

Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREW'S PARK HILLINGDON ROAD UXBRIDGE

Development: Reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension (East/Dice) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015.

LBH Ref Nos: 585/APP/2016/4442

Drawing Nos:

- RM Dice Covering Letter(1)
- AA6352-2022 - Proposed Level 0 Variation ;
- AA6352-2019 - Proposed Roof Plan - Block 1
- AA6352-2018 - Proposed Level 1 & 2 - Block 1
- AA6352-2023 - Proposed Level 1 & 2
- AA6352-2026 - Proposed Roof Level
- AA6352-2024 - Proposed Level 3
- AA6352-2020 - Proposed Level 0 Variation ;
- AA6352-2027 - Proposed Basement - Block 7
- AA6352-2051 - Park & Street Elevations
- AA6352-2061 - Sections Block 3 & Block 4
- AA6352-2060 - Sections Block 1 & Block 2
- AA6352-2062 - Sections Block 5 & Block 6
- AA6352-2063 - Sections Block 7 & Basement 2
- AA6352-2001 - Site Location Plan
- Tree Protection Plan 2682-TS-01
- Planting Plan 2682-PP-02
- Landscape Management Specification 2683-MP-01
- General Arrangements Plan 2862-LA-01
- General Arrangements Plan 2862-LA-02
- STMQ3005 - Dice_Planning Statement FINAL
- 5105977_ATK_UXB_TCE_DR_0110_P3 Underground Car Park
- AA6352-2002 - Existing Site Layout - North
- AA6352-2003 - Existing Site Layout - South
- AA6352-2005 - Topographical Survey - South
- AA6352-2004 - Topographical Survey - North
- AA6352-2009 - Basement Level
- AA6352-2007 - Proposed Site Layout - North
- AA6352-2008 - Proposed Site Layout - South
- AA6352-2006 - Proposed Site Layout - Master
- AA6352-2011 - Proposed Ground Floor Plan
- AA6352-2025 - Proposed Roof Level
- AA6352-2021 - Proposed Level 0 Variation ;
- AA6352-2017 - Proposed Level 0 - Block 1
- AA6352-2040 Elevations Block 1
- AA6352-2041 Elevations Block 2
- AA6352-2042 Elevations Block 3
- AA6352-2043 Elevations Block 4
- AA6352-2044 Elevations Block 5
- AA6352-2045 Elevations Block 6
- AA6352-2046 Elevations Block 7

Date Plans Received: 09/12/2016

Date(s) of Amendment(s):

Date Application Valid: 09/12/2016

1. SUMMARY

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for 'The Dice' phase 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 S73 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 'The Dice', an area of land located to the west of the new District Park within the site.

The proposed scheme would provide 101 residential units, providing a mix of 2, 3 and 4 bedroom dwellings and there would be 109 parking spaces for residents and visitors, the majority of which would be located in a basement. In addition 166 cycle spaces are proposed.

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;

AA6352-2001

AA6352-2002

AA6352-2003

AA6352-2004

AA6352-2005

AA6352-2006

AA6352-2007

AA6352-2008

AA6352-2009

AA6352-2010

AA6352-2011
AA6352-2017
AA6352-2018
AA6352-2019
AA6352-2020
AA6352-2021
AA6352-2022
AA6352-2023
AA6352-2024
AA6352-2025
AA6352-2026
AA6352-2027
AA6352-2040
AA6352-2041
AA6352-2042
AA6352-2043
AA6352-2045
AA6352-2046
AA6352-2051
AA6352-2060
AA6352-2061
AA6352-2062
AA6352-2063
2682-TS-01-P1
2682-PP-01-P2
2682-PP-02-P2
2682-LA-02-P1
2682-LA-03-P1
2862-DT-03
5105977-ATK-UXB-TCE-DR-0110-P02
2016-259-101 P2

APA/UX-SMDN/TCR/01; and shall thereafter be retained/maintained for as long as the development remains in existence.

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:

Planning Statement December 2016
Design and Access Statement December 2016
Transport Statement December 2016
Landscape Specification 2682-SP-01
Landscape Management Specification 2682-MP-01
Drainage Strategy December 2016
Specification of replacement Hornbeams 2682-SP-02

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).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of brickwork, masonry, windows, doors, roof materials and balconies 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.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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.

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 (and amended under S73 application reference 585/APP/2015/848) for a residential led, mixed-use development.

The Reserved Matters application relates to a strip of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site. To the west of the application site is the 'Residential Triangle' of the Town Centre Extension Phase. To the north of the application site is part of the new District Park and St Andrew's Road. To the east is the northern part of the District Park, which is located within the green belt. To the south are further residential phases of the St Andrew's Park development.

The site is situated within a Developed Area, but on the border with the Greenbelt, as identified in the policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for a strip of land between an earlier Phase to the west called the 'Residential Triangle' and the new District Park to the east. The site has already been approved for residential use under the outline consent for the wider site. The proposal is for the erection of 101 dwellings provided within seven separate buildings. The concept for the proposal is based upon the idea of a series of pavilion blocks located on the edge of the park that exploit the view of the park and that are positioned in a random way to mimic the roll of some dice, hence the phase being named the 'Dice' phase. An 8th block was proposed further within the district park at outline stage, however this block has been removed on design and amenity grounds. The seven proposed blocks provide mixture of 1, 2 and 3 bedroom dwellings as set out below:

Block 1
2 bed (4 people) x 5

Block 2
1 bed (2 people) x 6
2 bed (4 people) x 5
3 bed (5 people) x 3

Block 3
1 bed (2 people) x 6
2 bed (4 people) x 10
3 bed (5 people) x 2

Block 4
1 bed (2 people) x 6
2 bed (4 people) x 6
3 bed (5 people) x 2

Block 5
1 bed (2 people) x 6
2 bed (4 people) x 9
3 bed (5 people) x 3

Block 6
1 bed (2 people) x 6
2 bed (4 people) x 6
3 bed (5 people) x 2

Block 7
1 bed (2 people) x 6
2 bed (4 people) x 9
3 bed (5 people) x 3

This equates to the following totals:

1 bed (2 people) x 36
2 bed (4 people) x 50
3 bed (5 people) x 15

In accordance with the outline planning permission, 10 wheelchair accessible units are provided.

Basement parking is the primary provision of car parking. A basement is provided under blocks 3, 4 & 5. A semi basement is incorporated under blocks 6 & 7. Both of these are accessed via a ramp that is located between blocks 5 & 6. There will be 88 spaces provided between the basements and semi basements of blocks 3 -7. All of the basement parking spaces will be allocated. In total there will be 109 parking spaces, of which 108 are allocated and one visitor space is provided. Of the 23 surface spaces, 10 will be wheelchair accessible. Nine wheelchair spaces will be provided at ground level along Gray's Road, the tenth wheelchair space is located between Block 1 and Block 2. An integrated cycle store is located in each block and is accessible through the secure main entrance of each block on the eastern elevation. Additional cycle parking is located within the basement and is accessed via a ramp. In total 166 cycle spaces are proposed, with 140 on the ground floors of the blocks and 26 in the underground parking.

Every unit would include a private balcony and there are 3 courtyards proposed between blocks 3 and 4, 4 and 5 and 6 and 7. In total the scheme will provide 3946 sqm of amenity space.

Affordable housing across the development must be provided at 15%. The adjacent Triangle Phase and Town Centre West Phase beyond will provide an increased level of affordable housing so that across the three phases 15% is achieved. There will therefore be no affordable housing within this particular phase. In accordance with the requirements of the outline planning permission, the development will achieve Code for Sustainable Homes Level 4, Lifetime Homes, and will include security measures to achieve the 'Secured by Design' accreditation.

A 'Green Link' is proposed between Blocks 2 and 3 which will provide a pedestrian link between the Town Centre and the District Park. There is a significant level change of around 6m between Grays Road to the west of the site and the District Park. In order to make the route accessible a winding or zig-zagging path is required. The design for the Green Link proposes a sinuous path connecting two large paved areas at the top and bottom of the Link with soft banks and tree planting. A new path is proposed to connect from the lower seating area to the approved path north of the Phase 4 residential area.

Four of the blocks are 3 storey in height and three of the blocks have an additional set back storey to form a 4 storey block. The architectural design of the blocks is contemporary in nature with facades that are broken up into grid arrangements that match the square 'dice' form of the blocks.

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.

Application reference 585/APP/2015/2657 (Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping) granted planning consent for the 'Residential Triangle' Phase adjacent to the application site.

Non-material amendment application reference 585/APP/2016/4052 was submitted to amend three of the approved parameter plans. This application was approved on 04.01.17. The amended parameter plans allowed a slight increase in basement depths.

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

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
- 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
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LPP 5.1	(2016) Climate Change Mitigation
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LPP 8.1	(2016) Implementation
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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:- **30th January 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 41 local owner/occupiers and the Vine Lane and North Uxbridge Residents' Associations. Site notices were also posted. No letters of objection or support have been received.

METROPOLITAN POLICE

Having had numerous meetings and I clearly understand that this development has a site wide SBD condition, I have reviewed the documentation and have no objections to this application.

HISTORIC ENGLAND

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

ENVIRONMENT AGENCY

Thank you for consulting us on the above application. This portion of the site lies outside of any constraints within our remit and we have no comments to make on the reserved matters.

THAMES WATER

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

NATIONAL AIR TRAFFIC SERVICES (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.

Internal Consultees

HIGHWAYS

Highways It would help if they could provide a figure for the parking spaces already provided or

approved for the various sites on the overall site in comparison with the total approved at outline stage.

Case Officer's comments:

This information was requested from the applicant and they subsequently provided the figures for the Council's Highways Engineer to review.

HIGHWAYS 2nd comments:

Matters relating to trip generation and traffic impact on the highway network were established as part of the outline consent with off site highway mitigation works some of which have been implemented. 101 apartments are currently proposed comprising 36 one bed, 50 two bed and 15 three bed with 109 car parking spaces. 86 car parking spaces are located in the basement/undercroft with the remaining 23 at street level including 10 disabled spaces.

A parking allocation Condition is required to ensure that 23 spaces are reserved for the 3 bed units and 1 each for the remaining units in order to comply with the Council's parking standards. The TA advises that 166 cycle parking spaces are to be provided which comply with Council standards. Unless shown on plans 20% active and 20% passive electric charging points should be Conditioned. Subject to the above no objections are raised on highway grounds.

Case Officer's comments:

Condition 9 (Traffic and Parking Arrangements) of the amended outline consent (application reference 585/APP/2015/848) already requires the submission of these details for approval by the Council. These details would therefore be submitted for discharge following any approval of the current Reserved Matters Application.

FLOOD AND WATER MANAGEMENT

Any proposals must be compatible with the drainage proposals. It is not clear that the surfacing proposed is permeable and which will need to be clearly shown in any drainage plans for the area.

Case Officer's comments:

The Council's Flood and Water Management Officer's comments were passed to the applicant and an amended Drainage Layout Plan has been provided that shows permeable areas (plan ref. 2016-259 101 P2). In addition Conditions 68 (Drainage) and 69 (Foul and Surface Water) of the amended outline consent (application reference 585/APP/2015/848) requires the submission of these details for approval by the Council.

LANDSCAPE ARCHITECT

This site is located on a relatively flat (falling to the east) plateau to the east of the Town Centre Extension, overlooking the District Park West. The most dominant landscape feature is the line of closely spaced fastigiate hornbeam, mature *Carpinus betulus* 'Fastigiata' which define the west boundary of the site.

Comment

The residential scheme featuring a series of blocks of flats with generous spaces in between them has been the subject of pre-application discussions with the architect, PRP. The layout features underground parking for many of the cars which benefits the landscape setting of the site. Landscape proposals submitted by Allen Pyke include: a Tree Protection plan (ref. 2862-TS-01), General Arrangement Plans, 2 of 2 (ref. 2862-LA-02 Rev P1 and 03 Rev P1), Detailed Planting Plans (ref. 2862-PP-01 Rev P2 and 02 Rev P2).

The plans are supported by two documents: Soft Landscape Specification ref. 2682-SP-01 and a Landscape Management Plan ref. 2682-MP-01. In addition to the retained/protected trees, the scheme will provide approximately 40 new specimen trees, hedges, native woodland planting,

ornamental shrubs and herbaceous species.

Outstanding Landscape Issues

In pre-application discussions Hillingdon agreed to the removal of alternate specimens within the line of roadside hornbeams tree ref. 1725 - 1756. This was on the understanding that the remaining trees would have space to grow and would not be compromised by the encroachment of built development within the RPA's. According to the layout arrangement, each gap will be filled with car parking and/or pedestrian access, which will render the trees vulnerable to root damage/compaction below ground and damage by plant above ground. A detailed method statement is required to show how the trees will be protected. A specification of replacement planting using large semi mature trees should be provided in case replacement of existing trees is required within five years from the completion of the work.

In the course of the pre-application discussions it was agreed that cross-sections through the site (east to west) would be required to show the relationship of the development with the surrounding parkland (to the east) and road (to the west). In particular they are required to show how the proposed level changes and planting will be used to complement the local topography and screen the underground car park.

Levels / gradients of all external access routes are required to ensure that they comply with current access standards.

Recommendations

Further details are required to satisfy the above landscape issues including details of trees to be retained, tree protection measures and finished ground levels.

Case Officer's comments:

Conditions 24 (Landscaping Scheme), 28 (Levels), 29 (Access), 61 (Trees to be retained) and 62 (Protection of Trees) of the amended outline consent (application reference 585/APP/2015/848) already requires the submission of these details for approval by the Council.

ENVIRONMENTAL PROTECTION UNIT

No adverse comments.

HOUSING OFFICER

This planning application for the dice phase does not include any affordable housing but this reduced provision is acceptable as the S106 obligations will be on other phases of the development.

The Town Centre West phase (submitted concurrently with this application) delivers an over provision of 19% affordable housing to ensure the scheme in its entirety accords with the 15% provision required by the S106.

ACCESS OFFICER

Whilst the plans submitted indicate that 10% of the residential units may comply with the requisite standards for an M4(3), it is unclear whether these units meet the specifications. Particular attention should be paid to the level access arrangements to and into the principal entrance, the entrance lobby arrangement within the flats, in addition to spatial requirements within the bedrooms, bathrooms and kitchen areas. The plans should be amended to demonstrate compliance with the technical specifications within Approved Document M to the Building Regulations (2015 edition). The same areas within all remaining dwellings should be designed to accord with the technical specifications of M4(2) for an Accessible and Adaptable dwelling.

Additional plans should be requested to confirm level access and compliance with the requisite standards for the required wheelchair accessible, and, accessible and adaptable dwellings. Any

approval of this application should apply the following condition:

The development hereby approved shall ensure that 10% of the residential constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 (c) and (d), is achieved and maintained.

Case Officer's comment:

The Design and Access Statement submitted with the application states that 'All the homes within the proposal are designed to Lifetime Homes Standards and meet the requirements of Approved Document M'. Condition 29 (Access) of the amended outline consent (application reference 585/APP/2015/848) also requires details of accessibility, including level access, to be submitted and approved by the Council.

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 Reserved Matters Application proposes the creation of 101 residential units within this section of the St Andrew's Park development. This is an increase in the number of residential units within this phase from the 78 units agreed as part of the s73 consent. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.

The increase in units is not considered significant against the unit density which has already been approved for the development through the outline and S73 consent. As such the proposed density is considered to be 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 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. The National Air Traffic Services (NATS) and Heathrow Airport Ltd have been consulted on the current proposals and have raised no objections.

7.05 Impact on the green belt

The proposed use, building heights and scale of development were considered and approved under the original outline application and the Section 73 application to alter the layout of the Town Centre Extension phase of the wider St Andrews Park development site.

The proposed development is within the parameters approved under these consents.

The development is considered to be appropriately designed to ensure no significant harm would occur to its setting adjacent to the green belt. The buildings have been designed so as to present their main facade onto the green belt whilst basement parking has been utilised to minimise the visual impact of parked cars. Landscaping has also been carefully designed to integrate the proposals and prevent a hard transition between the developed area and the new district park. The 'green link' has also been subject to significant pre-application discussions to ensure an appropriately designed link has been incorporated. The Council's Landscape Architect has raised no objections to the proposal and the additional details requested are covered by conditions attached to the amended outline consent. As such the application is considered to comply with Policy OL5 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

The Council's Conservation and Design Officer has been involved throughout the pre-application process and raises no objections to the design of the proposals. Residential buildings were approved in this location as part of the section 73 consent for the development and the buildings have been designed to a high standard with architectural interest and respond appropriately to adjacent district park.

The design of the proposals are therefore considered to be acceptable.

7.08 Impact on neighbours

The principle of residential buildings has already been approved in this location as part of the section 73 consent for the development. The closest existing residential properties are to the north with the only properties within 50m of the site being derelict. Given the distance of separation and the existing principle of the proposals being consented the impact on neighbouring occupiers is deemed acceptable.

7.09 Living conditions for future occupiers

The proposed development maintains an appropriate 21m separation distance between the proposed buildings and the new Triangle Phase that is being constructed to the west of the application site. The separation distances between the blocks themselves is between 15m and 19m, with no direct overlooking between habitable rooms. This is achieved by ensuring there are only opaque windows within the northern elevations of the blocks, allowing windows on southern elevations to benefit from sunlight and solar gain. All of the proposed balconies have been positioned so as to benefit from views across the new district park.

INTERNAL FLOOR AREA

The proposed development is for the creation of 101 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 will benefit from appropriate levels of daylight. Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms being proposed.

EXTERNAL AMENITY

Every unit would include a private balcony and there are 3 courtyards proposed between blocks 3 and 4, 4 and 5 and 6 and 7. All private balconies have been designed to face east and thus benefit from views of the new district park. The majority are located on the eastern facades to maximise park views.

The amenity space requirements for the proposal are as follows:

1 bed (2 people) x 36 x 20 sqm = 720 sqm
2 bed (4 people) x 50 x 25 sqm = 1250 sqm
3 bed (5 people) x 15 x 30 sqm = 450 sqm
Total = 2420 sqm

The proposed development exceeds the Council's amenity space requirements, as set out by HDAS: Residential Layouts, which requires 2420 sqm. The proposed development will provide a total of 3946 sqm of amenity space and future residents will also benefit from close proximity to the new district park.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The periphery of the site has a PTAL of 4 which is 'good'. The proposal is for 101 dwellings comprising 36 one bedroom, 50 two bedroom and 15 three bedroom units. The total parking provision including some on the street is 109 including 10 disabled bays.

Bicycle access is via Gray's Road. An integrated cycle store is located in each block and is accessible through the secure main entrance of each block on the eastern elevation. Additional cycle parking is located within the basement and is accessed via a ramp. In total 166 cycle spaces are proposed, with 140 on the ground floors of the blocks and 26 in the underground parking.

The Council's Highways Officer has reviewed the details submitted with the application and raised no objection to the proposals subject to the attachment of conditions requiring details of parking allocation and electric vehicle charging points. Condition 9 of the amended outline consent (application reference 585/APP/2015/848) already requires these details to be submitted and approved by the Council and therefore the proposal is considered acceptable.

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

The Council's Access Officer has reviewed the submission and requested a condition to ensure the proposals meet M4(2) and M4(3) standards as set out in the Approved Document M to the Building Regulations.

However the the Design and Access Statement submitted with the application states that 'All the homes within the proposal are designed to Lifetime Homes Standards and meet the requirements of Approved Document M. In addition, ten homes or 10% of the overall homes are designed to be easily adaptable for wheelchair users as described in Supplementary Planning Document - Accessible Hillingdon. All of these homes are located on the ground floors'.

In addition Condition 29 of the amended outline consent (application reference 585/APP/2015/848) also requires details of accessibility to be submitted and approved by the Council. The condition requested by the Access Officer is therefore not required as the

phase will be conditioned to accord with the submitted Design and Access Statement and accessibility arrangements are still required to be submitted and approved.

The application is therefore deemed acceptable in terms of accessibility.

7.13 Provision of affordable & special needs housing

The S106 agreement attached to the outline consent requires that affordable housing across the whole development site must be provided at 15%. The adjacent Triangle Phase and Town Centre West Phase beyond will provide an increased level of affordable housing so that across the three phases 15% is achieved. There will therefore be no affordable housing within this particular phase.

The Council's Housing Officer has reviewed the submitted details and confirmed that they raise no objections to the application. Reserved Matters Consent has already been approved for the adjacent Triangle site and increased affordable housing provision was secured. It will be a requirement of the Town Centre West Phase that increased affordable housing is also provided at the appropriate level and standard to secure 15% across the three phases.

7.14 Trees, landscaping and Ecology

The Council's Landscape Architect has reviewed the submitted details and confirmed that the approach adopted is in accordance with pre-application discussions and they have raised no objections to the proposed landscaping. The application is considered to be well designed and to integrate successfully with the adjacent district park. Careful design work has also gone into the 'green link' for pedestrians between the Town Centre Extension and the new district park. The Council's Landscape Architect has requested further details to be submitted, including details of trees to be retained, tree protection measures and finished ground levels. However Conditions 24 (Landscaping Scheme), 28 (Levels), 29 (Access), 61 (Trees to be retained) and 62 (Protection of Trees) of the amended outline consent (application reference 585/APP/2015/848) already requires the submission of these details for approval by the Council.

As such the proposed landscaping details as submitted are deemed acceptable and will be supplemented by additional details for review by the Council in due course.

7.15 Sustainable waste management

Each block has integrated refuse stores located on the ground floor. The bins within Blocks 1 and 2 can be directly accessed. The bins from Blocks 3,4,5,6 and 7 will be moved by management personnel to designated locations allowing the refuse vehicle to easily collect the refuse.

The Council's Waste Management Officer was consulted on the proposals and has raised no objections to the application. Condition 31 (Waste) of the amended outline consent (application reference 585/APP/2015/848) requires the submission of waste storage and collection details for approval by the Council.

7.16 Renewable energy / Sustainability

The submitted Design and Access Statement states 'The scheme has been designed to accord with the site wide energy strategy. The energy strategy sets out how the development will reduce emissions in accordance with the London Plan energy hierarchy. It is proposed that the Dice phase will be connected to the proposed local heating network.... MVHRs are provided for each apartment within the development to minimise the heat losses through ventilation. In addition, the indicative location of PV panels on the roof of the blocks is shown on the roof plans as a potential method to achieve a 15% reduction in emissions from a renewable energy source.'

The Council's Sustainability Officer was consulted on the application and has provided no objections. Condition 10 (Energy) of the amended outline consent (application reference 585/APP/2015/848) also requires that the proposals accord with the approved site wide energy strategy.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer has reviewed the proposal and requested further details regarding the permeability of proposed surface treatments. The applicant has provided an amended Drainage Layout Plan which shows permeable areas (plan ref. 2016-259 101 P2). In addition Conditions 68 (Drainage) and 69 (Foul and Surface Water) of the amended outline consent (application reference 585/APP/2015/848) requires the submission of these details for approval by the Council.

As such the application is deemed acceptable from a flooding perspective and the requested details will be provided in due course to discharge the relevant conditions for this phase.

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 'The Dice' phase 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 S73 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 'The Dice', an area of land located to the west of the new District Park within the site.

The proposed scheme would provide 101 residential units, providing a mix of 2, 3 and 4 bedroom dwellings and there would be 109 parking spaces for residents and visitors, the majority of which would be located in a basement.

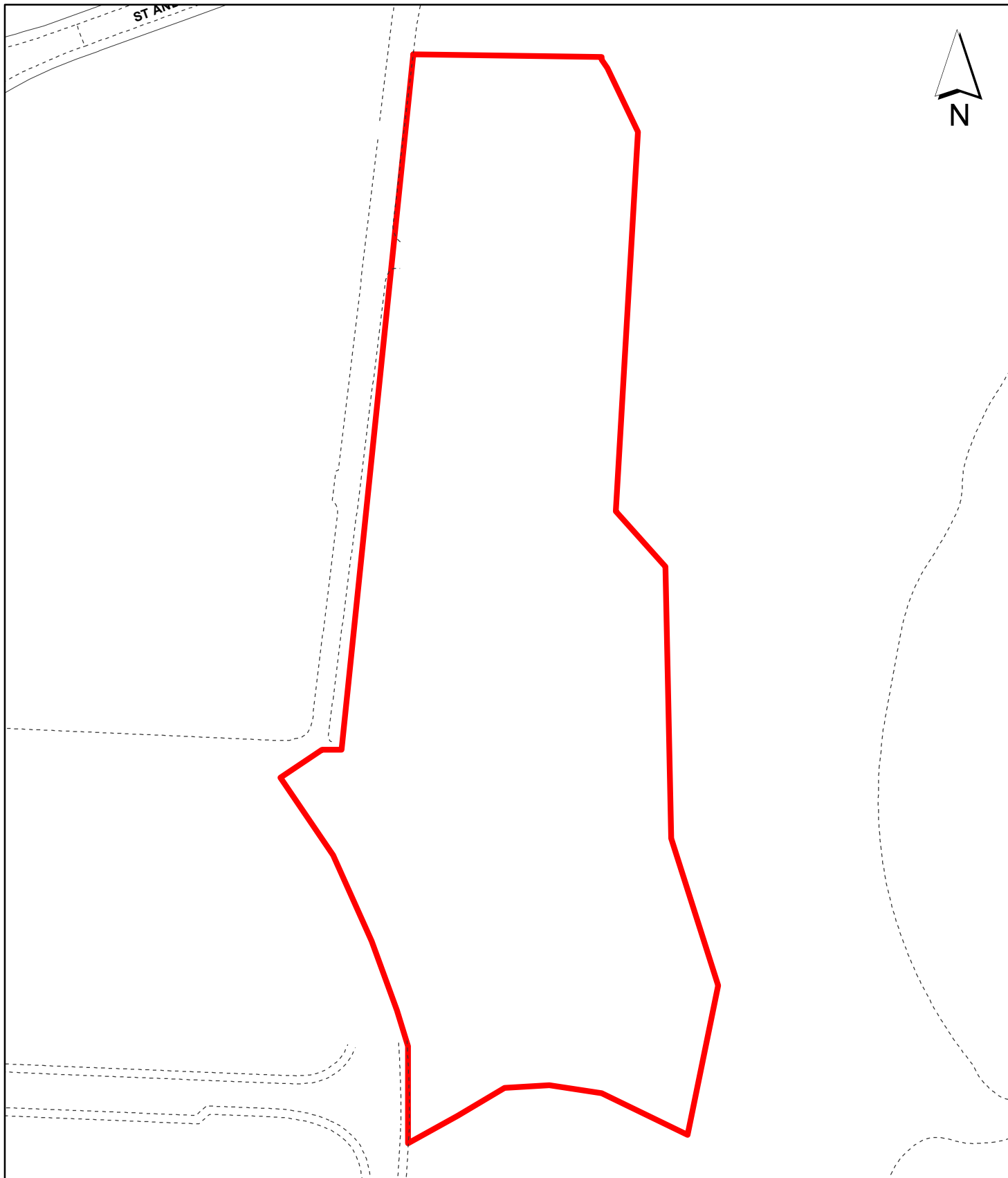
The overall development is considered to be of an acceptable scale and design and will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

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

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Dice St, Andrews Park	
Planning Application Ref: 585/APP/2016/4442	Scale 1:1,250
Planning Committee Major Application	Date January 2018

**LONDON BOROUGH
OF HILLINGDON**

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