

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

**Address** THE STRAIGHT, SOUTHALL GASWORKS SITE HAYES BY PASS HAYES

**Development:** Details pursuant to condition 40 (Security Arrangements) of planning permission 54814/APP/2009/430; Outline application  
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.  
Full application  
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/2016/3399

**Drawing Nos:** Security Arrangements Statement - Pump Lane Part-1  
Security Arrangements Statement - Pump Lane Part-2  
Cover Letter - Planning Fees for LB Hillingdon Co

**Date of receipt:** 14/09/2016 **Date(s) of Amendment(s):**

### 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

Details pursuant to condition 40 (Security Arrangements) 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 40 requires:

Full details of security arrangements including the potential to link to the CCTV network, for the Pump Lane Link Road Bridge, the Minet Country Park Cycle/pedestrian Bridge and the Springfield Road Cycle/pedestrian Bridge shall be submitted to and approved by the London Borough of Hillingdon as the local planning authority prior to each part being implemented.

Reason: In the interests of crime prevention on each of the bridges.

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

- Security Arrangements Statement - Pump Lane Part-1
- Security Arrangements Statement - Pump Lane Part-2

## Consults

Metropolitan Police Crime prevention Adviser:  
I have reviewed this proposal and in principle I have no objections.

It is therefore recommended that the condition be discharged.

## **2. RECOMMENDATION**

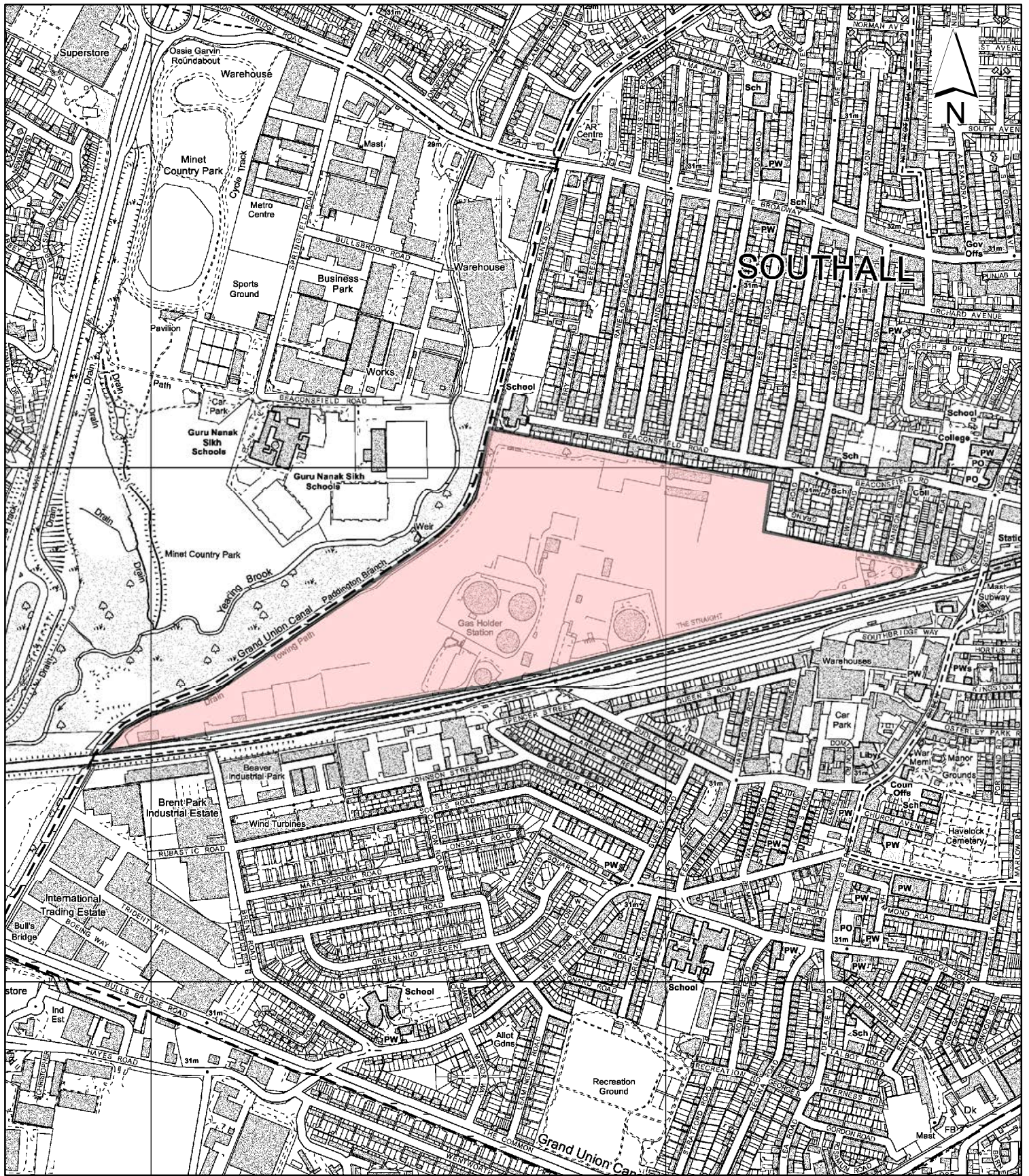
### **APPROVAL**

#### **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  
 Hayes**

Planning Application Ref:

**54814/APP/2016/3399**

Planning Committee:

**Major**

Scale:

**1:10,000**

Date:

**November 2016**

**LONDON BOROUGH  
 OF HILLINGDON  
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**HILLINGDON**  
 LONDON