

## Report of the Head of Planning, Sport and Green Spaces

**Address** ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

**Development:** Reserved matters (layout, scale, appearance and landscaping) for the erection of 58 dwellings together with associated parking and landscaping, in compliance with conditions 2 and 3 for Phase 6 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/2016/3733

**Drawing Nos:**

- STMO160432\_SE01 Rev A - coloured
- GAR.01 Rev A
- GAR.02. Rev A
- HT.A2B825-V.e Rev A
- HT.A2B825-V.p Rev A
- HT.H3B791-V.e Rev A
- HT.H3B791-V.p Rev A
- HT.H3B839-V.e Rev A
- HT.H3B839-V.p Rev A
- HT.H3B920-V.e Rev A
- HT.H3B920-V.p Rev A
- HT.H3B938-V1.pe Rev A
- HT.H3B938-V2.pe Rev A
- HT.H4B1203-V.e Rev A
- HT.H4B1203-V.p Rev A
- HT.H4B1381-V.e Rev A
- HT.H4B1381-V.p Rev A
- HT.H4B1475-V.e Rev A
- HT.H4B1475-V.p Rev A
- STMO160432\_LP01\_RevA
- HT.H4B1348-V.e1 Rev E
- HT.H4B1348-V.e2 Rev E
- LTD.SS.01
- UXB-HYD-PH6-XX-DR-C-2201 P1
- UXB-HYD-PH6-XX-DR-C-2300 P1
- 2618-LA-08-A
- HT.H4B1381-WU.p-B
- STMO160432\_ML01\_RevB
- STMO160432 CSL-01 - Rev E
- UXB-HYD-PH6-XX-CA-C-000
- 2618-PP-05-P5
- 2618-TS-04-P5
- STMO160432-AHWL01-C
- 2618-PP-04-P5
- STMO160432\_SL01\_Rev E
- UXB-HYD-PH6-XX-DR-C-2001 P1
- P13-16.e1-A
- P13-16.e2-A

P13-16.p1-A  
 P13-16.p2-A  
 P13-16.p3-A  
 P19-22.e1-A  
 P19-22.e2-A  
 P19-22.p-A  
 P29-32.e1-A  
 P29-32.e2-A  
 P29-32.p1-A  
 P29-32.p2-A  
 P29-32.p3-A  
 P40-43.e1-A  
 P40-43.e2-A  
 P40-43.p1-A  
 P40-43.p2-A  
 P40-43.p3-A  
 P44-46.e-A  
 P44-46.p-A  
 UXB-HYD-PH6-XX-DR-C-2000 P;  
 UXB-HYD-PH6-XX-DR-C-2100 P;  
 UXB-HYD-PH6-XX-DR-C-2200 P;  
 5105977\_UXB\_SCA\_0503 Rev C0  
 STMO160432-PM01-F  
 STMO160432\_PP01\_Rev C  
 2618-LA-06-P7  
 2618-PP-03-P5  
 2618-TS-03-P5  
 HT.H4B1348-V.p Rev E  
 HT.H4B1381-WU.e-B  
 HT.H3B920-WU.e Rev B  
 P51-54.e2-A  
 P51-54.e1-A  
 P51-54.p-A  
 HT.H3B920-WU.p-B  
 UXB-HYD-PH6-XX-DR-C-2101 P;

<b>Date Plans Received:</b>	07/10/2016	<b>Date(s) of Amendment(s):</b>	24/11/2016
<b>Date Application Valid:</b>	07/10/2016		19/12/2016
			07/10/2016
			18/11/2016
			12/10/2016

**1. SUMMARY**

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for Phase 6 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. This reserved matters application is submitted pursuant to planning permission reference

585/APP/2015/848. This permission supersedes the original outline permission reference 585/APP/2009/2752. The Reserved Matters application relates to Phase 6, an area of land located to the north within the site.

The proposed scheme would provide 58 residential units (plus 8 units previously approved in the retained buildings), providing a mix of 2, 3 and 4 bedroom dwellings. Eight dwellings which are to be located within the retained Lawrence House and the Sick Quarters buildings within the application site benefit from full planning permission (application reference 585/APP/2009/2752). Individual gardens would be provided to the houses and there would be 109 parking spaces for residents and visitors.

The overall development is considered to be of an acceptable scale and design and 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:

STMO160432-LP01  
STMO160432-SL.01-E  
STMO160432-CSL.01-E  
STMO160432-PP01-C  
STMO160432-ML.01-C  
STMO160432-AHWL01-C  
STMO160432\_SE01 Rev A  
STMO160432-PM01-F  
P13-16.e1-A  
P13-16.e2-A  
P13-16.p1-A  
P13-16.p2-A  
P13-16.p3-A  
P19-22.e1 -A  
P19-22.e2-A  
P19-22.p-A  
P29-32.e1-A  
P29-32.e2-A  
P29-32.p1-A  
P29-32.p2-A  
P29-32.p3-A  
P40-43.e1-A  
P40-43.e2-A  
P40-43.p1-A  
P40-43.p2-A  
P40-43.p3-A  
P44-46.e-A  
P44-46.p-A  
P51-54.e1-A  
P51-54.e2-A  
P51-54.p-A

HT.H4B1475-V.p-A  
HT.H4B1475-V.e-A  
HT.H3B938-VB.pe-A  
HT.H3B938-V.pe-A  
HT.H3B920-WU.p-B  
HT.H3B920-WU.e-B  
HT.H3B920-V.p-A  
HT.H3B920-V.e-A  
HT.H3B839-V.p-A  
HT.H3B839-V.e-A  
HT.A2B825-V.p-A  
HT.A2B825-V.e-A  
HT.H4B1381-WU.p-B  
HT.H4B1381-WU.e-B  
HT.H4B1381-V.p-A  
HT.H4B1381-V.e-A  
HT.H4B1348-V.p-B  
HT.H4B1348-V.e1-B  
HT.H4B1348-V.e2-B  
HT.H4B1203-V.p-A  
HT.H4B1203-V.e-A  
HT.H3B791-V.p-A  
HT.H3B791-V.e-A  
GAR.01-A  
GAR.02-A  
LTD.SS.01  
2618-TS-04 P5  
2618-TS-03 P5  
2618-PP-03 P5  
2618-PP-04 P5  
2618-PP-05 P5  
2618-LA-08 A  
2618-LA-06 P7  
UXB-HYD-PH6-XX-DR-C-2000 P7  
UXB-HYD-PH6-XX-DR-C-2001 P7  
UXB-HYD-PH6-XX-DR-C-2100 P2  
UXB-HYD-PH6-XX-DR-C-2101 P2  
UXB-HYD-PH6-XX-DR-C-2300 P13  
UXB-HYD-PH6-XX-DR-C-2200 P6  
UXB-HYD-PH6-XX-DR-C-2201 P6  
UXB-HYD-PH6-XX-CA-C-0001  
5105977/UXB/SCA/0503-C01

#### REASON

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

#### **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:  
Design and Access Statement

Planning Statement  
Landscape Maintenance Specification  
Soft Landscape Specification  
Tree Protection Method Statement  
Arboricultural Impact Assessment  
Transport Statement  
Micro Drainage Calculations

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
OE5	Siting of noise-sensitive developments
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	(2016) Outer London: vision and strategy
LPP 2.8	(2016) Outer London: Transport
LPP 3.1	(2016) Ensuring equal life chances for all
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.7	(2016) Large residential developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking
LPP 6.7	(2016) Better Streets and Surface Transport
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime

LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

### **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.

#### **6**

The following information has been provided regarding waste management.

##### **1) Flats**

a) The estimated waste arising from the development to be as shown below:

One bedroom = 140 litres

Two bedroom = 170 litres

Three bedroom = 240 litres

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections.

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

Memorandum

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) Internal bin chambers should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly proofed.

g) If the chambers are inside the building they should have a light. The lighting should be a sealed bulked fitting ( housings rated to IP65 in BS EN 60529:1992).

h) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

i) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

k) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle.

## 2) Street Level Properties

It is best for individual properties whether they be detached, semi-detached or terraced to keep their own waste within their own property boundary until it is collected.

Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The collection system is based on sacks and described below:

Weekly residual (refuse) waste - using sacks / bins purchased by the occupier

Weekly dry recycling collection - using specially marked sacks provided by the Council.

Weekly green garden waste collection - three specially marked reusable bags provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags.

Weekly food waste collections (optional) - residents can have a 7 litre internal kitchen caddy and an external 23 litre storage container for food waste. Caddy liners supplied by the Council.

Weekly textile collection - residents issued with a roll of 10 purple tinted sacks.



The waste and recycling should be presented near the curtilage of the property on allocated collection days. The collectors should not have to carry the sacks more than  
Memorandum  
15 metres from where the waste and recycling is presented to the collection vehicle.

#### General Points

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site (Phase 6) forms part of St Andrews Park (the former RAF Uxbridge Site). Phase 6 is an area of land located to the very north of the site that sits slightly apart from the rest of the site to the south. The site is bounded by unoccupied and semi-derelict former RAF accommodation to the to the south with the wider St Andrew's Park site beyond and the new John Locke Academy to east. To the north is a Territorial Army centre and residential properties on Honeycroft Hill. To the west are residential properties of Park Road (B483) and the offices of F. Hinds Company.

Phase 6, is characterised by two retained buildings, the locally listed Lawrence House and the Sick Quarters and a mature tree belt adjacent to the Sick Quarters. Lawrence House and the Sick Quarters both benefit from full planning permission for change of use and alterations to provide four dwellings (each), associated amenity space and car parking. Other than the buildings to be retained all other built form on the site has been demolished since outline planning permission was granted. The site measures approximately 1.5 hectares (3.9 acres).

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 Phase 6 reserved matters application provides residential accommodation in a single parcel of land. The scheme is contemporary in design and is in accordance with the approved outline consent for the site and recent pre-application discussions.

The scheme comprises of a total of 66 units, including 8 No x 3 Bed Town Houses which are to be located within the retained buildings and already benefit from full planning consent. Including these 8 units the Phase would provide:

- 1 No 2 Bed flat
- 35 No 3 Bed Houses
- 30 No 4 Bed houses

The scheme also includes associated car parking, cycle and refuse storage. The scheme has 15% affordable housing, which equates to 10 No houses comprising 6 No x 3 Bed and 4 No x 4 Bed houses. There is also an allocation of 10% wheelchair accessible units within the proposals comprising 6 No x 3 Bed units and 1 No x 4 Bed units.

109 vehicle parking spaces are proposed, at a ratio of approximately 1.65 parking spaces

per dwelling. Of these 99 spaces would be allocated (including garages), with 10 unallocated. In addition, at least 20% of the car parking spaces (25 spaces) will be provided with electric vehicle charging points and a further 20% of the spaces (24 spaces) will be provided with the passive provision of electric vehicle charging points. This is in accordance with Condition 8 of the outline planning consent. All dwelling houses will have secure cycle storage providing two spaces. Four Sheffield cycle stands are also proposed for visitor cycle parking.

The site layout plan follows the approved parameters plan. The main site entrance is from the site's eastern corner. A central road runs through the site and the layout is guided by the retained buildings and mature tree belt to north-east corner. The layout allows for the potential future linkage between this site and the currently unoccupied properties to the south.

### **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). An application to amend the approved parameter plans for the outline consent was approved under planning permission reference 585/APP/2015/848. This permission supersedes the original outline permission reference 585/APP/2009/2752.

Various applications for Reserved Matters relating to Phases 1, 2, 3 and 4 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 2016)  
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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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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
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OL5	Development proposals adjacent to the Green Belt
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LPP 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.7	(2016) Large residential developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities

- LPP 5.1 (2016) Climate Change Mitigation
- LPP 5.10 (2016) Urban Greening
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 6.1 (2016) Strategic Approach
- LPP 6.10 (2016) Walking
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- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 8.1 (2016) Implementation
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **10th November 2016**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

HEATHROW AIRPORT LIMITED (HAL)

I have now assessed the above application 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 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)).

#### THAMES WATER

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

#### NATS

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

#### METROPOLITAN POLICE (MET)

This development has a site wide SBD condition, that has been imposed by the LPA. Having had previously discussions with the developers, I have no objections or further comment in regards to this.

#### **Internal Consultees**

##### ENVIRONMENTAL PROTECTION UNIT (EPU)

No adverse comments from EPU

##### WASTE DEVELOPMENT MANAGER

No objection, guidance provided that will be included within an informative.

##### FLOOD AND WATER MANAGEMENT OFFICER

There is insufficient information contained within these proposals to show that the most sustainable scheme has been provided and the level at which it controls surface water on site, through the provision of calculations. This is important as this can affect the level of permeable paving within a site. For info within the drainage submission water butts should be included on any plan. A management and maintenance plan should also be provided. In addition in order to provide the foul capacity in the current network a number of proposals had to be implemented by Thames Water in order to facilitate this. Demonstration that these have been implemented prior to this application being approved.

##### Case Officer's comments:

Amended plans have been provided showing the location of proposed water butts for each dwelling plus supporting information on drainage calculations. The Council's Food and Water Management Officer has reviewed these details and provided additional comments:

##### FLOOD AND WATER MANAGEMENT OFFICER 2nd response

Following the submission of additional information there are no objections to the layout or scale for Phase 6. Any drainage issues will be picked up by conditions attached to the outline consent. Explanation and justification of the sustainable drainage utilised will be expected and the permeable paving maximised in accordance with the overall masterplan. It is expected that information demonstrating that required improvements have been implemented in order to provide the appropriate capacity off site for this development.

##### CONSERVATION AND DESIGN OFFICER

This proposal has been subject to negotiations with the Conservation and Design Team. The site includes an existing Locally Listed Building, part of the original hospital building known as the Sick Quarters and a number of mature trees. The layout is quite simple, it incorporates the historic buildings and has been designed to retain and utilise the trees in a sympathetic manner, creating a green swath through the Northern Boulevard area. The houses are 2-2.5 storeys in height, faced in

two different coloured bricks and include render detailing that reflects something of the character of Lawrence House. Overall, no objections are raised to this proposal on design grounds.

#### HIGHWAYS

There is a considerable over provision of car parking (132 spaces for 58 units). Council's max. standard permits 2 spaces per unit for curtilage parking and 1.5 per unit for communal parking. 2.4m x 25 m visibility splays are acceptable for 20 mph roads, as such introduce appropriate speed reducing measures to achieve 20 mph speeds. 17 m x 2.0 m visibility splays do not comply with Manual for Street standards. Auto tracks, particularly along the northern most part of the site are shown traversing across the the kerbline and are not acceptable. Please provide clearer plans allowing for a 300mm margin of error and indicating what each line of the auto track is for. At this stage it would be helpful to provide a plan showing the roads to be offered for adoption.

#### Case Officer's comments:

Amended plans have been provided showing a reduction in parking numbers (now 109 spaces) and alterations to their location and allocation (2 spaces per unit for curtilage parking and 1.5 per unit for communal parking). Amendments have also been made to the visibility splays. The amended plans have been reviewed by the Council's Highways Engineer who has provided the following comments:

#### HIGHWAYS 2nd response

I am satisfied with the revised car parking layout and with the total parking provision of 109 spaces. I have no further objections.

#### LANDSCAPE ARCHITECT

The Site Layout drawing, by Thrive, ref. CSL.01 Rev A, reflects the outcome of pre-application discussions. The Phase 6 layout has been informed by a Tree Report / Arboricultural Impact Assessment, by Landmark Trees. The submission is supported by Allen Pyke Associates 'Landscape General Arrangement Plan', ref. 2618-LA-06 Rev P3, 'Detailed Planting Plans' (3 of 3), ref. 2618-PP-03 Rev P2, 04 Rev P2 and 04 Rev P2 and a Soft Landscape Specification and a Landscape Maintenance Specification.

No objection.

#### ACCESS OFFICER

I have reviewed the plans which by and large satisfy accessibility concerns. On this basis, the best possible provisions have been achieved within the scope of the original planning approval and no objections are raised from an accessibility standpoint.

### **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 66 units across this portion of the site, including 8 within the retained buildings. The current application proposes the erection of 66 residential units (1 flats and 65 houses) of which 8 are proposed within the retained buildings.

The proposals that form this Reserved Matters submission therefore accord with the number

of dwellings proposed on this phase at outline stage and as such the proposed density has already been approved and is deemed acceptable.

#### **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).

The site includes an existing Locally Listed Building called Lawrence House and part of the original hospital building known as the Sick Quarters. These buildings benefit from full planning consent under the hybrid original application (reference 585/APP/2009/2752) for conversion to 8 residential units. The proposed new dwellings reflect the building heights of the retained buildings and are faced in two different coloured bricks and include render detailing that reflects the character of Lawrence House. The surrounding proposals have taken care to create an appropriate setting for these buildings.

The Council's Conservation Officer has been involved in the pre-application discussions for the proposals and they have raised no objections to the submitted details.

#### **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**

Not applicable to this application as the site is separated from the District Park by residential units and the John Locke Academy.

#### **7.07 Impact on the character & appearance of the area**

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 dwellings 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 58 units within the site. Each of the proposed dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (March 2016) 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 being proposed.

##### EXTERNAL AMENITY SPACE

The Hillingdon Design and Accessibility Statement Residential Layouts requires minimum levels of external amenity for different residential properties. Each dwelling house within the proposed Phase 6 area has private amenity space in the form of a rear garden. All the houses benefit from garden amenity areas complying with the HDAS standards.

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**

Vehicle Parking proposed is 109 spaces, at a ratio of approximately 1.65 parking spaces per dwelling. Of these 99 spaces would be allocated (including garages), with 10 unallocated. In addition, at least 20% of the car parking spaces (25) will be provided with electric vehicle charging points and a further 20% of the spaces (24) will be provided with the passive provision of electric vehicle charging points. This is in accordance with Condition 8 of the outline planning consent. All dwelling houses will have secure cycle storage providing two spaces.

A total of 120 cycle spaces are provided located within secure designated cycle stores, garages or garden sheds and an additional stands are provided for visitors. Cycle parking therefore complies with Council standards. 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 following a reduction in parking provision and further information has 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 15% affordable housing, which equates to 10 No houses comprising 6 No x 3 Bed and 4 No x 4 Bed houses.

The level of affordable housing to be provided in this phase is in accordance with the 15% required in the S106 Agreement.

#### **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 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 arrangement

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.

Condition 31 of the amended outline consent (ref: 585/APP/2015/848) 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 52 of the amended outline consent (ref: 585/APP/2015/848) which requires all of the dwellings to be built to Code for Sustainable Homes Level 4. The Council's Sustainability Officer has 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. The Council's Flood and Water Management Officer has reviewed the proposals and raised no objections following the submission of additional details.

There are existing conditions attached to the amended outline consent (reference 585/APP/2015/848) 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 seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for Phase 6 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. This reserved matters application is submitted pursuant to planning permission reference 585/APP/2015/848. This permission supersedes the original outline permission reference

585/APP/2009/2752. The Reserved Matters application relates to Phase 6, an area of land located to the north within the site.

The proposed scheme would provide 58 residential units (plus 8 units previously approved in the retained buildings), providing a mix of 2, 3 and 4 bedroom dwellings. Eight dwellings which are to be located within the retained Lawrence House and the Sick Quarters buildings within the application site benefit from full planning permission (application reference 585/APP/2009/2752). Individual gardens would be provided to the houses and there would be 109 parking spaces for residents and visitors.

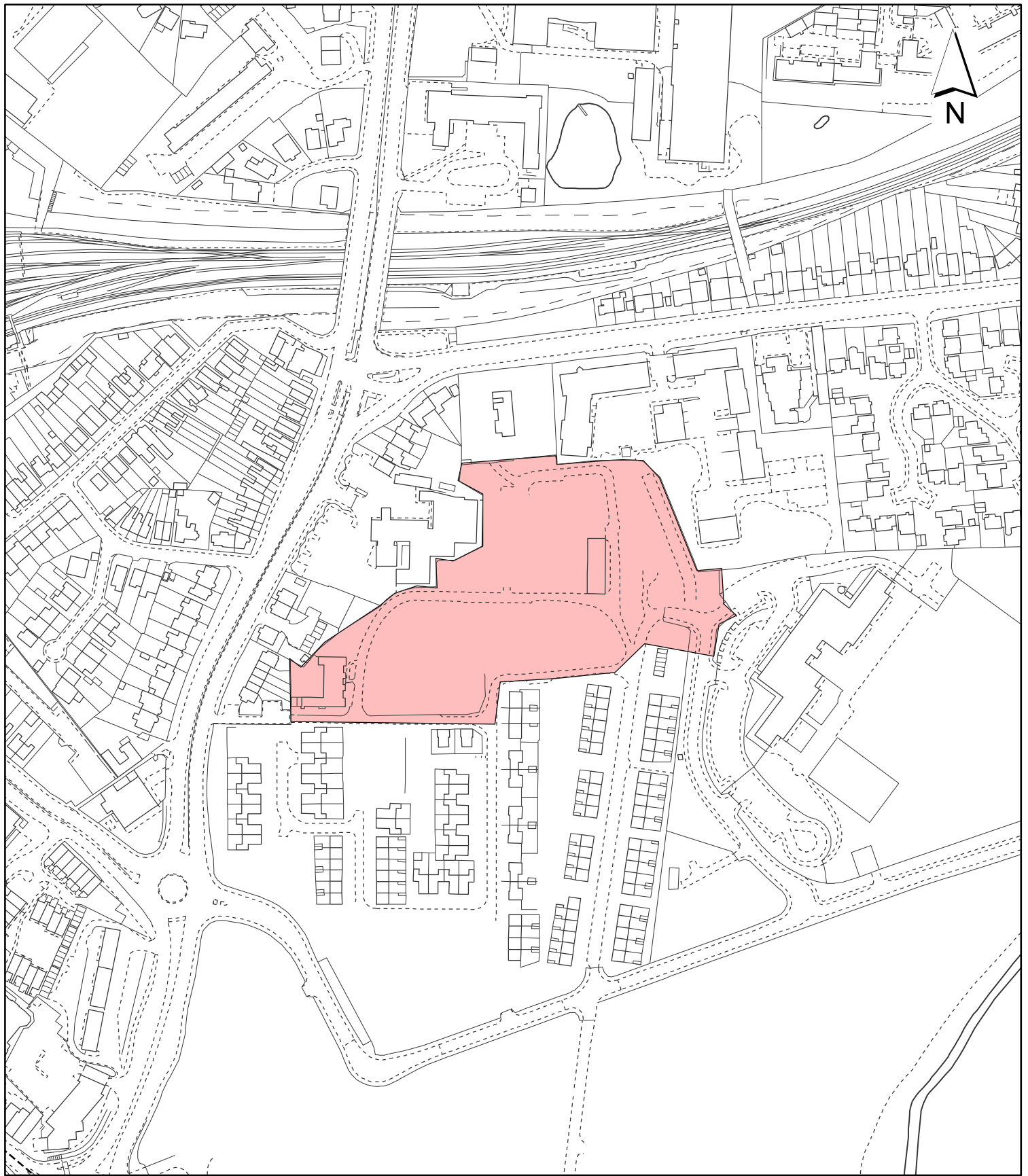
The overall development is considered to be of an acceptable scale and design and will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

#### **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 2016)  
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

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Phase 6, St. Andrews**

Planning Application Ref:

**585/APP/2016/3733**

Planning Committee:

**Major**

Scale:

**1:2,750**

Date:

**January 2017**

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

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