

Report of the Head of Planning, Sport and Green Spaces

Address LITTLE BRITAIN LAKE PACKET BOAT LANE COWLEY

Development: Proposed footbridge over the River Colne at the north end of Little Britain Lake

LBH Ref Nos: 52368/APP/2017/1844

Drawing Nos: Flood Risk Assessment For Proposed Footbridge On River Colne Adjacent To Little Britain Lake At Cowley
Design & Access Statement ((Including Heritage and Flood Risk Statements))
2017D217P002
2017D217P003
2017D217P004
2017D217P005
2017D217P001

Date Plans Received: 19/05/2017 **Date(s) of Amendment(s):**

Date Application Valid: 24/05/2017

1. SUMMARY

The proposed footbridge represents a compatible use within the green belt environment. It is sympathetically designed and modestly sized and would not overlook or impede upon the neighbouring residential property at Huntsmoor Weir.

It is therefore considered that the proposed footbridge constitutes acceptable green belt development and would not have any detrimental visual or amenity impact.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 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.

3 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:-

2017D217P001;
2017D217P002;
2017D217P003;

2017D217P004;
2017D217P005;

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 (March 2016).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be brought into use until the following has been completed in accordance with the specified supporting plans and/or documents:

- Design and Access Statement (Including Heritage and Flood risk statements);
- Flood Risk Assessment For Proposed Footbridge On River Colne Adjacent To Little Britain Lake At Cowley;
- The bridge soffit must be at 27.72 metres AOD or above.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To minimise the impact of flooding on users of the bridge and to minimise the impact of the proposed development on the surrounding area. To comply with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with Policy EM 6 (Flood Risk Management) in the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012), Policy 5.12 of the London Plan and the National Planning Policy Framework (NPPF).

5 COM7 Materials (Submission)

No development shall take place until details of the colours of the external finish to the bridge have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE13 and OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and of the rural nature of the surrounding green belt in accordance with policies BE13, OE1 and OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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|----------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| BE10 | Proposals detrimental to the setting of a listed building |
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE34 | Proposals for development adjacent to or having a visual effect on rivers |
| 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 |
| BE4 | New development within or on the fringes of conservation areas |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL9 | Areas of Environmental Opportunity - condition and use of open land |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| LPP 2.18 | (2016) Green Infrastructure: the multi functional network of open and green spaces |
| LPP 5.12 | (2016) Flood risk management |
| LPP 6.10 | (2016) Walking |
| LPP 7.16 | (2016) Green Belt |
| LPP 7.19 | (2016) Biodiversity and access to nature |

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| LPP 7.21 | (2016) Trees and woodlands |
| LPP 7.24 | (2016) Blue Ribbon Network |
| LPP 7.27 | (2016) Blue Ribbon Network: supporting infrastructure and recreational use |
| LPP 7.28 | (2016) Restoration of the Blue Ribbon Network |
| LPP 7.30 | (2016) London's canals and other rivers and waterspaces |
| LPP 7.4 | (2016) Local character |
| LPP 7.5 | (2016) Public realm |
| LPP 7.6 | (2016) Architecture |
| LPP 7.8 | (2016) Heritage assets and archaeology |

3

Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed permanent or enabling works or structures, in, under, over or within eight metres of the top of bank of the River Colne, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Please contact us at PSO-Thames@environment-agency.gov.uk for further information. The applicant will need to demonstrate:

- That access to the watercourse is not restricted for future maintenance or improvement works.
- That works will not obstruct flood flows thereby increasing the risk of flooding to nearby properties around Hartham Common and its locality.
- That works will not adversely affect the construction and stability of the river bank.
- That all the conditions/requirements of the Flood Risk Activity Permit are met.

Advice to applicant

Water voles (protected species under the Wildlife and Countryside Act) are known to be in the catchment, both upstream and downstream of the site. Part of the ecological information required for the Flood Risk Activity Permit will be for a water vole survey on the riparian areas affected by the works. This survey should be done in the same season as the works are proposed, in order to be valid. If burrows and presence are identified, this must be used to inform the method statement and demonstrate how no contravention of legislation will occur.

4 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5 I32 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

6 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

7 I44A Prevention of Litter

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

8 I45 Discharge of Conditions

Your attention is drawn to conditions 5, 6, 8, 10 and 11 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9 I47 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

10 IT05 **Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

3. CONSIDERATIONS

3.1 Site and Locality

The site spans a cut in the River Colne that splits from the main river, running over a weir and beside a former mill house before merging back with the main river.

The making of the cut has resulted in a broadly crescent shaped island being formed to which there is currently no direct access to the public. The island is within the ownership of the Council as is Little Britain Lake, which was formed by gravel extraction, and its banks which are followed by a public footpath with adjacent green space including picnic areas. The island itself is covered by fairly dense woodland.

The site, and surrounding area fall within the green belt and the land extending to the north, east, and south which occupies the area between the River Colne and the Grand Union Canal is designated as a nature conservation site of metropolitan importance. The boundaries of the Cowley Lock Conservation Area largely coincide with the nature conservation site perimeter.

The surrounding area is rural in nature and characterised by rivers and lakes which are generally bordered by trees and woodland. Packet Boat Lane and Old Mill Road are the only nearby roads and are both narrow and tree lined and, as such, do not compromise the rural nature of the surroundings. There is the occasional building which are sporadically positioned and are well screened by trees so as not to appear unduly disruptive within this rural setting. Huntsmoor Weir, which is a Grade II Listed residential dwelling, is located close by to the north.

The main line of the River Colne forms the boundary of Hillingdon Borough with land to the west of the river falling under the jurisdiction of South Bucks District Council who have been notified of the proposed development.

3.2 Proposed Scheme

The proposal involves the erection of a timber arched footbridge to provide pedestrian access to the island referred to as Little Britain Island which will allow members of the public to access the island as well as provide access to the weir for the Environment Agency and any other relevant waterway management operatives.

The bridge would be accessed from the existing footpath that extends around Little Britain Lake and is, itself, accessed from Old Mill Road.

The span of the bridge would be 21 metres with the walkway width being 1.5 metres. The walkway would be bordered by painted steel railings which would be 1.4 metres in height and every eighth vertical rail would feature oak cladding. Oak handrails will be mounted on top of the railings on both sides. The walkway would not feature any steps and would be finished with an anti-slip surface throughout.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant history for the site.

4. Planning Policies and Standards

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM3 (2012) Blue Ribbon Network
- PT1.EM4 (2012) Open Space and Informal Recreation
- 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
- PT1.HE1 (2012) Heritage
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE20 Daylight and sunlight considerations.

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| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE34 | Proposals for development adjacent to or having a visual effect on rivers |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
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| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL9 | Areas of Environmental Opportunity - condition and use of open land |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| LPP 2.18 | (2016) Green Infrastructure: the multi functional network of open and green spaces |
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| LPP 7.24 | (2016) Blue Ribbon Network |
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| LPP 7.6 | (2016) Architecture |
| LPP 7.8 | (2016) Heritage assets and archaeology |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

3rd July 2017

6. Consultations

External Consultees

A site notice was posted adjacent to the car park on Old Mill Road which serves visitors to Little Britain Lake.

A letter was sent to the neighbour at the adjoining the site, notifying them of the proposed development and inviting responses.

A notice was also published in the local press.

ONE LETTER OF OBJECTION RECEIVED - SUMMARY PROVIDED BELOW:

There is a deed in place allowing the Environment Agency access to the weir from Old Mill Road. The island is called Huntsmoor Island not Little Britain Island.

No notice was sent to any other property.

There was no consultation with neighbours.

The Mill House is a privately owned and occupied building and the Design and Access Statement says the footbridge will allow access to it.

There are no pathways or street lighting in the surrounding area and there is already an adequate picnic area toilet facilities and limited car parking available.

Visitor numbers are low except on fun days when there is congestion on the roads and damage to the verge.

There is a growing concern of anti-social behaviour.

The island is isolated with no public access and is a sanctuary for wildlife, plants and trees.

There are two known badger setts and a number of kestrel nests on the island.

The proposal will encroach an area reserved for wildlife and there is no public requirement for expansion of the picnic area.

The site is located in Flood Zone 3 and not 2 as stated in the application and there is significant risk of flooding.

There would be desecration and destruction to the island in order to provide footpaths.

There is insufficient car parking.

Will not be in keeping with surroundings and will harm neighbour amenities.

Will impact upon the character and setting of a Listed Building.

Issue of the public purse and cost benefit details have not been provided.

ENVIRONMENT AGENCY:

I confirm based on the FRA we have no objection to the proposed development. The site is located within Flood Zone 3, the bridge is classified as water compatible development with a design life of up to 100 years, and as such should not inhibit a design flow of 1:100 plus a 25% climate change allowance. The plans indicate that the bridge soffit will be 27.72mAOD, being above the 1:1000 flood level of 26.89mAOD and 300mm above the higher upstream bank top of 27.4mAOD. As the abutments shall be set back two metres from each bank edge there will be no reduction in channel capacity through the cross section.

Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed permanent or enabling works or structures, in, under, over or within eight metres of the top of bank of the River Colne, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can

be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Please contact us at PSO-Thames@environment-agency.gov.uk for further information. The applicant will need to demonstrate:

- That access to the watercourse is not restricted for future maintenance or improvement works.
- That works will not obstruct flood flows thereby increasing the risk of flooding to nearby properties around Hartham Common and its locality.
- That works will not adversely affect the construction and stability of the river bank.
- That all the conditions/requirements of the Flood Risk Activity Permit are met.

Water voles (protected species under the Wildlife and Countryside Act) are known to be in the catchment, both upstream and downstream of the site. Part of the ecological information required for the Flood Risk Activity Permit will be for a water vole survey on the riparian areas affected by the works. This survey should be done in the same season as the works are proposed, in order to be valid. If burrows and presence are identified, this must be used to inform the method statement and demonstrate how no contravention of legislation will occur.

Internal Consultees

FLOOD OFFICER:

There are no objections in principle to the proposed bridge subject to the construction of the bridge in accordance with the flood risk information set out in the Design and Access Statement.

LANDSCAPE OFFICER:

The proposal to provide a pedestrian footbridge across the river to Little Britain Island will land close / amid the tree-lined embankment on the island. While there is no topographic or arboricultural impact assessment to confirm that it is feasible to land the bridge on the island without affecting trees, the drawing indicates that the intention is to land between the nearest trees. It is also understood that trees on the island are due to be thinned / managed in the interest of good arboricultural practice. No objection, subject to the recommended conditions.

CONSERVATION OFFICER:

The site lies within the Cowley Lock CA and also within the proposed Colne Valley APZ. It is not considered that the proposal would detract from the character or appearance of this part of the conservation area. As such, no objections are raised to the proposals, the structure of the bridge should be painted in appropriate colours, to be covered by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the green belt and is therefore subject to strict controls in relation to the nature and amount of development that would be deemed acceptable.

Para. 89 of the National Planning Policy Framework (NPPF) states that the construction of new buildings within the green belt should be regarded as inappropriate. The paragraph then goes on to list exceptions to this general directive, one of which is provision of appropriate facilities for outdoor recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it. Policy 7.16 of the London Plan directs to the NPPF as guidance for appropriate development in the green belt whilst Policy OL 1(ii) of the Local Plan identifies open air recreational use as an

acceptable green belt use.

The site is located within the Colne Valley, which is part of the wider Blue Ribbon Network. One of the key strands of Policy EM3 of the Local Plan: Part 1- Strategic Policies (November 2012) is to improve access to and the quality of Hillingdon's river and canal corridors, thereby providing a healthier lifestyle accessible to all whilst Strategic Policy EM4 states that the Council will safeguard, enhance and extend the network of open spaces.

It is considered that the footbridge will enhance the existing outdoor recreation offer at Little Britain Lake and, therefore, qualifies as an exceptional case and represents appropriate green belt development.

7.02 Density of the proposed development

Not relevant to this application.

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

The proposed bridge has a low profile and would be well screened by surrounding trees. The design is simple and unobtrusive and the use of timber handrails and cladding creates a traditional appearance that is compatible with historic features within the surrounding area as well as its overall rural nature.

Given its modest size and the amount of screening surrounding it, it is not considered that the bridge will adversely impact upon the setting of the neighbouring Grade II Listed Building at Huntsmoor Weir.

It is therefore considered that the proposed development is in accordance with Hillingdon Strategic Policy HE1, Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.8 of the London Plan (March 2016).

7.04 Airport safeguarding

Not relevant to this application.

7.05 Impact on the green belt

The proposed bridge is a modestly sized feature that would be largely finished in timber. The railings would allow views to permeate through the bridge and the structure would therefore not appear as a visually obstructive feature. The bridge would not be located close to any other significant built forms and would therefore not result in unacceptable clutter or coalescence. Whilst it would stand alone, it would not appear as an alien feature within the countryside given the context, with a bridge not being an unexpected feature in a riverside environment.

No significant area of green space would be lost to accommodate the bridge and it has been sited so as to require minimal works to existing woodland on the island. The bridge would not cause shading that could compromise the growth of vegetation and would not interrupt or alter the current flow of the river colne.

The development does not include any external lighting that may compromise the rural nature of the surrounding area and the oak and green painted railing finish would result in a visually recessive appearance that would be compatible with the surrounding environment.

It is therefore considered that the proposed bridge would not result in any harmful impact upon the character and integrity of the green belt and is therefore in compliance with Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.16 of the London Plan.

7.07 Impact on the character & appearance of the area

The bridge is sympathetically designed and located and is of a modest size. It would be largely screened from view by surrounding soft and hard landscaping and would only be visible from a small area immediately surrounding the site. In any case, the bridge is considered to be an appropriate feature within the surrounding riverside environment, which forms part of the Blue Ribbon Network and, as set out in sections 7.03 and 7.05 it would not compromise the setting or integrity of the surrounding historic environment or the green belt.

It is therefore considered that the proposed development meets the standards of Policies BE13 and BE34 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 7.4, 7.28 and 7.30 of the London Plan (March 2016).

7.08 Impact on neighbours

The proposed footbridge would be positioned approximately 10 metres to the south of the southern boundary of Huntsmoor Weir. This boundary is marked by approximately 2 metre high timber fencing. The most elevated part of the bridge walkway would be at the centrepiece and would be raised approximately 0.35 metres above the height of the land adjacent to the boundary fence. As such, it is not considered that pedestrians using the bridge would be able to obtain intrusive views into Huntsmoor Weir as any views will be interrupted by the existing site boundary treatment.

The screening offered by the site boundary treatment combined with the low profile of the proposed footbridge would ensure that the footbridge does not appear overbearing towards Huntsmoor Weir nor will it cause any demonstrable overshadowing of the property.

The footbridge will allow access to Council owned greenspace which would be ancillary to the overall greenspace area around Little Britain Lake and it is not considered that it would lead to any unacceptable intensification in recreational use that would be to the detriment to the amenities enjoyed by the occupants of neighbouring dwellings.

It is therefore considered that the proposal is in accordance with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.6 of the London Plan (March 2016).

7.09 Living conditions for future occupiers

Not relevant to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The footbridge would not be located on or adjacent to the highway. It would be accessible via the existing pathway that encircles Little Britain Lake. The slope angle of the footway is gentle and its width will allow adequate room for pedestrian movement. The footbridge would not be used by motorised vehicles.

It is therefore considered that the proposed footbridge does not conflict with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The proposed development would improve access to publicly owned land within the Blue Ribbon Network, providing an enhancement to the surrounding provision of public open space, allowing members of the public to experience more of the qualities of the surrounding environment and aiding the practicality of managing, maintaining and enhancing the island site for nature conservation purposes.

It is therefore considered that the proposed development complies with Policies EM3 and EM4 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Local Plan Policies BE34 and EC1 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies 6.10, 7.19, 7.27 and 7.30.

7.12 Disabled access

The proposed footbridge has step free access and the arch is not steeply inclined. The walkway would be 1.5 metres in width and this is adequate to allow for wheelchair access.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

The site is located within a Metropolitan and Borough Grade 1 Site of Importance for Nature Conservation (SINC). Policy EM7 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) provides objectives for the management of such sites and this includes the aim to work with partners, private landowners and other utility providers to achieve multi-functional use of land use that promotes and enhances biodiversity, adds to the green grid or achieves other open space outcomes, including improved accessibility.

A Flood Risk Activity Permit will be required for the works and part of the application process involves the submission of a water vole survey on the riparian areas affected by the works along with protection and mitigation measures to be adopted should water voles be found to be present.

The western side of the footbridge would be landed on the bank of the island which is currently under dense tree cover. The precise positioning of the footbridge would be carefully considered so as to prevent the need to cut back trees and to ensure no harmful disturbance to root protection areas. The footbridge would not require any significant foundations to be dug and, as such, would not result in any harmful disturbance or destabilisation to the banks of the river.

The proposed footbridge would not obstruct or alter the flow of the river nor adversely impact upon any significant habitat space on the banks of the river.

It is therefore considered that the proposed footbridge is in accordance with policies BE34, BE38, EC1 and OL9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 7.19 and 7.21 of the London Plan (March 2016).

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The footbridge would span the banks of the cut of the Colne River, within Flood Zone 3 and the functional flood plain (Flood Zone 3b). The footbridge has been positioned at a suitable level so as to prevent obstruction to the flow of the river or jamming with debris so as to safeguard against the potential for presenting a flood risk.

Table 2 of the Flood Risk and Coastal Change guidance which supplements the NPPF classifies amenity open space as a water compatible use whilst Table 3 of the same guidance recognises water compatible use as appropriate for Flood Zone 3b provided that any structure is designed and constructed to

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage; and
- not impede water flows and not increase flood risk elsewhere.

The Environment Agency have assessed the proposals and have raised no objections. The key issue relates to the height of the bridge soffit which must be sufficient to be resilient to flooding.

The proposed bridge soffit height has been deemed acceptable by the Environment Agency and the height of 27.72 metres AOD and a condition will be used to ensure the footbridge is built in accordance with these details.

The bridge would be raised above the river and therefore not impede water flow whilst the fact that the bulk of it is over the river will prevent any net loss in floodplain storage.

It is therefore considered that the proposed footbridge, provided it is built in accordance with approved details, will accord with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OE7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.12 of the London Plan (March 2016).

7.18 Noise or Air Quality Issues

The bridge would not result in any material increase in the generation of noise. As mentioned earlier in the report, it would not be used by motorised vehicles.

It is therefore considered that the proposed footbridge satisfies Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

Issues relating to the visual and amenity impact of the proposed footbridge are discussed within the main body of this report. The island does not have an official name according to Ordnance Survey maps and the location of the proposed footbridge is clearly shown on the location plan to provide clarity. The Environment Agency require a more reliable and accessible means to reach the weir. The land is publicly owned greenspace and members of the public are therefore entitled to access and utilise it.

7.20 Planning obligations

No Section 106 agreement or CIL payment is required for this application.

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.

10. CONCLUSION

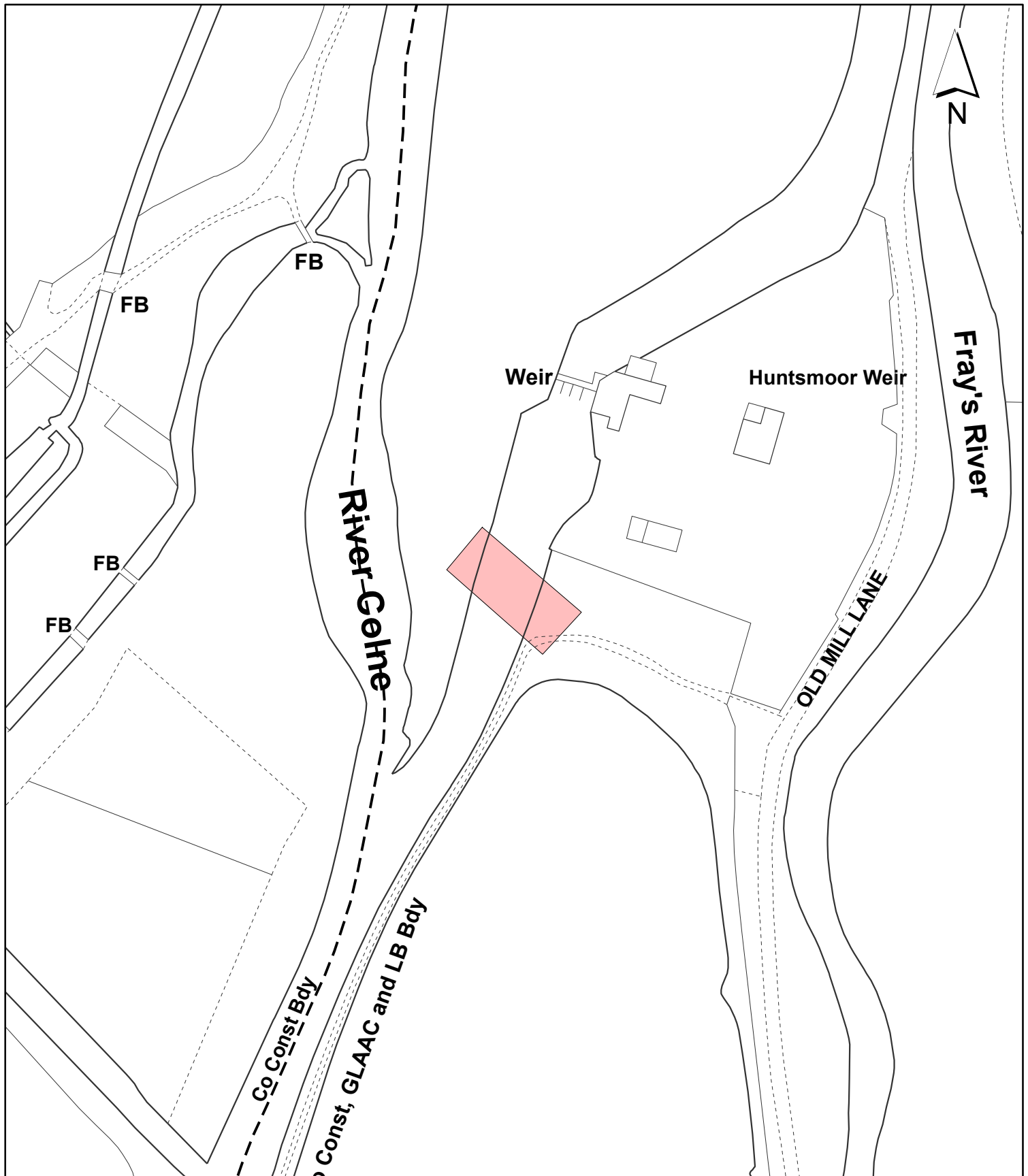
It is recommended that the application is approved, subject to relevant conditions as set out in this report.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2016)
Hillingdon Planning Obligations SPD
Accessible Hillingdon SPD
National Planning Policy Framework (NPPF)
Hillingdon Open Space Strategy 2011 - 2026

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Notes:

 Site boundary

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Site Address:

**Little Britain Lake (Footbridge),
 Packet Boat Lane**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

52368/APP/2017/1844

Scale:

1:1,250

Planning Committee:

Major

Date:

July 2017



HILLINGDON
 LONDON