Minet Country Park beyond) and to the north by residential development in Southall (off Beaconsfield Road).

The majority of the application site is located within the London Borough of Ealing. The boundary between the London Boroughs of Ealing and Hillingdon is defined by the centre line of the Grand Union Canal. The canal also forms the western boundary of the main site.

The land between the Grand Union Canal and Yeading Brook is owned by British Waterways and managed as a wildlife area. This land was formally used as a landfill tip and is known to be subject to contamination. The Minet Country Park is owned by the London Borough of Hillingdon and maintained as a public country park. The Yeading Football Club grounds are located in the north east corner of the site.

## Proposal

The applicant seeks to discharge condition 12 (Detailed Design of Western Link to Pump Lane) and 15 (Details of construction and surfacing of Pump Lane) of planning permission ref: 54814/APP/2009/430, dated 29/09/2010, for the demolition of 22 houses; remediation of the land and redevelopment of the site to deliver a mixed use development (Outline Application with full details of accesses).

Condition 12 (Detailed Design of Western Link to Pump Lane) requires:

Prior to development commencing, the detailed design for the new western link to Pump Lane and the new signalised junction shall be submitted to and approved in writing by the Local Planning Authority. The new western link to Pump Lane shall not be open to general traffic until the off-site highway works at Pump Lane/Western Access have been fully completed and opened to traffic.

Reason: To mitigate the impact of additional traffic on highway safety and the capacity of the highway network and accord with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition 15 (Details of construction and surfacing of Pump Lane) reads:

Plans and details of construction and surfacing of the Pump Lane link road, including cycle and footpaths shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network in accordance with Policies AM7, AM9, and AM14 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

The following details have been submitted in support of the conditions discharge application:

Condition 12:

- Western Access Planning Condition Areas (Vectos: DR-00-0002);
- Western Access General Arrangement (Vectos: DR-20-C0101 Rev D);
- Western Access Typical Sections (Vectos: DR-20-C0111 Rev D);
- Western Access Longitudinal Section (Vectos: DR-20-C0121 Rev C);
- Western Access Cross Sections - Sheet 1 (Vectos: DR-20-C0151 Rev C);
- Western Access Cross Sections - Sheet 2 (Vectos: DR-20-C0152 Rev C);
- Western Access Road Restraint System Plan (Vectos: DR-20-C0401 Rev D);
- Western Access Drainage Plan (Vectos: DR-20-C0501 Rev D);
- Western Access Drainage Longitudinal Sections (Vectos: DR-20-C0511 Rev A);
- Western Access Drainage Manhole Schedule (Vectos: DR-20-C0521 Rev A);
- Western Access Drainage Details (Vectos: DR-20-C0531 Rev A);
- Western Access Statutory Undertakings Existing and Proposed (Vectos: DR-20-C0551 Rev C);
- Western Access Earthworks Plan (Vectos: DR-20-C0601 Rev D);
- Western Access Earthworks Sections (Vectos: DR-20-C0611 Rev B);
- Western Access Road Pavement Plan (Vectos: DR-20-C0701 Rev E);
- Western Access Road Pavement Details (Vectos: DR-20-C0711 Rev E);
- Western Access Kerb and Footway Plan (Vectos: DR-20-C1101 Rev H);
- Western Access Kerb and Footway Details (Vectos: DR-20-C1111 Rev E); and
- Western Access Signs and Line Marking Plan (Vectos: DR-20-C1201 Rev C).

Condition 15:

- Western Access Site Plan (Vectos: DR-20-C0100 Rev E);
- Western Access General Arrangement (Vectos: DR-20-C0101 Rev D);
- Western Access Typical Sections (Vectos: DR-20-C0111 Rev D);
- Western Access Longitudinal Section (Vectos: DR-20-C0121 Rev C);
- Western Access Cross Sections - Sheet 1 (Vectos: DR-20-C0151 Rev C);
- Western Access Cross Sections - Sheet 2 (Vectos: DR-20-C0152 Rev C);
- Western Access Road Restraint System Plan (Vectos: DR-20-C0401 Rev D);
- Western Access Drainage Plan (Vectos: DR-20-C0501 Rev C);
- Western Access Drainage Longitudinal Sections (Vectos: DR-20-C0511 Rev B);
- Western Access Drainage Manhole Schedule (Vectos: DR-20-C0521 Rev A);
- Western Access Drainage Details (Vectos: DR-20-C0531 Rev A);
- Western Access Statutory Undertakings Existing and Proposed (Vectos: DR-20-C0551 Rev C);
- Western Access Earthworks Plan (Vectos: DR-20-C0601 Rev E);
- Western Access Earthworks Sections (Vectos: DR-20-C0611 Rev B);
- Western Access Road Pavement Plan (Vectos: DR-20-C0701 Rev E);
- Western Access Road Pavement Details (Vectos: DR-20-C0711 Rev E);
- Western Access Kerb and Footway Plan (Vectos: DR-20-C1101 Rev H);
- Western Access Kerb and Footway Details (Vectos: DR-20-C1111 Rev E);
- Western Access Signs and Line Marking Plan (Vectos: DR-20-C1201 Rev C); and

- Western Access Site Clearance (Vectos: DR-20-C0201 Rev D).

## Consults

The submitted details have been reviewed by Transport for London (TFL) who will build, maintain and adopt the link road and Pump Lane. They have raised no objections to the proposed details of the link road design or the construction details that are proposed.

It is therefore recommended that the conditions be discharged.

## 2. RECOMMENDATION

### APPROVAL

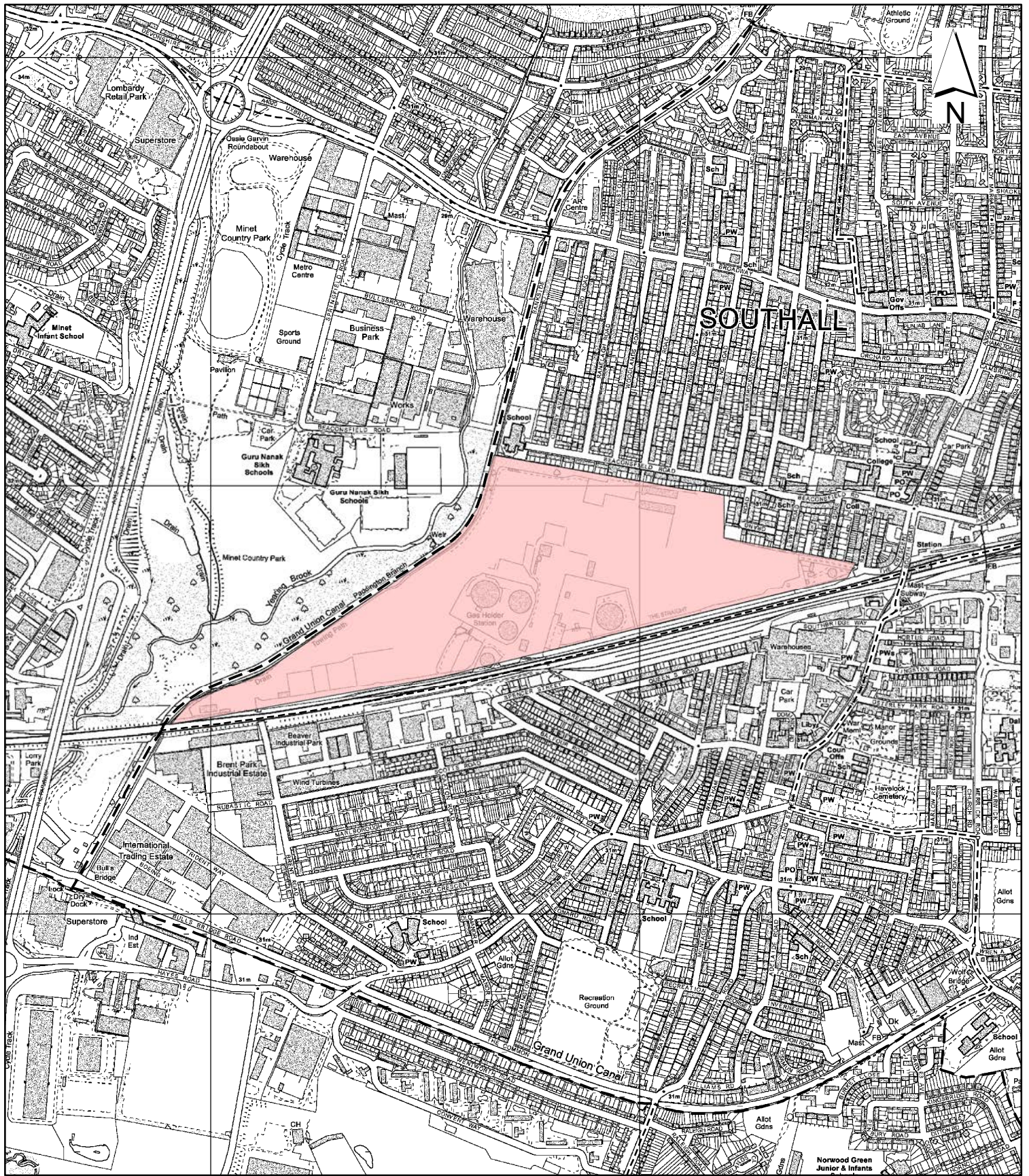
### INFORMATIVES

- |          |     |   |
|----------|-----|---|
| <b>1</b> | I52 | 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).   |
| <b>2</b> | I53 | 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.   |
| <b>3</b> | I59 | 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 (2016). 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. |

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**Notes:**

 Site boundary

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Site Address:

**Southall Gasworks Site  
 Hayes By Pass  
 Hayes**

Planning Application Ref:

**54814/APP/2015/3929**

Planning Committee:

**Major**

Scale:

**1:12,000**

Date:

**October 2016**

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

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
 LONDON