

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

Address SOUTHALL GAS WORKS HAYES BY PASS HAYES

Development: Discharge of Condition 19 (remediation) of planning permission ref 54814/APP/2009/430 for Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space.

New access roads from the Hayes by-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road.

LBH Ref Nos: 54814/APP/2015/4215

Drawing Nos: Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment. Remediation Strategy. Issue 6.

Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment. Ground Contamination: Detailed Quantitative Risk Assessment. Issue 2

Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment. Ground Contamination: Preliminary Risk Assessment. Issue 3;

Date of receipt: 16/11/2015

Date(s) of Amendment(s): 17/11/2015

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: 320,000m² of residential, up to 14,200m² for non-food retail, up to 5,850m² of food retail, up to 1,750m² of Class A2-A5 uses, up to 9,650m² of hotel, up to 3,000m² of conference and banqueting, up to 4,700m² of leisure forming a cinema, up to 2,550m² of health care facilities, up to 3,450m² of education facilities, up to 3,500m² of office/studio units, up to 390m² 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 19 (Remediation) 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 19 requires:

Prior to commencement of remediation, preparatory works or construction, a survey, for only that Part of the land where it is proposed to site the footings of the two bridges and Pump Lane Road access, to assess the soil contamination levels and a remediation scheme for the soil contamination for the footings for the two pedestrian/cyclist access bridges, and the land across which it is proposed to construct the extension to Pump Lane, shall be submitted to, approved in writing by the London Borough of Hillingdon as the local planning authority and carried out to the satisfaction of the London Borough of Hillingdon. All works which form part of this remediation scheme shall be completed before the commencement of the relevant bridge works unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority.

Reason: To ensure that the occupants of the development are not subjected to any risks from land contamination.

The following information has been submitted in support of the discharge of condition application:

- Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment.

Remediation Strategy. Issue 6;
- Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment.
Ground Contamination: Detailed Quantitative Risk Assessment. Issue 2
- Arup (2015) Proposed Bridge Works for Southall Gas Works Redevelopment.
Ground Contamination: Preliminary Risk Assessment. Issue 3;

Consults

Environmental Protection Officer (Contaminated Land): No objection

Environment Agency: No objection.

It is therefore recommended that the condition be discharged.

2. **RECOMMENDATION**

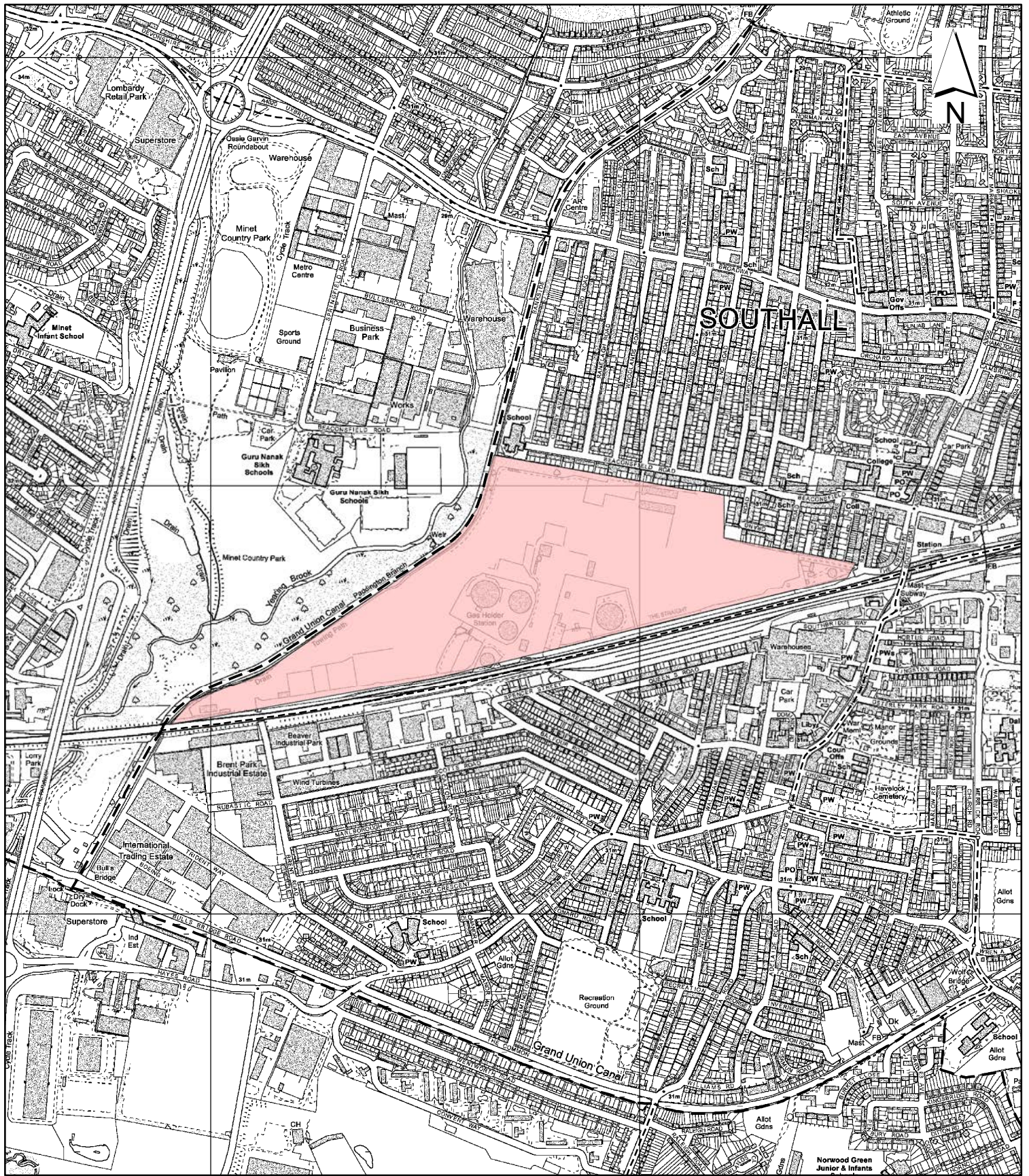
APPROVAL

INFORMATIVES

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|----------|-----|---|
| 1 | 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). |
| 2 | 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. |
| 3 | 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/2015/4215

Planning Committee:

Major

Scale:

1:12,000

Date:

October 2016

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
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HILLINGDON
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