

Report of the Head of Planning, Sport and Green Spaces

Address STOCKLEY PARK PHASE 3 IRON BRIDGE ROAD WEST DRAYTON

Development: Land formation, landscaping, fencing and provision of ancillary footpaths and bridleways together with ancillary works to the offsite land parcels (Land Parcel A (10.67 hectares) - Land bounded by Stockley Road and B465 to the west, Goulds Green to the south and the residential area of Goulds Green to the east; Land Parcel B1 (0.52 hectares) - Land to the south of Park View Road and to the east of the residential area of Yiewsley; Land Parcel B2 (0.60 hectares) - Land to the east of Willow Avenue and Chestnut Avenue; Land Parcel C1 (1.19 hectares) - Land to the west of Bolingbroke Way and south of Dawley Road and bound by Stockley Park Golf Club to the west; Land Parcel C2 (0.53 hectares) - Land to the west of Bolingbroke Way and bound by Stockley Park Golf Club to the west (No works are sought to Land Parcel C2); Packet Boat Lane (2.83 hectares) - Land to the north of Packet Boat Lane, to the east of Old Mill Lane and Fray's River and to the east of Cowley Lake) associated with the approved development at Phase 3 Stockley Park (Planning permission ref. 37977/APP/2015/1004 dated 14/12/2014)

LBH Ref Nos: 37977/APP/2016/2263

Drawing Nos: 1469/14-06B (S106 Land Parcel B1 Illustrative Landscape Strategy)
1469/14-07D (S106 Land Parcel B2 Illustrative Landscape Strategy)
1469/14-08E (S106 Land Parcel C Illustrative Landscape Strategy)
1469/14-70 (Timber Post and 3 Wire Fence Detail)
1469/14-71 (Timber Post and 3 Rail Fence Detail)
1469/14-72 (Timber Paddock Fence Detail)
1469/14-73 (Equine and Pedestrian Crossing Point)
1469/14-74 (Close Board Fence Detail)
1469/14-75 (Typical Footpath and Crossing Point Details)
1469/14-76 (Heavy Standard Tree Pit Detail 1x1m)
1469/14-78 (Rabbit Protection Fence Detail)
1469/14-79 (Pedestrian Access Gate Detail)
1469/14-RP06 (S106 Off Site Land Parcels Maintenance and Management Specification)
1469/14-SP03 (S106 Off Site Landscape Parcels Soft Landscape Specification)
Programme of Works
1469/14-10C (S106 Land Parcel E Illustrative Landscape Strategy)
27122-LE-55F (Off Site Land Parcels)
Covering Letter

Date Plans Received: 09/06/2016

Date(s) of Amendment(s): 09/06/2016

Date Application Valid: 14/06/2016

1. SUMMARY

The development of Phase 3 Stockley Park (planning permission ref. 37977/APP/2015/1004 dated 14/12/2014) included the gifting of parcels of green belt land to the London Borough of Hillingdon for landscaping improvements, and for them to be used as public open space, to provide a benefit for local residents of Hillingdon and to

mitigate the loss of green belt land on the site. This application relates to those land parcels and seeks land formation, landscaping, fencing and provision of ancillary footpaths and bridleways together with ancillary works.

The principle of using these land parcels for public open recreational space would be acceptable and is supported by local, regional, and national planning policy.

The proposal would enhance the beneficial use of the Green Belt through providing greater opportunity to access the land, providing new recreational space, enhancing the landscape, visual amenity and biodiversity of the land, and generally improving what is currently damaged landfill land.

The development is not considered to raise any concerns with regards to its impact on neighbours, highways, flooding, or air quality.

Overall, the proposed development meets the strategic policy objectives of the London Plan, as well as the aims and objectives of local Council policy, and the NPPF.

2. RECOMMENDATION

The application is recommended for approval subject to the following conditions:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 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:

- Covering Letter
- 1469/14-06B (S106 Land Parcel B1 Illustrative Landscape Strategy)
- 1469/14-07D (S106 Land Parcel B2 Illustrative Landscape Strategy)
- 1469/14-08E (S106 Land Parcel C Illustrative Landscape Strategy)
- 1469/14-70 (Timber Post and 3 Wire Fence Detail)
- 1469/14-71 (Timber Post and 3 Rail Fence Detail)
- 1469/14-72 (Timber Paddock Fence Detail)
- 1469/14-73 (Equine and Pedestrian Crossing Point)
- 1469/14-74 (Close Board Fence Detail)
- 1469/14-75 (Typical Footpath and Crossing Point Details)
- 1469/14-76 (Heavy Standard Tree Pit Detail 1x1m)
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- 1469/14-79 (Pedestrian Access Gate Detail)
- 1469/14-RP06 (S106 Off Site Land Parcels Maintenance and Management Specification)
- 1469/14-SP03 (S106 Off Site Landscape Parcels Soft Landscape Specification)
- Programme of Works
- 1469/14-10C (S106 Land Parcel E Illustrative Landscape Strategy)
- 27122-LE-55F (Off Site Land Parcels)

and shall thereafter be retained/maintained for as long as the development remains in

existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Contamination

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

4 NONSC Archaeology

1. No development shall take place, until an archaeological desk based assessment for the entire planning application has been submitted to and approved by the local planning

authority in writing. This will identify land with archaeological potential for which a written scheme of investigation (WSI) is required

2. For each land parcel identified as requiring a WSI, no works shall take place until a written scheme of investigation (WSI) for that parcel has been submitted to and approved by the local planning authority in writing. For each land parcel that is included within a WSI, no works shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the

REASON

To safeguard any potential archaeology of significance, in accordance with policy 7.8 of the London Plan (2016) and the NPPF.

5 A20 Access to open space for people with disabilities

All entry and exit points (including pedestrian access gates) shall measure more than 875mm wide and where footpaths do not achieve a gradient of less than 1:21 or a crossfall less than 1:60 then bonded gravel shall be used as opposed to self binding gravel.

REASON

To ensure that the open space is accessible to wheelchair users and that wheelchair users can maintain wheel traction whilst descending, in accordance with 7.2 of the London Plan (2016).

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
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
AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.19	(2016) Hazardous waste
LPP 5.21	(2016) Contaminated land
LPP 6.10	(2016) Walking
LPP 6.7	(2016) Better Streets and Surface Transport
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3

The desk based assessment and written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice

in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Desk Based Assessment should comprise the following:

A desk-based assessment produces a report using existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. The assessment will be expected to identify land parcels with archaeological potential, the impact of works proposed in such areas and appropriate mitigation measures. Please note that this advice relates solely to archaeological considerations. Further information on archaeology and planning in Greater London is available on the Historic England website.

4

Please be advised that the works hereby approved or as subsequently amended/approved shall be completed in full prior to hand over of the land parcels to Council ownership in compliance with the legal agreement associated with planning permission ref. 37977/APP/2015/1004 dated 14/12/2014

5

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination.
2. Referring to the Environment Agency guiding principles for land contamination and the land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice
3. Further information may be found on the land contamination technical guidance pages on the direct.gov website

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If the applicant is proposing to import material as part of the landscaping works on site they may require an environmental permit. More information about this can be found in our permitting guidance online, or by contacting our National Customer Contact Centre on 03708 506 506 or enquiries@environmentagency.gov.uk.

The Environmental Permitting Regulations 2010 make it an offence to cause or knowingly permit an activity that will result in the input of pollutants to surface water or groundwater, unless authorised to do so by an environmental permit.

7 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the local Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection

with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

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You are advised that no works are sought to Land Parcel C2 as part of this application.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to six land parcels associated with the approved development at Phase 3 Stockley Park, Stockley Road, West Drayton, Middlesex. The land parcels are arranged on a broadly east-west axis crossing the London Borough of Hillingdon. The total area of land relating to this application measures approximately 16.34 hectares.

All of the parcels are located within the Green Belt. Many of the eastern most parcels were previous landfill sites. The western most parcel is located within the Colne Valley Archaeological Priority Area.

3.2 Proposed Scheme

The proposal consists of land formation, landscaping, fencing and provision of ancillary footpaths and bridleways together with ancillary works to the offsite land parcels associated with the approved development at Phase 3 Stockley Park (Planning permission ref. 37977/APP/2015/1004 dated 14/12/2014). The location of the land parcels are set out on the enclosed site location plan (Drawing No. 27122/LE/055F) and are as follows:

- Land Parcel A (10.67 hectares) - Land bounded by Stockley Road and B465 to the west, Goulds Green to the south and the residential area of Goulds Green to the east.
- Land Parcel B1 (0.52 hectares) - Land to the south of Park View Road and to the east of the residential area of Yiewsley.
- Land Parcel B2 (0.60 hectares) - Land to the east of Willow Avenue and Chestnut Avenue.
- Land Parcel C1 (1.19 hectares) - Land to the west of Bolingbroke Way and south of Dawley Road and bound by Stockley Park Golf Club to the west.
- Land Parcel C2 (0.53 hectares) - Land to the west of Bolingbroke Way and bound by Stockley Park Golf Club to the west.
- Packet Boat Lane (2.83 hectares) - Land to the north of Packet Boat Lane, to the east of Old Mill Lane and Fray's River and to the east of Cowley Lake.

Please note that no works are sought to Land Parcel C2.

3.3 Relevant Planning History

37977/APP/2015/1004 Phase 3 Stockley Park Stockley Road West Drayton Middlesex

Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking

and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination

Decision: 09-09-2015 Approved

37977/APP/2016/1078 Stockley Park Phase 3 Iron Bridge Road West Drayton

Application for a Non Material Amendment (NMA) to planning permission 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000 sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space) for administrative changes to wording of condition 5 (Drawing Nos)

Decision: 04-05-2016 Approved

37977/APP/2016/240 Stockley Park Phase 3 Iron Bridge Road West Drayton

Details pursuant to condition 8 (ground levels) of planning permission reference 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters except for access, reserved for later determination)

Decision: 16-03-2016 Approved

37977/APP/2016/242 Stockley Park Phase 3 Iron Bridge Road West Drayton

Partial submission of details pursuant to condition 12 (bird hazard management plan) for Phase only of planning permission reference 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters except for access, reserved for later determination)

Decision: 10-05-2016 Approved

37977/APP/2016/243 Stockley Park Phase 3 Iron Bridge Road West Drayton

Partial submission of details pursuant to condition 13 (Ecological Enhancement) for Phase 1 only of planning permission reference 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access

roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters except for access, reserved for later determination).

Decision: 04-05-2016 Approved

37977/APP/2016/244 Stockley Park Phase 3 Iron Bridge Road West Drayton

Partial submission of details pursuant to Part (i) of Condition 22 (contamination) for Phase 1 only of planning permission reference 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters except for access, reserved for later determination)

Decision: 20-06-2016 Approved

37977/APP/2016/245 Stockley Park Phase 3 Iron Bridge Road West Drayton

Details pursuant to condition 23 (Sustainable Water Management Scheme) for Phase 1 only of planning permission reference 37977/APP/2015/1004 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters except for access, reserved for later determination)

Decision: 14-07-2016 Approved

37977/APP/2016/247 Stockley Park Phase 3 Iron Bridge Road West Drayton

Partial submission of details pursuant to condition 9 (landscaping scheme) for phase 1 only of planning permission ref. 37977/APP/2015/1004 dated 14-12-2015 (Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination).

Decision: 29-09-2016 Approved

Comment on Relevant Planning History

Planning permission was granted for redevelopment of the site at Phase 3, Stockley Park, Stockley Road, West Drayton, Middlesex on 14 December 2015 (LPA Ref. 37977/APP/2015/1004). The approved development is as follows:

"Hybrid Application for the phased comprehensive redevelopment of the site to provide an overall maximum gross floorspace of 45,000sqm of light industrial uses (Use Class B1c and/or Use Class B2) and/or storage and distribution uses (Use Class B8) and ancillary offices, together with servicing, parking, access roads and open space. Full planning permission is sought for Phase 1 containing 18,900sqm of floorspace in two buildings up to 16.2 metres in height (to ridge), together with associated highways works, open space, hard and soft landscaping, car parking and associated infrastructure. Outline planning permission is sought for Phase 2 for up to 26,100sqm of floorspace with all matters, except for access, reserved for later determination."

The development at the Stockley Park site included the gifting of parcels of green belt land to the London Borough of Hillingdon for landscaping improvements, and for them to be used as public open space, to provide a benefit for local residents of Hillingdon and to mitigate the loss of green belt land on the site.

4. Planning Policies and Standards

Please see the relevant planning policies below.

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.CI2 (2012) Leisure and Recreation
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
- 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
AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.11	(2016) Green roofs and development site environs
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LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.19	(2016) Hazardous waste
LPP 5.21	(2016) Contaminated land
LPP 6.10	(2016) Walking
LPP 6.7	(2016) Better Streets and Surface Transport
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
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LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF11	NPPF - Conserving & enhancing the natural environment
OE1	Protection of the character and amenities of surrounding properties and the local

area
OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th August 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbour consultation to neighbours located around all 6 land parcels covered by the application commenced and site notices were erected on the 25th July 2016. An advert was published on the 3rd August 2016. The statutory consultation period expired on the 24th August 2016. 1 neighbour consultee response has been received which raises the following summarised concerns:

- The proposal would be detrimental to the Green Belt
- Adversely affect the countryside character of the site
- It would reduce security and privacy to adjoining neighbours through having greater public access to the land next to adjoining neighbours

Officer's response: Please see the main body of the report below for consideration of these matters.

ENVIRONMENT AGENCY

Comments: The proposed development site appears to have been the subject of past industrial activity which poses a high risk of pollution to controlled waters. We are however unable to provide detailed site-specific advice relating to land contamination issues at this site and recommend that you consult with your Environmental Health / Environmental Protection Department for further advice.

Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlled waters from contamination at the site. This approach is supported by Paragraph 109 of the National Planning Policy Framework.

TFL

No objection

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE

Comments (summary):

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision.

This is a major planning application covering over 16 hectares in six land parcels, the westernmost

of which is located within the Colne Valley Archaeological Priority Zone (APZ). Although the other land parcels are not located within an APA or APZ there are a number of heritage assets known in their vicinity and there is potential for new discoveries on a development of this scale. We therefore recommended that a deskbased assessment should have been submitted in support of the planning application in order for it to comply with paragraph 128 of the NPPF. This would provide 'further information to reach an informed judgment of its (the planning applications) impact on heritage assets of archaeological interest' (Historic England 4 August 2016).

In the meantime, we have reviewed the case and understand that some of the planning application area has been quarried and landfilled and it has also been suggested that groundworks will be limited. However there are a number of areas which do not appear to have been quarried and the details of planned groundworks are very limited. It should be the responsibility of the applicant to assess this information but in this case it has been necessary for GLAAS to undertake work which is normally expected of the applicant.

If Hillingdon Council is minded to approve the application without an archaeological assessment report then, because of the evidence for extensive past quarrying, we suggest that the archaeological interest could be conserved by attaching a condition as follows:

Condition

1. No development shall take place, until an archaeological desk based assessment for the entire planning application has been submitted to and approved by the local planning authority in writing. This will identify land with archaeological potential for which a written scheme of investigation (WSI) is required
2. For each land parcel identified as requiring a WSI, no works shall take place until a written scheme of investigation (WSI) for that parcel has been submitted to and approved by the local planning authority in writing. For each land parcel that is included within a WSI, no works shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
 - A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the

WSI

Informative The desk based assessment and written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

In the first instance I envisage that the archaeological fieldwork would comprise the following:

Desk Based Assessment

A desk-based assessment produces a report using existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. The assessment will be expected to identify land parcels with archaeological potential, the impact of works proposed in such areas and appropriate mitigation measures. Please note that this advice relates solely to archaeological considerations. Further information on archaeology and planning in Greater London is available on the Historic England website.

NATURAL ENGLAND

No comment

BIODIVERSITY GROUP

No comment

LONDON WILDLIFE TRUST

No comment

THAMES WATER

No comment

Internal Consultees

ACCESS OFFICER

Comments: It has been noted that dimensions for the proposed pedestrian access gate shown on drawing 1469/14-79 would make this feature impassable for some wheel chair users.

1. The entry and exit points should be increased from 824 mm to no less than 875 mm.
2. Where the intended footpath achieve a gradient no steeper than 1:21, and a crossfall not exceeding 1:60, gravel of a self binding type is acceptable. Where these gradients are not achievable, bonded gravel should be used to ensure that wheelchair users can maintain wheel traction whilst descending.
3. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: unacceptable. Revised plans and further details should be requested.

Officer's response: It is recognised that modifications would be required to the make the access arrangements acceptable. However, it is possible to overcome these concerns by means of conditions. Therefore, there is not considered to be sufficient reason to refuse the application on these grounds.

ENVIRONMENTAL PROTECTION UNIT

Comments: I would not have any specific comments on the actual landscaping works, however the quality of the soil on the sites and the imported soil are both important to ensure that the soil contamination levels meet the current standards for public open space. No objection, subject to condition to protect future users of the site from contamination and informatives to explain the developer's obligations under the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

FLOOD AND WATER MANAGEMENT OFFICER

No objection

GREEN SPACES

No objection

HIGHWAYS

No objection

SUSTAINABILITY/ECOLOGY OFFICER

No objection

TREE AND LANDSCAPING OFFICER

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 80 of the NPPF states that the Green Belt serves five purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 81 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 89 of the NPPF stipulates that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

This proposal seeks land formation, landscaping, fencing and provision of ancillary footpaths and bridleways together with ancillary works to the offsite land parcels associated with the approved development at Phase 3 Stockley Park (Planning permission ref. 37977/APP/2015/1004 dated 14/12/2014).

The development at the Stockley Park site included the gifting of parcels of green belt land to the London Borough of Hillingdon for landscaping improvements, and for them to be used as public open space, to provide a benefit for local residents of Hillingdon and to mitigate the loss of green belt land on that site.

The principle of using these land parcels for public open recreational space would be acceptable and the proposed works would not impact the openness of the Green Belt and would be considered appropriate development, in accordance with local, regional, and national planning policy.

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

CONSERVATION AREAS/LISTED BUILDINGS OR AREAS OF SPECIAL CHARACTER

The proposals would not adversely impact any Conservation Areas, Listed Buildings, or Areas of Special Character.

IMPACT ON ARCHAEOLOGY

This is a major planning application covering over 16 hectares in six land parcels, the westernmost of which is located within the Colne Valley Archaeological Priority Zone (APZ). Although the other land parcels are not located within an APA or APZ there are a number of heritage assets known in their vicinity and there is potential for new discoveries on a development of this scale.

The Greater London Archaeological Advisory Service has been consulted and has recommended that a condition to ascertain an archaeological desk based assessment be imposed to safeguard any potential archaeology of significance. Subject to condition, potential archaeology of heritage value will be safeguarded, in accordance with policy 7.8 of the London Plan (2016) and the NPPF.

7.04 Airport safeguarding

The proposal would not raise any airport safeguarding issues.

7.05 Impact on the green belt

The proposal involves landscaping improvements to green belt land that would improve its appearance and public usability. Therefore, the proposal is considered to be acceptable in terms of its impact on the Green Belt.

7.06 Environmental Impact

Various parcels of land were previously used for landfill. The Council's Environmental Health Officer has stated that the quality of the soil on the sites and any imported soil are both important to ensure that the soil contamination levels meet the current standards for public open space. Therefore, a condition has been recommended to protect future users of the site from contamination. In addition, informatives to explain the developer's obligations under the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination should also be applied. Subject to condition and informatives, the proposal is considered acceptable in terms of land contamination.

7.07 Impact on the character & appearance of the area

The proposal would enhance the beneficial use of the Green Belt through providing greater opportunity to access the land, providing open recreational grounds, enhancing the landscape, visual amenity and biodiversity, and generally improving damaged landfill land.

7.08 Impact on neighbours

Given the nature of the development, the proposal is not considered to give rise to any direct amenity harm to neighbouring properties. However, concern has been raised by a neighbour regarding security and noise through the increased public use of these sites. However, in most cases, there is currently adequate boundary treatment between the sites and neighbours to prevent any security concerns arising. In addition, the proposal includes measures to enhance boundary fencing and hedging so there is not likely to be any such concerns. In terms of noise, the open recreational space proposed would be unlikely to be so extensively used by the public that it would have an adverse impact on the amenities of neighbours. Therefore, overall, the development is considered unlikely to harm the residential amenity of occupiers within neighbouring properties.

7.09 Living conditions for future occupiers

No relevant to the determination of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Given the scale and nature of the development, the proposal is unlikely to raise any traffic,

parking or highway safety concerns.

7.11 Urban design, access and security

Regarding 'Urban Design' and 'Security', please see 'Impact on the character & appearance of the area' and 'Impact on neighbours' sections of this report.

In terms of access, there are significant improvements sought to the land in this respect.

. Land Parcel A (10.67 hectares) - Land bounded by Stockley Road and B465 to the west, Goulds Green to the south and the residential area of Goulds Green to the east;

New cycle and pedestrian access points from Stockley Road, B465, and Goulds Green to this land parcel are sought. The access points would be sufficiently wide to permit cyclists, pedestrians, and wheelchair users access to the new recreational ground. Motorcycle deterrent barriers would be incorporated into the new access gates to prevent access by motorcyclists. The proposed pathways are laid out in an attractive, yet, logical arrangement to allow permeability through the site.

. Land Parcel B1 (0.52 hectares) - Land to the south of Park View Road and to the east of the residential area of Yiewsley

This element of the proposal would create a new route from Park View Road to Stockley Park. The access points would be sufficiently wide to permit cyclists, pedestrians, and wheelchair users access through the site. All new access points would have motorcycle deterrent barriers incorporated into them.

. Land Parcel B2 (0.60 hectares) - Land to the east of Willow Avenue and Chestnut Avenue;

This element of the proposal would create a new route from Willow Avenue and Chestnut Avenue to Stockley Park. The route would enhance pedestrian and cyclist access to this existing parkland.

. Land Parcel C1 (1.19 hectares) - Land to the west of Bolingbroke Way and south of Dawley Road and bound by Stockley Park Golf Club to the west;

No new access would be created to this land parcel.

. Land Parcel C2 (0.53 hectares) - Land to the west of Bolingbroke Way and bound by Stockley Park Golf Club to the west

No new access would be created to this land parcel.

. Packet Boat Lane (2.83 hectares) - Land to the north of Packet Boat Lane, to the east of Old Mill Lane and Fray's River and to the east of Cowley Lake.

Access would be created from Old Mill Lane via a new steel and timber bridge that would be constructed across the Fray's River. Informal car parking would be provided off of Old Mill Lane. The proposed path would take a circular route around the land parcel.

Overall, all new access points would improve accessibility for cyclists and pedestrians. They would include motorcycle deterrent barriers.

All of the pedestrian paths within the proposal would be 3m wide and have a self-binding gravel finish with timber edging. This is considered to be sufficiently wide to allow cyclists and pedestrians to pass each other without raising any conflict between users.

There are also a number of equine crossing points along the paths to allow riders to pass between pastures and to prevent any conflict with pedestrians/cyclists.

The Council's Access Officer has raised concern regarding the width of entry/exit points which should be increased from 824mm to no less than 875 mm. The applicant has been made aware of this issue and are prepared to accept a condition to secure this wider access. Similarly, a condition will be imposed to ensure that in areas where the gradients of paths may represent an issue for wheel chair users that appropriate materials are used to safeguard them.

Subject to these conditions, the access arrangements would be considered acceptable.

7.12 Disabled access

Please see 'Urban design, access and security' section of this report for consideration of disabled access and accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to the determination of this application.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

The proposal includes significant soft and hard landscaping works that will transform the subject land parcels to open recreational parkland for public use.

. Land Parcel A (10.67 hectares) - Land bounded by Stockley Road and B465 to the west, Goulds Green to the south and the residential area of Goulds Green to the east;

On Land Parcel A, the development includes provision of heavy standard and feathered trees. Many have already been planted to allow to take root in anticipation of this proposal. The plans submitted show areas set out for grassland, woodland, paddocks, thicket planting, and ecological grassland. Next to the boundary with neighbouring properties along Goulds Green existing vegetation / shrubs would be retained and additional woodland and thicket planting added to provide a strong vegetated buffer.

. Land Parcel B1 (0.52 hectares) - Land to the south of Park View Road and to the east of the residential area of Yiewsley

This element of the proposal would create a new route from Park View Road to Stockley Park. Existing trees and landscaping adjacent to Park View Road and along the southern boundary of the site would for the most part be retained. Heavy standard trees would be planted along the northern side of the new path to the park. This would aid in screening the path from the public highway to the north. The existing 2.1m high fence between this land parcel and Stockley Park would be removed so as to integrate this area into the wider parkland.

. Land Parcel B2 (0.60 hectares) - Land to the east of Willow Avenue and Chestnut Avenue;

Part of Land Parcel B2 would be retained for horse grazing. A timber paddock fence would

be installed to separate the grazing land from the access path. Thicket Planting to the rear of properties that abut this land would provide an enhanced sense of security and improve the visual amenity from within the park.

. Land Parcel C1 (1.19 hectares) - Land to the west of Bolingbroke Way and south of Dawley Road and bound by Stockley Park Golf Club to the west;

This land parcel would be kept aside much as it is at present. However, some new trees would be planted. A number of log piles would be added to enhance ecology and new fencing installed to provide legibility between grassland areas and thicker buffer zone vegetation between the land and adjacent public highways.

. Land Parcel C2 (0.53 hectares) - Land to the west of Bolingbroke Way and bound by Stockley Park Golf Club to the west

No works are proposed to Land Parcel C2.

. Packet Boat Lane (2.83 hectares) - Land to the north of Packet Boat Lane, to the east of Old Mill Lane and Fray's River and to the east of Cowley Lake.

On the Packet Boat Lane Land Parcel, existing wood, wild garlic, and badger sett would be retained. The existing palisade fence along the eastern boundary of the land parcel would also be retained. Three areas of woodland glade would be created and a number of log piles added to various parts of the land. 6 trees would be planted along the side of the Fray's River and the informal car parking. A new steel and timber bridge would be constructed over the Fray's River.

Overall, the development to the land parcels includes provision of heavy standard and feathered trees. Many have already been planted to allow to take root in anticipation of this proposal. The plans submitted show areas set out for grassland, native bulb planting, aquatic planting to damp ditches, wildflower patches, woodland, paddocks, thicket planting, crataegus (hawthorn) planting (around a badger sett on the Packet Boat Lane Land Parcel), and ecological grassland spaces with features such as log piles.

The paths are mostly gravel with timber edging, although, there are elements of compacted limestone and non slip surfaces for example on the ramps to the new pedestrian bridge. The Council's Tree and Landscaping Officer has confirmed that the proposals are in accordance with previous discussions and joint site inspections with Barry Chinn Associates and the Council's Green Spaces managers. No objection has been raised by the Council's Green Spaces department, nor the Tree and Landscaping Officer. The proposed tree and landscaping works including maintenance arrangements are considered acceptable, in accordance with local, regional, and national planning policy.

ECOLOGY

The development as mentioned above includes a range of various landscaping proposals which should generally improve the ecology of the sites. In addition, bat boxes, bat roosts, woodland nest boxes, and ecological enhancements associated with existing badger setts have been proposed. The Council's Ecology Officer has been consulted and raises no objection to the proposals. Overall, the development is considered to safeguard existing ecological features of significance and enhance the ecological value of the wider sites.

7.15 Sustainable waste management

Not applicable to the determination of this application.

7.16 Renewable energy / Sustainability

Not applicable to determination of this application.

7.17 Flooding or Drainage Issues

No objection has been raised by the Council's Flood and Water Management Officer and given the nature of the proposals, it is not considered to raise any flooding or drainage issues.

7.18 Noise or Air Quality Issues

The proposed development is likely to increase use of the land by members of the public. However, not so intensely that would be likely to raise any noise concerns.

With regards to air quality, the intensification of chlorophyllic living organisms, including arboriculture would be likely to clean the air by intercepting airborne particles, and absorbing air pollutants like carbon monoxide/dioxide, sulfur dioxide, and nitrogen dioxide.

Therefore, in terms of noise and air quality, the proposal would be considered acceptable.

7.19 Comments on Public Consultations

Please see the 'External Consultees' section of this report for consideration of public consultation comments.

7.20 Planning obligations

This application would not require any planning obligations.

7.21 Expediency of enforcement action

There are no enforcement matters relevant to the determination of 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 Probit 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

Not applicable.

10. CONCLUSION

A development at Phase 3 Stockley Park (planning permission ref. 37977/APP/2015/1004 dated 14/12/2014) included the gifting of parcels of green belt land to the London Borough of Hillingdon for landscaping improvements, and for them to be used as public open space, to provide a benefit for local residents of Hillingdon and to mitigate the loss of green belt land on the site. This application relates to those land parcels and seeks land formation, landscaping, fencing and provision of ancillary footpaths and bridleways together with ancillary works.

The principle of using these land parcels for public open recreational space would be acceptable and is supported by local, regional, and national planning policy.

The proposal would enhance the beneficial use of the Green Belt through providing greater opportunity to access the land, providing open recreational grounds, enhancing the landscape, visual amenity and biodiversity, and generally improving damaged landfill land.

The development is not considered to raise any concerns with regards to its impact on neighbours, highways, flooding, or air quality.

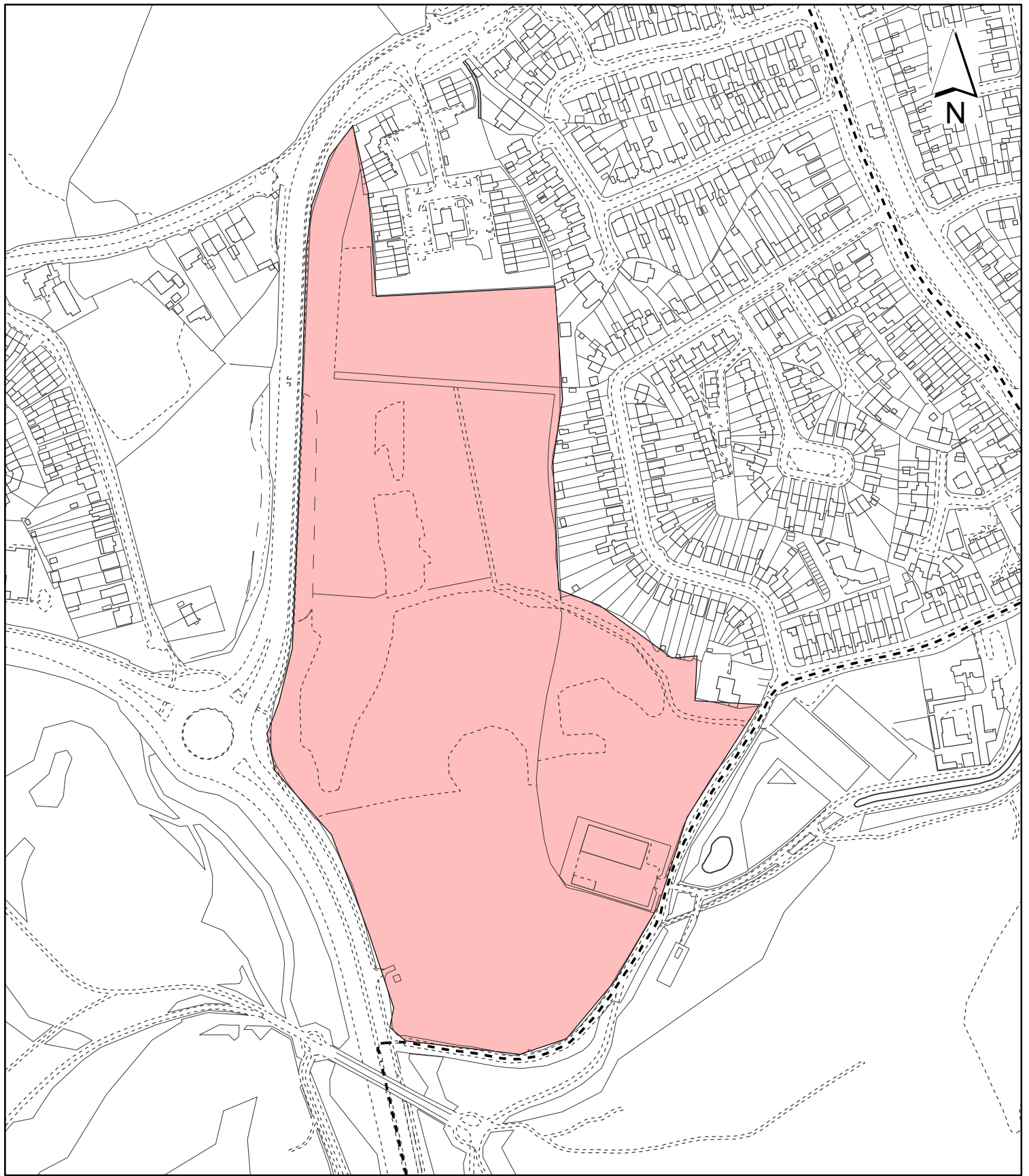
Overall, the proposed development meets the strategic policy objectives of the London Plan, as well as the aims and objectives of local Council policy, and the NPPF.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2016
National Planning Policy Framework (NPPF)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Stockley Park Phase 3
 Iron Bridge Road**

Planning Application Ref:

37977/APP/2016/2263

Planning Committee:

Major

Scale:

1:3,500

Date:

December 2016

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

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



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