

Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Christos Chrysanthou**

17979/APP/2025/1314

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| Date Application Valid: | 09.05.25 | Statutory / Agreed Determination Deadline: | 09.09.25 |
| Application Type: | Full | Ward: | Northwood Hills |

Applicant: **Hillingdon Council**

Site Address: **Haydon Drive, Pinner, HA5 2PL**
Proposal: **Demolition of 16 studio bungalows and the erection of 21 affordable family-sized houses with associated facilities.**

Summary of Recommendation **GRANT planning permission subject to section 106 legal agreement and conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

It is recommended that delegated powers be given to the Director of Planning and Sustainable Growth to grant planning permission subject to the following:

A) That a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation be agreed to secure the following:

- i. To secure on-site affordable housing, to include a provision of 100% by habitable room with all units being Social Rent.
- ii. London Healthy Urban Development Unit (HUDU) financial contribution of £18,428 to fund enhanced or new health facilities within the London Borough of Hillingdon.
- iii. Carbon offset contribution of £17,670.
- iv. Air Quality Mitigation contribution of £18,188.
- v. The provision of Public Open Space and Children's Play Space in the location outlined on drawing no. APL006 Rev D shall remain open to all members of the public in perpetuity and be managed and maintained in accordance with the agreed Landscape Management Plan.
- vi. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning and Sustainable Growth), delegated authority be given to the Director of Planning and Sustainable Growth to refuse planning permission for the following reason:

'The applicant has failed to mitigate the impacts posed by the proposed development (in respect of Affordable Housing, Health, Carbon Emissions and Air Quality). The scheme therefore conflicts with Policies DMCI 7 of the Hillingdon Local Plan: Part 2 (2020); the adopted Planning Obligations Supplementary

Planning Document (2014); Policy DF1 of the London Plan (2021); and paragraphs 56-58 of the National Planning Policy Framework (2024).'

E) That if the application is approved, that the permission is subject to the Conditions as set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks planning permission for the demolition of 16 studio bungalows and the erection of 21 affordable family-sized houses with associated facilities.
- 1.2 The proposal is considered to be acceptable in principle, making effective use of an existing brownfield site to provide additional housing, and notably provide 100% affordable housing, secured as Social Rent. The proposal also secures the provision of 3no. accessible housing units and communal play space and open space that provides an inclusive, accessible and flexible development.
- 1.3 The proposed site layout and density are considered to represent the optimal use of the site. The overall scale, massing and appearance of the development is considered to respond well to local context and the proposed detailed design is of high quality, The proposed building along Joel Street provides a coherent frontage facing onto the public highway and harmonises with the street scene.
- 1.4 Due to the siting of the proposed development coupled with separation distances to adjoining buildings, the impact on residential amenity of nearby properties would be acceptable. The quality of accommodation proposed is considered to be of a high standard with sufficient outlook and access to natural light within the future units and amenity spaces, with all units meeting the minimum space standard requirements. A sufficient level of parking provision is also provided. Having due regard to the need to optimise the use of the site, the impacts on townscape, residential amenity and local transport impacts are all considered to be acceptable
- 1.5 Overall, the proposal is considered to bring forward a number of significant benefits, namely the provision of 100% affordable housing explicitly targeted at addressing the tenure in the highest demand within the borough, several on-site improvements, including improvements to parking arrangements and public realm enhancements. Taking all matters into account, the proposed development is considered to comply with the Development Plan and the application is therefore recommended for approval subject to the conditions and s106 obligations set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site area measures 0.58ha and contains 16 studio bungalows and large amounts of green open space, including a wide range of mature trees and public lawns. The surroundings are a low-density suburban setting characterised

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by 2-storey family housing with pitched roofs, including along Joel Street. Front gardens along Joel Street generally provide greening, car parking and access to private front doors. The public transport accessibility level (PTAL) of the area is 1b which is at the lower range of the scale.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View of the Application Site (taken from Joel Street)



3 Proposal

- 3.1 Planning permission is sought for the demolition of 16 studio bungalows and the erection of 21 affordable family-sized houses with associated facilities. The development would be 100% affordable housing tenure for the purposes of social rent.
- 3.2 Comprising a mix of 6no 3bedroom dwellings and 15no 4bedroom dwellings, the proposal would replace the existing substandard and poor-quality studios with high-quality family-sized dwellinghouses that would benefit from private amenity spaces, parking and access to communal open space and play space.

Figure 3: Proposed Scheme (the set of proposed plans can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 160 neighbouring properties and Northwood Hills Residents' Association were consulted on 20th May 2025. A newspaper advert was placed on 28th May 2025. The consultation period expired on 18th June 2025.
- 6.2 A total of 16 objections were received.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

| Representations | Summary of Issues Raised | Planning Officer Response |
|-----------------|--------------------------|---------------------------|
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| 16 individual letters of objection have been received. | 1. Overdevelopment | Discussed at paragraphs 7.6 – 7.8 of this report. |
| | 2. Impact on amenity, noise and anti-social behaviour | Discussed at paragraphs 7.22 - 7.23 and 7.57 - 7.58 of this report. |
| | 3. Noise and disturbance from building work | Discussed at paragraph 7.22 of this report. |
| | 4. Fly tipping and waste | Fly tipping is not a material planning consideration. Waste/refuse is discussed at paragraph 7.7 of this report. |
| | 5. Parking, traffic and highway safety | Discussed at paragraphs 7.42 – 7.50 of this report. |
| | 6. Impact on wildlife | Discussed at paragraphs 7.64 – 7.65 of this report. |
| | 7. Other properties needing work | Comment is noted, however this is not a material planning consideration. |
| | 8. The Council has a duty of care to prevent homelessness and not force existing tenants out without finding suitable alternative housing. | Discussed at paragraph 8.3 of this report. |

Table 2: Summary of Consultee Responses

| Consultee and Summary of Comments | Planning Officer Response |
|---|---|
| Policy Request to retain Public Open Space, including public access, plus improved Biodiversity Net Gain. | Public Open Space to be secured by obligation and plans have been revised to achieve an |

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| | acceptable level of BNG. |
| Urban Design The proposal creates urban repair and a better layout than the existing buildings. which is supported and welcomed. The appearance of the buildings is a modern twist on the existing houses in the area which is supported. Landscaping details to be secured by condition. | Support for the proposals is noted. Relevant conditions are recommended to be attached should the application be approved. |
| Access No objection subject to conditions. | Relevant conditions are recommended to be attached should the application be approved. |
| Air quality No objection subject to conditions and an air quality contribution. | Relevant obligation secured and conditions are recommended to be attached should the application be approved. |
| Building Control No comments. | Noted. |
| Contaminated Land No objection subject to a condition and informative. | Relevant condition is recommended to be attached should the application be approved. |
| Highways No objection subject to conditions. | Relevant conditions are recommended to be attached should the application be approved. |
| Waste | |

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| No objection. Note that Hillingdon Council is not a wheeled bin borough for refuse and recycling. Food waste bins can be presented for collection but refuse and recycling would need to be removed from bins and presented as loose sacks at front boundary of property for collection. | Noted and informative added. |
| Cadent Gas No comments. | Noted. |
| Historic England No objection. | Noted. |
| Thames Water No objection to the development proposed. Additional information provided in terms of waste water network and water provision. | Noted and informative added. |

7 Planning Assessment

Principle of Development

- 7.1 The site accommodates existing residential dwellings therefore the residential use of the site is already established. Furthermore, the development plan provides significant support for the redevelopment and optimisation of existing residential sites and brownfield land for residential intensification provided it is designed appropriately. This development brings forward the opportunity to increase local housing stock including the provision of family sized dwellings, through the intensification of the use of the site, whilst maintaining adequately standards of living accommodation and promoting good design. The development would comply with Policy H2 of the Local Plan Part 2 which identifies a need for sites with a capacity for 10 or more units to ensure that the affordable housing mix reflects housing needs in the Borough, particularly the need for larger family units of three or more bedrooms.

Affordable housing

- 7.2 The application is supported by an affordable housing statement which confirms the proposal would be a 100% affordable housing scheme under Social rent tenure which would be secured via a legal agreement. Policy H5 of the London Plan outlines that developments which provide 75% or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough

or the Mayor where relevant. The proposal therefore does not require consideration of financial viability information.

- 7.3 The proposal is 100% affordable housing, in line with Policy H8 Part E of the London Plan. The development would result in a net increase of five units of affordable housing provision within the application site. The proposal would replace existing outdated and substandard housing units with modern family size dwellings, thus increases and improves the offer of affordable housing stock within the borough.

Housing Mix

- 7.4 The plans and schedule of accommodation submitted with the application indicate there will be a mix of 3 bedroom and 4 bedroom dwellinghouses which meets the Council's definition of family sized housing, which is also defined in the London Plan as 'a dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms'.
- 7.5 As stated previously, there is an identified local need for affordable housing that are 3+ bedroom units. The mix of housing proposed is therefore supported.

Density

- 7.6 Under Table 5.2 of the Local Plan Part 2, for dwellinghouses, a density range of 35 - 70 units per hectare (u/ha) would be considered acceptable for the site context. The site area measures 0.58 hectares and 21 no. units are proposed. The development would have a density of 36.2 u/ha, which is towards the lower end of the residential matrix.
- 7.7 The application site as a whole is currently under-utilised and the level of residential accommodation provided by the bungalows within the context of the size of the application site is suboptimal. The appropriate density has been determined by the ability of the development to sit comfortably within the suburban context whilst accommodating the appropriate levels of car parking, landscaping with a placemaking approach to the site and its surroundings.
- 7.8 The development proposed responds to the generally low-rise context of its surroundings, and the scale of development and number of units is considered to achieve the appropriate use of the site which provides a good level of new housing at an appropriate density for the area.

Design / Impact on the Character and Appearance of the Area

- 7.9 The existing single storey bungalows that would be removed, sit within a residential area comprising predominantly two and three storey buildings. The scheme has been subject to several rounds of pre-application discussions which have informed the evolution of the proposal. In acknowledging the opportunity to increase the density to a more appropriate level and thus make the best use of the site, the scale of development proposed responds to the wider site context

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which comprises residential buildings that are 2- 2.5 storeys in height and footprints proposed are consistent with the surrounding buildings on Haydon Drive and Joel Street.

- 7.10 Block D is formed of a 2.5 storey building comprising a row of four terraced dwellinghouses. The building is orientated to face onto Joel Street and the siting of the building follows the established pattern of development and respects the front and rear building lines. Three of the four dwellings are provided with private gardens to the rear and the other dwelling is provided with a relatively larger amenity space to the side and front. The building design incorporates a gabled roof form and materials that correspond to the neighbouring properties along Joel Street. The massing and proportions of the building are considered to be acceptable and allow the block to sit comfortably in relation to the neighbouring properties and provide a defined frontage along Joel Street.
- 7.11 Directly behind Block D is Block A2, which is formed of a 2.5 storey building comprising a row of six terraced dwellinghouses. The building is orientated to face northwest which provides surveillance of the car parking area and open space and play space. Block A1 is located southeast of Block A2 and is formed of a 2.5 storey building comprising a row of five terraced dwellinghouses with its principal elevation facing northeast. All eleven dwellinghouses in these blocks are provided with rear garden areas.
- 7.12 Opposite Block A1 and located towards the eastern boundary of the site are Blocks B and C which are 2 storey buildings set out as two rows of three terraced dwellinghouses. All six dwellinghouses in these two blocks are provided with rear patios and garden areas. The siting of Blocks B and C in this part of the site supports a transition in scale from the dwellings on Haydon Drive to the east, which are also two storey in height, and allows for an optimisation of roof spaces in Blocks A1, A2 and D to reflect the higher density developments along Joel Street, which includes 2.5 storey buildings.
- 7.13 Due to the irregular shape of the site, Blocks A1, A2 and C are of a staggered design to optimise the site layout and this also helps to break down the massing of the development and along with the design features incorporated into the scheme, adds an element of visual interest. Whilst the ground levels where Block D is sited are relatively flat, the other buildings would have a varied height, which responds well to the changes in ground levels across the site.
- 7.14 A detailed materials schedule has been provided. The materials schedule indicates that red brick and red/brown roof tiles would be the primary exterior material used in the development with secondary materials such as the standing seam cladding, panels, windows, doors, rainwater goods canopies and balcony enclosures being of a grey/brown colour scheme. Surfaces are of a neutral colour scheme. The specific details of the materials would be secured by condition in the event of an approval.
- 7.15 Overall, the proposed materials coupled with the detailed design of the scheme indicate that a high-quality finish would be achieved. The current scheme is

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considered to represent the optimal use of the site and is acceptable with regards to character and appearance considerations.

Neighbouring Residential Amenity

- 7.16 The separation distance between Block A1 and the rear elevations of Nos.195-199 Joel Street is at least 35.6 metres, which far exceeds the minimum separation distance of 21 metres described in the Hillingdon Local Plan. Consequently, there would not be any undue overlooking or loss of privacy experienced by these neighbours. The rear elevations of Units 10 and 11 on Block A2 would face towards the foot of the rear garden of No.195, however given the separation distance and screening provided by the boundary treatment and existing trees, there is not considered to be any significant loss of amenity to the neighbouring properties.
- 7.17 Block B would be sited approximately 14.5 metres to the north of Nos.33-39 Haydon Drive where it is noted there are 4no. windows in the side north facing elevation. These windows on the neighbouring building would face primarily onto the new road and the front gardens of Block B. Further, the two-storey massing of Block B has been designed with a part step back to increase the separation at first floor level. As such there would not be any undue loss of outlook to these neighbouring windows.
- 7.18 Blocks B and C have been designed with non-habitable rooms towards the rear at first floor level which avoids any potential overlooking, loss of privacy and inter-visibility with the rear elevations and gardens of Nos. 114-120 and Nos. 121-128 Haydon Drive which are located to west of the blocks. The first-floor rear windows of Blocks B and C would be obscure glazed as secured by a suitable condition. Blocks B and C are both two storeys in height and of a similar scale to the neighbouring properties that are located behind them to the east. Due to the acceptable separation distance between the two blocks and these neighbours, there would not be an undue overbearing impacts or loss of outlook experienced by these neighbouring properties.
- 7.19 Block D would not extend into the 45-degree line of sight measured from the nearest windows at No.195. The neighbour on the other side at No.185 is located approximately 30.7 metres away from the north facing side elevation of Block D. Therefore, both adjacent neighbours on Joel Street would not experience any significant loss of outlook. Any first-floor views from the rear of the Block D towards the rear garden of No.195 would be at an oblique angle and not harmful in terms of overlooking or loss of privacy.
- 7.20 The application is supported by a Daylight & Sunlight Amenity Study that assesses the likely significant effects to daylight for neighbouring buildings in terms of Vertical Sky Component (VSC), Daylight Distribution (DD) (often referred to as No-Sky Line) and Annual Probable Sunlight Hours (APSH). The report demonstrates that satisfactory daylight and sunlight provision would be retained to neighbouring properties following the implementation of the proposed development.

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- 7.21 The report highlights that the kitchen at No.195 Joel Street would not meet the BRE guidance. It is however noted that the kitchen would retain its main rear aspect and therefore the marginal reduction in daylight and sunlight experienced via the glazed side door would not be sufficient to warrant a recommendation for refusal. As kitchens are defined in the Local Plan as non-habitable rooms and noting that the kitchen would achieve an acceptable level of Vertical sky component and daylight distribution, it is considered that the neighbouring properties' kitchen would retain an acceptable level of daylight and sunlight provision.
- 7.22 Concerns have been raised by residents regarding the potential for anti-social behaviour and noise taking into consideration the proximity of the proposed play area to neighbouring properties on Joel Street. It is highlighted that the existing open space does not benefit from direct surveillance and as discussed in the 'Security' section of this report, the development would be subject to a condition to achieve 'secure by design' accreditation which aims to make places safer. Noise levels are unlikely to reach levels beyond that which would be associated with the residential use and are unlikely to be so significant as to create a nuisance. Anti-social behaviour and noise nuisance are however covered by other legislation which provides residents with the ability to report such activities to the relevant authorities.
- 7.23 Concerns have been raised in the neighbour representations regarding the noise and disturbance from the construction process. This is an inherent part of any development process and whilst there would inevitably be some disruption, this would be temporary. A construction management plan (titled Demolition Environmental Management Plan) has been submitted in support of the application, which sets out how the development would preserve the amenity of the area and minimise disruption to the local highway network. The plan has been reviewed by the Highway Authority who consider the plan to be acceptable.
- 7.24 Overall, the development is considered to preserve neighbouring residential amenity.

Quality of Residential Accommodation

- 7.25 Affordable housing should be built to the same standards and should share the same level of amenity as private housing.
- 7.26 Table 3.1 of London Plan under Policy D6 requires the following minimum Gross Internal Area (GIA) to be provided for 3 and 4 bedroom dwellings:
- A dwelling with 3bedrooms, 5person occupancy: a GIA of at least 93 sq. metres
 - A dwelling with 3bedrooms, 6person occupancy: a GIA of at least 102 sq. metres
 - A dwelling with 4bedrooms, 7person occupancy: a GIA of at least 115 sq. metres
 - A dwelling with 4bedrooms, 8person occupancy: a GIA of at least 124 sq. metres

- 7.27 The proposed 3 bedroom units are provided with GIAs of between 109.5-113.4 sq. metres. The proposed 4 bedroom units are provided with GIAs of between 135-140.2 sq. metres. All 21 of the proposed dwellings exceed the minimum internal floorspace standards.
- 7.28 A Daylight and sunlight assessment has been submitted in support of the application. It demonstrates that with regards to spatial daylight autonomy (which assesses illumination levels and daylight hours of rooms within the development), that the proposed layout results in Blocks, B, C and D being 100% compliant with BRE guidance. Block A is noted to be 86% compliant with only 9 rooms out of 66 rooms falling below the BRE guidance.
- 7.29 The 9 rooms that do not meet the BRE criteria are noted to be kitchens which are served by windows that are northeast and northwest facing and therefore would not benefit from consistent direct daylight/sunlight throughout the day. Despite their orientation, these kitchens would benefit from good outlook and a median lux level of between 158 and 178 lux. Whilst the illumination levels for these kitchens are lower than the BRE guidance of 200 lux, this is not considered to be significant in the context of the overall level of daylight/sunlight provision achieved by the development. Kitchens are defined in the Local Plan as non-habitable rooms and in this context, the levels of daylight and sunlight provided to these rooms is considered to be acceptable and would not be detrimental to the living conditions of future occupiers.
- 7.30 Across the whole development which comprises 114 rooms, BRE compliance is achieved at 92.2% which is considered to represent an acceptable level of daylight/sunlight provision for the development.
- 7.31 The sunlight exposure assessment results indicate that 33 rooms would have between 0-0.1 sunlight exposure hours. These rooms include the kitchens and bedrooms in Block A that are served by windows that are northeast and northwest facing and a second floor bedroom window in Block D that is northeast facing. However, all remaining habitable rooms including all living rooms in the development achieve compliance with BRE guidance (minimum of 1.5 hours of direct sunlight).
- 7.32 All units are dual aspect and provided with 2.5 metre floor to ceiling heights for at least 75% of the proposed floor areas. The bedrooms within all units are of a suitable size and all habitable rooms are provided with adequate outlook. Overall, the proposal delivers a high standard of residential accommodation.

Private amenity space

- 7.33 Private amenity space should be provided in accordance with the standards set out in Table 5.3 of the London Plan. Table 5.3 states that:
- 3-bedroom dwellings should be provided with at least 60square metres of private amenity space; and

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- 4-bedroom dwellings should be provided with at least 100 square metres of private amenity space.

- 7.34 In accordance with the above standards, a total private amenity space provision of 1,860 sq. metres would be required to serve the development. The 21 no dwellings would be provided with an overall private amenity space provision totalling 1,710 sq. metres. The quantum of private amenity space provision is 150 square metres under the required guidance. It is however considered that the shortfall is offset by the provision of the play space and open space which taken together measure 743 sq. metres. The amenity spaces available for use by future occupiers within the site totals 2,453 sq. metres.
- 7.35 There are a total of 48 amenity spaces which includes gardens and patio areas and terraces which are provided for individual use by future occupiers of the dwellinghouses. The BRE guidance aims for 2 hours of sunlight across at least 50% of private amenity spaces. The Daylight/sunlight assessment submitted with the application includes a 2 hour sunlight analysis of the private amenity spaces and a summary of the findings is provided below.
- 7.36 The Daylight/sunlight assessment demonstrates that 37 of the 48 amenity spaces would be compliant with the BRE guidance. The 11 spaces that do not meet the BRE guidance include three first floor terraces, two rear gardens and six patio areas. The lower level of Daylight/sunlight provided to these 11 spaces is attributed to the layout and orientation of the spaces.
- 7.37 Taken as a whole, it is highlighted that all 21 no. residential units would be provided with individual amenity spaces which are good quality and useable and consistent with the overall design of the development. Therefore, having regard to the above and taking a balanced view, it is considered that the development would provide an adequate level of amenity spaces within the site.

Open Space

- 7.38 The site contains part of an existing public footpath (R55) on its northern boundary and an area of public open space. This is an important pedestrian route for residents providing a footpath between Joel Street, Chamberlain Lane and Haydon Hall Meadows. The proposal would retain the public footpath and the open space alongside a new play space.
- 7.39 Based on the Council's open space strategy and planning obligations SPD, open space amounting to 1,121.4sq.m would be required. The open space to the north of the site measures 500sq.m. As detailed in the 'Play Space' section below, the development also comprises a dedicated play area measuring 487sq.m. The site also lies in close proximity to Haydon Hall Meadows and Haydon Hall Park providing occupiers with access to recreational open spaces. Taken as a whole, the level of open space available to future occupiers is considered to be sufficient. An obligation is proposed to be secured by legal agreement to ensure that the public open space is secured in perpetuity.

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Play Space

- 7.40 The Mayor's supplementary planning guidance (SPG) 'Shaping Neighbourhoods: Play and Informal Recreation' sets a benchmark of 10m² of usable child play space to be provided per child, with under-fives play space provided on-site as a minimum. The GLA Population Yield Calculator (v3.2) has been used to determine the play space requirement based on the numbers of children that would be yielded from the proposed development. This would be in addition to the retention of on-site public open space provision. Based on the housing mix listed in the schedule of accommodation, the GLA Population Yield Calculator results in a total play space requirement of 437 sq. metres.
- 7.41 The landscape plan has been amended to factor this requirement into the scheme. A play space of 487 sq. metres is provided along the northern boundary. It would be enclosed for security and furnished with play equipment and enhances the communal amenity space made available for use by residents. An obligation is proposed to be secured by legal agreement to ensure that the play space is also secured in perpetuity.

Highway safety and Parking

- 7.42 The application site would continue to be accessed off Haydon Drive as there is no vehicular access off Joel Street. The road would be redesigned to accommodate the proposed layout and the highway works would be subject to a s278 agreement which would be secured directly with the Highway Authority.
- 7.43 There would be a marginal increase in traffic generation relative to the existing situation, estimated to amount to less than 10 two-way movements during peak traffic periods. The vehicle movements associated with the development could be absorbed within the local road network. As detailed in Table 2 of this report, the Highway Authority do not raise an objection on highway safety grounds.
- 7.44 The application site has a PTAL of 1b, which is considered to represent a poor level of access to public transport. In accordance with Policy T6.1 of the London Plan, the maximum parking standards applicable in this instance would allow for up to 31 parking spaces (applying a ratio of up to 1.5 spaces per 3+ bedroom dwelling).
- 7.45 A total of 25no. car parking spaces (including 3 dedicated wheelchair accessible spaces) are proposed to serve the development. The quantum of parking provision would allow for at least one parking space per dwelling, which accords with the London Plan requirement. The parking spaces are proposed to be allocated to the units.
- 7.46 Five of the spaces would be provided with active electric vehicle charging points and the remaining spaces would be provided with passive electric vehicle charging points. The electric vehicle charging points are shown on the revised site plan and their implementation would be secured by condition.

- 7.47 As recommended by the Highway Authority, a parking, design and management plan providing details of how the parking spaces would be allocated and managed in perpetuity would be secured by condition.
- 7.48 The proposed layout also includes two motorcycle/scooter parking spaces. Each dwelling is provided with secure and accessible storage for 2 no. bicycles. A condition would be attached in the event of an approval to ensure these facilities are provided prior to occupation.
- 7.49 A Travel Plan framework has been submitted in support of the application. It outlines a strategy of promoting walking, cycling, car sharing and use of public transport through providing relevant information and advice to residents upon occupation. The travel plan would be managed by an appointed co-ordinator and is considered to be acceptable. A condition would be attached in the event of an approval, to ensure the travel plan is implemented within the indicated timeframes.
- 7.50 A construction management plan (titled Demolition Environmental Management Plan) has been submitted in support of the application. The plan has been reviewed by the Highway Authority who consider the plan to be acceptable. A compliance condition would be attached in the event of an approval to secure the implementation of the CMP in the interests of minimising disruption to the local highway network and preserving the amenity of the area.

Air Quality

- 7.51 The application site is not located within an Air quality management area or an Air quality focus area. In accordance with Policy SI 1 of the London Plan, the application is supported by an Air Quality Assessment (AQA).
- 7.52 The AQA concludes that the development would be air quality neutral with respect to building-related emissions. The AQA lists mitigation measures including promoting non-car modes of transport, the use of sustainable energy technologies, urban greening and a ventilation strategy to maximise air quality for future occupiers. These mitigation measures would be secured by condition.
- 7.53 As detailed in Table 2 of this report, the proposal has been assessed by the Council's air quality officer and having reviewed the AQA, it has been determined that the proposed development would not be air quality neutral and therefore further action is required to reduce emissions, and these can include off-site mitigation measures. The level of mitigation required to the proposed development for traffic emissions is £18,188 and this would be secured through a legal agreement. In addition, relevant conditions to be attached in the event of an approval are recommended to manage the control of dust and emissions during construction and demolition as required by the Mayor of London.

Health

- 7.54 The floorspace occupied by affordable housing is not liable to Community Infrastructure Levy. Accordingly, the HUDU Planning Contributions Model has

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been used to assess the health service requirements and cost impacts of the development. A financial contribution amounting to £18,428 has been calculated and is recommended to be secured as part of a legal agreement.

Accessibility

- 7.55 Three of the proposed dwellings are M4(3) wheelchair accessible. These units are located within Block C and are provided with accessible parking spaces located within close proximity of their frontages. A drawing showing step-free level thresholds throughout the development has been submitted in support of the application.
- 7.56 A condition is recommended to be attached in the event of an approval to require compliance with the provision of 3 no. M4(3) units and all remaining units being to M4(2) building regulation standards, which ensures the development is accessible and adaptable in accordance with Policy D7 of the London Plan (2021).

Security

- 7.57 A planning condition is recommended requiring the site to achieve Secured by Design accreditation in consultation with the Metropolitan Police to ensure the proposal meets the requirements of Policy D11 of the London Plan and Policy BE1 of the Hillingdon Local Plan.
- 7.58 It is noted that a resident's objection refers to the potential for anti-social behaviour to occur within the children's play area. The area where the children's play area would be located is an existing open space located behind the gardens of Nos. 45-51 Haydon Drive which are enclosed with timber boarded fencing to the rear. Natural surveillance would be achieved through Block A2 which faces towards the children's play area and the residential properties would have views of this area. On this basis, the proposal would improve surveillance of the open space and is considered acceptable in terms of safety and security.

Trees and Landscaping

- 7.59 The proposal includes the delivery of on-site greening, planting and soft landscaping and public realm enhancements including improved rights of way. The submitted documentation indicates that there are 4 trees proposed to be removed. The remaining 47 existing trees would be retained with measures proposed for tree protection.
- 7.60 Full hard and soft landscaping details are provided in the submitted Proposed Landscape Plan. The landscape proposals include the planting of 8 new trees which results in a 125% increase in soft landscaping representing a significant benefit to existing and future residents.
- 7.61 The landscape plan also includes areas laid to lawn, hedges, wildflower and shrub planting, formal footpaths, the provision of suitable boundary walls and areas of hardstanding constructed with permeable surfacing. The proposed landscape plan

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is considered to be acceptable and would assist with enhancing the visual amenity of the site. A planting and implementation specification is provided in the landscape plan. Details and the implementation of the landscape scheme would be secured by condition.

Urban Greening Factor

- 7.62 The London Plan recommends that boroughs seek an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominately residential. In broad terms, the UGF is an assessment of the amount, type and value of natural environment provided on site as a proportion of the overall site area.
- 7.63 In this instance, due to the significant landscaping improvements and increased greening within the application site, the development achieves a UGF of 0.518 which is above the target score set by the London Plan.

Ecology and Biodiversity Net Gain

- 7.64 The application site is not subject to any ecological designations however it lies in proximity to the River Pinn corridor and adjoining Green Belt to the east and Haydon Hall Meadows SINC to the south. A Preliminary Ecological Appraisal has been submitted in support of the application. The report recommends the submission of a Construction Ecological Management Plan (CEMP), ensuring the scheme is designed to achieve a Biodiversity Net Gain, further surveys including a Preliminary Bat Roost Assessment and a Ground-level Tree Assessment to determine if bats are present. The CEMP and ground level tree assessment would be secured by a suitable condition.
- 7.65 A Preliminary Bat Roost Assessment has been submitted in support of the application. The report identifies that all four of the existing buildings and one of the trees that is proposed to be removed may have the potential to support roosting bats. The report recommends the carrying out of bat emergence surveys and notes that if a roost is found a licence from Natural England would be required. The report also details recommendations regarding the scheme design and lighting. The recommendations including the additional surveys and measures listed within the report would be secured by a suitable condition.
- 7.66 In accordance with the statutory framework for Biodiversity Net Gain (BNG), a Biodiversity Statement & Metric Assessment have been submitted in support of the application. The report identifies a shortfall of 0.1 habitats required to meet the 10% BNG requirement. As the shortfall is relatively low, the site/landscape plan have been updated to reduce the amount of parking and hardstanding and increase the number of on-site trees to be planted. Taken together, the shortfall has been addressed, and the scheme therefore meets the 10% BNG target. The standard BNG condition would be attached in the event of an approval.

Flooding and Drainage

- 7.67 The application site lies in a Flood Zone 1 (low risk) and a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. In accordance with Policy DME1 10: Part B of the Hillingdon Local Plan: Part 2, the application is supported by a Drainage statement.
- 7.68 The Drainage statement comprises a flood risk assessment that demonstrates that the site is at a low risk of flooding from all sources.
- 7.69 The surface water strategy detailed within the Drainage statement, demonstrates a reduction in surface water run-off to a rate of 7.75 l/s which is lower than the pre-development run-off rate of 8.34 l/s and the greenfield run-off rate of 8.34 l/s (based on calculations for a 1:100 year storm scenario including a 40% climate change allowance).
- 7.70 Surface water is proposed to be attenuated by way of below ground attenuation tanks and the use of permeable paving. A maintenance schedule is also detailed to ensure long-term efficiency of the drainage strategy. The implementation of the measures listed in the Drainage statement would be secured by condition. Further, an informative would be attached with guidance on how the applicant can reduce the surface water from the site entering the sewers.

Overheating

- 7.71 An Overheating Analysis has been submitted in support of the application. The report identifies passive design measures including energy efficient lighting and appliances, insulation of the building above building regulations standards, glazing design that keeps heat out, shading provided by the development, natural and mechanical ventilation and ventilation louvres. The report demonstrates compliance with Part O of the building regulations. The implementation of the measures listed in the Overheating Analysis would be secured by condition.

Energy and Sustainability

- 7.72 In accordance with Policy SI2 of the London Plan, Major development should be net zero carbon. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, through a cash in lieu contribution to the borough's carbon offset fund.
- 7.73 An Energy Assessment has been submitted in support of the application. The report details measures to reduce carbon including the installation of photovoltaic panels and air source heat pumps and concludes that following the implementation of the three-step Energy Hierarchy, the development will achieve the following:
- 80% overall regulated CO2 reduction against 2021 (Part L compliant baseline)
 - 58% overall regulated CO2 reduction by renewable sources ('Be green')
 - 22% overall regulated CO2 reduction by efficiency measures ('Be Lean')

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- 7.74 The report identifies the development would not meet the zero-carbon target due to a shortfall of 6.2 tonnes Co2/yr. A carbon offset contribution has been calculated at a sum of £17,670 which would be paid into the borough's carbon offset fund and is recommended to be secured as part of a legal agreement.
- 7.75 A Sustainability Statement has been submitted in support of the application. The report identifies further measures including the use of green roofs, water efficiency, waste management and materials efficiency and principles to promote sustainability throughout the development. The implementation of the measures and principles detailed in the report would be secured by condition.

Re-use and circular economy

- 7.76 A Circular Economy Report and a Pre-Demolition Audit Report have been submitted in support of the application. Whilst the application is not referable to the Greater London Authority (GLA), the reports provide a summary and strategy of how materials from the existing buildings can be re-used and re-cycled. According to the audit report, over 95% of waste materials by weight could be diverted from landfill, which accords with the target set by Policy SI 7 of the London Plan. The implementation of the strategy detailed in the reports would be secured by condition.

Refuse and Waste Management

- 7.77 Refuse collection points are proposed on-site along Haydon Drive and on Joel Street in conjunction with existing refuse collection arrangements. The quantum of refuse storage proposed, and the proposed arrangements are considered to be acceptable. No objection has been raised by the Council's waste services.

Land Contamination

- 7.78 There is the possibility for contamination within the site as it is identified as being located on a potential former contaminated land use. A Preliminary Investigation Report has been submitted in support of the application and reviewed by the Council's Contaminated Land Officer.
- 7.79 The Council's Contaminated Land Officer has recommended a condition to restrict any importing of contaminated soils or other materials to the site and an informative which requires a remediation scheme be submitted in the event of any contamination being identified when works are carried out. The condition and informative would be attached in the event of an approval.

Fire Safety

- 7.80 In support of the application, a fire statement form has been submitted that provides limited detail with regards to fire safety including the location of fire hydrants in proximity of the development. A swept path analysis demonstrating acceptable access and turning for emergency vehicles has been provided.

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- 7.81 It is unclear whether the materials used in construction of the building are fully non-combustible. The fire statement form indicates that the balconies and external walls would be of materials that are classified as having limited combustibility. Due to the lack of clarity on this matter, it is recommended that details are secured through the imposition of a condition.
- 7.82 The fire statement form does not detail the means of escape for future residents or provide an evacuation strategy, details of evacuation lifts, fire-protected stairways and evacuation assembly points and other active fire safety measures including fire detection alarm systems and automatic water fire suppression systems (i.e. an automatic sprinkler system). A condition is recommended to secure a fire safety strategy.

Planning Obligations

- 7.83 Policy DMCI 7 of the Local Plan Part 2 states to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL). Planning obligations will be sought on a scheme-by-scheme basis to secure the provision of affordable housing in relation to residential development schemes, where development has infrastructure needs that are not addressed through CIL, and to ensure that development proposals provide or fund improvements to mitigate site-specific impacts made necessary by the proposal. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 7.84 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6 April 2010) to request planning obligations that do not meet the following tests:
- i. necessary to make the development acceptable in planning terms
 - ii. directly related to the development, and
 - iii. fairly and reasonable related in scale and kind to the development
- 7.85 The effect of the Regulations is that the Council must apply the tests much more strictly and can only request planning obligations that are genuinely necessary and directly related to the development. Should the Council request planning obligations that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.
- 7.86 Section 106 Heads of Terms are as follows:
- i. To secure on-site affordable housing, to include a provision of 100% by habitable room with all units being Social Rent.

- ii. London Healthy Urban Development Unit (HUDU) financial contribution of £18,428 to fund enhanced or new health facilities within the London Borough of Hillingdon.
- iii. Carbon offset contribution of £17,670.
- iv. Air Quality Mitigation contribution of £18,188.
- v. The provision of Public Open Space and Children's Play Space in the location outlined on drawing no. APL006 Rev D shall remain open to all members of the public in perpetuity and be managed and maintained in accordance with the agreed Landscape Management Plan.
- vi. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Duty of Care

- 8.3 The Council is committed to supporting tenants who are required to move due to proposed redevelopment, ensuring the process is handled with fairness and compassion. Statutory Home Loss and Disturbance Payments will be made in line with the Land Compensation Act 1973, covering the permanent loss of a home and reasonable moving costs such as mail redirection and utility reconnections. Moving services will also be provided. Additional support, including a packing service, will be offered to vulnerable tenants, specifically those with a disability or serious health condition, and those aged 65 or over. Tenants may also receive help with bidding for new properties and be offered accompanied viewings where needed. In cases of serious financial difficulty, early partial payment of the Home Loss Payment may be considered. The Council recognises its duty of care and is committed to offering personalised, practical assistance throughout the decant process.

Local Finance Considerations and CIL

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- 8.4 Not applicable as the proposed development is 100% Affordable Housing and is therefore not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The principle of development is considered to be acceptable, given the established residential use of the land, making effective use of the site to deliver a notable 100% affordable housing scheme of 21 family sized units, secured as Social Rent tenure. The development will make a positive contribution by providing new homes that meet the borough's identified needs, bringing an underused brownfield site into optimal use.
- 9.2 Due to the siting of the proposed development coupled with separation distances to adjoining buildings, the impact on residential amenity of nearby properties would be acceptable. The proposal would be inclusive and accessible and future residents would be provided with a high standard of living accommodation and amenity.
- 9.3 The overall scale, density, and layout of the development are considered to respond well to local context. The design of the development as a whole, including the massing, scale, bulk and detailed architecture of the proposed buildings, is considered appropriate for the site and surroundings. Having due regard to the need to optimise the use of the site, the impacts on townscape, residential amenity and local transport impacts are all considered to be acceptable.
- 9.4 Overall, the proposal is considered to bring forward significant benefits, in the form of public realm improvements and by optimisation of the existing site, the increase in the quality and quantity of affordable housing provision that is specifically targeted at addressing the tenure in the highest demand within the borough. The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions and s106 obligations set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

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Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 Time Limit

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

REASON

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

2. RES4 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:

- APL001 A
- APL006 D
- APL007 D
- APL101 B
- APL102 B
- APL103 B
- APL104 B
- APL201 B
- APL202 B
- APL203 C
- APL204 C
- APL205 B
- APL210 B
- APL211 B
- APL301 B
- APL302 B
- APL303 B
- APL304 B
- APL305 B
- APL306 A
- APL401 A
- APL402 A
- APL403 A
- Proposed External Materials Rev.B,

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 1 (2012), Part 2 (2020) and the London Plan (2021).

3. RES5 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:

- Travel Plan (Revised Issue 14th February 2025, Motion)
- Demolition Environmental Plan (Rev. B)
- Air Quality Assessment (27/02/2025, Eight Versa)
- Drainage Statement (P02, 27/03/2025, SD Engineers and Drainage Design) and Drawing Number 2002-SDE-00-XX-DR-C-1000 P04
- Overheating Analysis (04/03/2025, Eight Versa)
- Energy Assessment (25/02/2025, Eight Versa)
- Sustainability Statement (28/03/2025, Eight Versa).
- Pre-Demolition Audit Report (11/06/2025, Eight Versa)
- Circular Economy Report (30/05/2025, Eight Versa).

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. RES7 Materials (Submission)

Notwithstanding the approved plans, no development (excluding demolition and works below slab level) shall take place until details of all materials and external surfaces, including details of windows, doors 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. NONSC Means of enclosure

Notwithstanding the approved plans, no development (excluding demolition and works below slab level), shall take place until details of boundary fencing and/or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall

be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. RPD2 Obscured Glazing and Non-Opening Windows

The rear first floor windows on Blocks B and C facing east shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. NONSC Noise levels

For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

REASON

To ensure that occupants of the permitted development would not be exposed to noise that would be likely to cause a significant adverse effect on their health and quality of life in accordance with guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014 and Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D3 and D13 of the London Plan (2021).

8. RES9 Landscaping (car parking & refuse/cycle storage)

Notwithstanding the approved plans, no development (excluding demolition and works below slab level) shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants (including pollution absorbing plants) giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

- 2.b Cycle Storage and allocation plan
- 2.c Car Parking Layouts (including demonstration of 3 wheelchair accessible spaces and that 5 parking spaces are served by 'active' electrical charging points with the remainder served by 'passive' electric vehicle charging point)
- 2.d Provision of 2 Motorcycle/scooter parking spaces
- 2.e Parking allocation Plan
- 2.f Hard Surfacing Materials
- 2.g External Lighting
- 2.h Other structures (such as wayfinding, signage, play equipment and furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

9. RES8 Trees retention

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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

10. NONSC Tree protection

The development hereby permitted, shall be carried out in strict accordance with the Method Statement and Tree Protection Measures detailed in the approved Arboricultural Impact Assessment Method Statement & Tree Protection Plan (14th February 2025, Trevor Heaps). The tree protection measures for the site will be monitored and supervised by an arboricultural consultant at key stages of the development including during demolition and records of the site inspections/meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that retained trees and other vegetation will not be damaged during construction work and to ensure that the development conforms with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

11. NONSC Parking design and management plan

Prior to any above ground works for the development hereby approved (excluding demolition), a Parking Design and Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. It shall include the arrangements for all on-site parking, including provisions for managing, monitoring, enforcement and review. The vehicle parking provision and its management, as outlined in the approved Parking Design and Management Plan, shall be fully implemented as approved prior to the first occupation of the development, and so maintained in good working order, and the parking spaces shall not be used for any other purpose for the lifetime of the development.

REASON

To ensure the appropriate operation of the car parking spaces in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Development Management Policies (2020) and Policies T4 and T6 of the London Plan (2021).

12. NONSC Cycle parking and EVCP

Prior to the first occupation of the development hereby permitted, the cycle parking provision and the electric vehicle charging points shown on the approved plans shall be fully implemented and maintained in perpetuity for the lifetime of the development.

REASON

To ensure that adequate arrangements are made for cycle parking and electric vehicle charging points in accordance with Policies T5 and T6 of the London Plan (2021).

13. NONSC Non-Road Mobile Machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the Local Planning Authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

REASON

To ensure compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy and to reduce the impact on air quality in accordance with Policy DMEI 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 1 of the London Plan (2021).

14. NONSC **Step free access**

Prior to occupation of the development hereby permitted, step free access shall be provided to all dwellings in accordance with approved drawing number APL205 B. Such provision shall remain in place for the lifetime of the development.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

15. NONSC **M4(2) and M4(3) dwellings**

The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for 3 number M4(3) dwellings and the remaining as M4(2) dwellings, as set out in Approved Document M to the Building Regulations (2010) 2015, has been obtained. All such provisions must remain in place for the lifetime of the development.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policy D7 of the London Plan (2021).

16. NONSC **Secure by Design**

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Local Plan Part 2 (2020) and Policy D12 of the London Plan (2021).

17. NONSC Ecology

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- A Dusk Emergence & Dawn Re-entry Bat Survey including details of any ecological mitigation and habitat enhancements and a site plan showing their location.
- A Ground-Level Tree Assessment for roosting bats.
- In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead.
- A Construction Ecological Management Plan (CEMP); and
- A Landscape and Ecology Management Plan (LEMP).

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved

Dusk Emergence & Dawn Re-entry Bat Survey, CEMP, LEMP, Preliminary Bat Roost Assessment (RT-MME-181875, April 2025, Middlemarch) and Preliminary Ecological Appraisal (RT-MME-162897-01, March 2025, Middlemarch).

The development shall be carried out in accordance with the Natural England licence and all mitigation measures and habitat enhancements shall be fully installed before occupation and retained in full accordance with the approved details.

REASON

In order to comply with the Conservation of Habitats and Species Regulations 2017 (as amended) and encourage a wide diversity of wildlife and to manage any impacts on biodiversity and protected species in accordance with Policy DME1 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G6 of the London Plan (2021).

18. NONSC Biodiversity Net Gain

No development shall take place on any part of the site until a Biodiversity Gain Plan for the

site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:
 - a) Description and evaluation of the features to be managed.
 - b) Aims, objectives and targets for management.
 - c) Description of the management operations necessary to achieving aims and objectives.
 - d) Prescriptions for management actions.
 - e) Preparation of a works schedule, including an annual works schedule.
 - f) Details of the monitoring needed to measure the effectiveness of management.
 - g) Details of the timetable for each element of the monitoring programme.
 - h) Details of the persons responsible for the implementation and monitoring.
 - i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage; or

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

- iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Section 15 of the National Planning Policy Framework, Policy G6 of The London Plan (2021), and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

19. NONSC Contamination

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall

be submitted to and approved in writing by the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken using a Watching Brief and Discovery Strategy, and where remediation is necessary, a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

20. NONSC Fire strategy

Prior to above ground level works of the development hereby approved, a revised Fire Safety Strategy shall be submitted and approved in writing by the Local Planning Authority. The development shall accord with the approved Fire Safety Strategy and thereafter shall be maintained and retained as such.

REASON

To ensure that the development meets Fire Safety Standards in accordance with Policy D12 of the London Plan (2021).

21. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

22. RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1.

The development hereby approved includes the carrying out of highway works. Prior to undertaking highway works you will require a Section 278 agreement with the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

2.

The site lies in a Critical Drainage Area (CDA). Therefore, the surface water from the site entering the sewers should be minimised.

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated.
- No drainage to support the extension should be connected to any existing surface water network, other than as an overflow.

3.

You are advised this development is on a potential former contaminated land use identified as infilled/possibly infilled, factory (various) and works (various). The above advice is therefore provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site is done should there be any contamination identified during the development where there is a need, for groundwork once such works are complete to minimise risk to the occupants of the site.

4.

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.

Thames Water have provided the following information:

Waste Comments:

Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Please ensure to apply to determine if a build over agreement will be granted.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Should you require further information please refer to our website.

<https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection>

Water Comments:

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

6.

Hillingdon Council is not a wheeled bin borough for refuse and recycling. Food waste bins can be presented for collection but refuse and recycling would need to be removed from bins and presented as loose sacks at front boundary of property for collection.

7.

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).

8.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) 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 (2021) and national guidance.

9.

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 Local Plan Part 1, Local Plan Part 2, 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.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

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|----------|-------------------------------------|
| PT1.EM11 | (2012) Sustainable Waste Management |
| PT1.BE1 | (2012) Built Environment |

Part 2 Policies:

| | |
|----------|--|
| DMEI 12 | Development of Land Affected by Contamination |
| DMCI 7 | Planning Obligations and Community Infrastructure Levy |
| DMHB 14 | Trees and Landscaping |
| DMHB 15 | Planning for Safer Places |
| DMHB 16 | Housing Standards |
| DMEI 14 | Air Quality |
| DMHB 18 | Private Outdoor Amenity Space |
| LPP D14 | (2021) Noise |
| LPP GG2 | (2021) Making the best use of land |
| DMHB 11 | Design of New Development |
| LPP SI1 | (2021) Improving air quality |
| DMT 1 | Managing Transport Impacts |
| DMT 2 | Highways Impacts |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| LPP SI13 | (2021) Sustainable drainage |
| DMEI 1 | Living Walls and Roofs and Onsite Vegetation |

| | |
|---------|---|
| LPP D5 | (2021) Inclusive design |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMH 1 | Safeguarding Existing Housing |
| DMH 2 | Housing Mix |
| DMH 7 | Provision of Affordable Housing |
| DMHB 12 | Streets and Public Realm |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D7 | (2021) Accessible housing |
| LPP G1 | (2021) Green infrastructure |
| LPP G4 | (2021) Open space |
| LPP G7 | (2021) Trees and woodlands |
| LPP GG4 | (2021) Delivering the homes Londoners needs |
| LPP H1 | (2021) Increasing housing supply |
| LPP H10 | (2021) Housing size mix |
| LPP H4 | (2021) Delivering affordable housing |
| LPP H6 | (2021) Affordable housing tenure |
| LPP H7 | (2021) Monitoring of affordable housing |
| LPP T1 | (2021) Strategic approach to transport |
| LPP T2 | (2021) Healthy Streets |
| LPP T3 | (2021) Transport capacity, connectivity and safeguarding |
| LPP T7 | (2021) Deliveries, servicing and construction |
| LPP D6 | (2021) Housing quality and standards |
| LPP D11 | (2021) Safety, security and resilience to emergency |
| LPP D12 | (2021) Fire safety |
| LPP SI2 | (2021) Minimising greenhouse gas emissions |

| | |
|----------|---|
| LPP SI7 | (2021) Reducing waste and supporting the circular economy |
| LPP G5 | (2021) Urban greening |
| LPP T4 | (2021) Assessing and mitigating transport impacts |
| LPP T5 | (2021) Cycling |
| LPP T6 | (2021) Car parking |
| LPP T6.1 | (2021) Residential parking |