

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

Case Officer: **Sally Robbins**

**12579/APP/2025/615**

Date Application Valid:	<b>22.07.2025</b>	Statutory / Agreed Determination Deadline:	<b>28.04.2026</b>
Application Type:	<b>Full</b>	Ward:	<b>Harefield</b>

Applicant: **West London Composting Ltd**

Site Address: **Highview Farm, Newyears Green Lane, Harefield, UB9 6LX**

Proposal: **Construction of a replacement Waste Transfer Station Building.**

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

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



## **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.

### Unilateral Undertaking / S106 Legal Agreement Heads of Terms:

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 the Council secure, by way of a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) (whether in the form of a Unilateral Undertaking or a bilateral legal agreement), the following:

- i. Energy Strategy Compliance: The development shall be carried out in accordance with the approved Energy Statement and shall achieve a minimum 35% reduction in regulated CO<sub>2</sub> emissions beyond Building Regulations.
- ii. Post-Construction Energy Assessment: Prior to first occupation, a post-construction energy assessment shall be submitted to and approved by the Local Planning Authority, demonstrating the CO<sub>2</sub> emissions reduction achieved.
- iii. Carbon Offset Contribution (Clawback): In the event that the completed development fails to achieve the required minimum 35% reduction, a carbon offset contribution shall be paid to the Council to address the shortfall. The contribution shall be calculated in accordance with the GLA carbon offset price, or any successor tariff, and paid prior to occupation.
- iv. Photovoltaic Installation: The approved photovoltaic array shall be installed and operational prior to occupation, unless otherwise agreed in writing by the Local Planning Authority.
- v. Monitoring Fee: The applicant shall pay the Council's reasonable costs of monitoring compliance with the energy obligations.

B) That, in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparing and monitoring the Section 106 planning obligation (whether in the form of a Unilateral Undertaking or legal agreement) and any abortive work in the event that the obligation is not 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 Carbon Emissions and Planning Obligations Monitoring. 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 Planning permission is sought for the construction of a replacement waste transfer station building at Highview Farm, Newyears Green Lane, Harefield. The proposal involves the demolition of the existing waste transfer station building and associated ancillary structures and the erection of a new purpose-built building to support the continued operation of the site as part of the wider waste management facility.
- 1.2 The site forms part of an established waste management complex that has been in lawful operation since the early 1990s and lies within the Metropolitan Green Belt. The proposed development would remain within the existing operational area of the site and would not expand the waste management use beyond the established developed area.
- 1.3 Whilst the replacement building would be larger than the existing structure, the site constitutes previously developed land, and the development would remain contained within the existing cluster of buildings and infrastructure. It is therefore considered that the proposal would not result in substantial harm to the openness of the Green Belt when compared with the existing baseline development on the site and would therefore fall within the exception set out in paragraph 154 g) of the National Planning Policy Framework.
- 1.4 The proposal would support the continued operation and optimisation of an existing waste management facility, in accordance with the adopted West London Waste Plan. The new building would allow waste handling activities to take place within an enclosed structure, improving operational efficiency and assisting in the control of potential environmental effects such as noise and dust. The proposed extension of operating hours would provide greater flexibility in

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managing waste deliveries and processing, ensuring that waste can be handled in a timely and efficient manner. Notwithstanding this, the submitted technical assessments confirm that the extended hours would not give rise to unacceptable impacts in terms of noise or disturbance to nearby receptors.

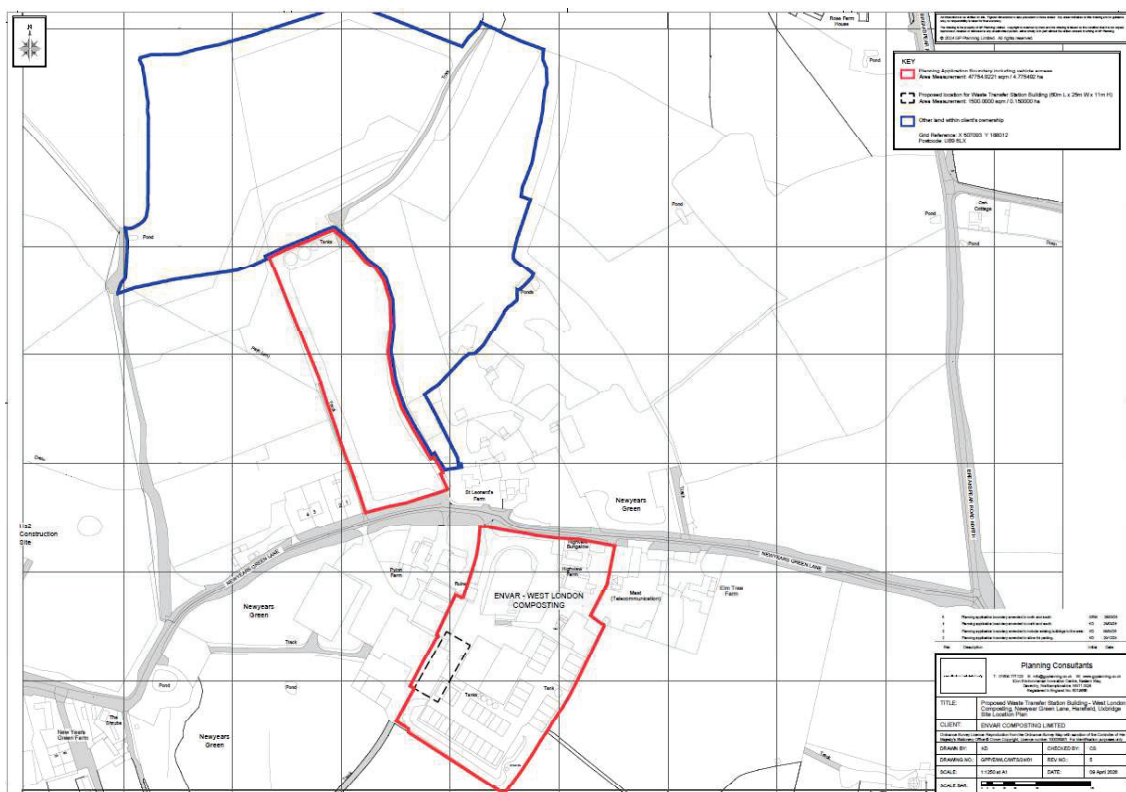
- 1.5 The application has been assessed against all relevant planning considerations, including design, residential amenity, highways, ecology, drainage, air quality, noise and land contamination. Statutory consultees, including the Highway Authority, Environment Agency, Natural England and the Lead Local Flood Authority, raise no objection subject to appropriate planning conditions.
- 1.6 Taking all relevant matters into account and giving due regard to all representations received, it is considered that the proposal complies with the Development Plan when read as a whole and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

## **2 The Site and Locality**

- 2.1 The application site is located on the north and south sides of Newyears Green Lane in Harefield and measures approximately 4.77 hectares in area. The site forms part of an established waste management complex operated by West London Composting Ltd. The site is split into two areas north and south of Newyears Green Lane. The northern site area comprises a composting maturation area, whilst the southern site area comprises the main processing operations, including a waste transfer station building. The subject of this application is the waste transfer station building located on the south side of Newyears Green Lane.
- 2.2 The site lies to the east of Harefield, within a rural area characterised by open agricultural land. The wider operational site extends to land on both the northern and southern sides of Newyears Green Lane, accommodating a range of buildings, plant, hardstanding, storage areas and associated infrastructure linked to waste handling. Vehicular access to the site is from Newyears Green Lane and the site contains a one-way vehicular circulation arrangement, with separate points of ingress and egress to / from Newyears Green Lane. The site therefore forms part of a large-scale operational waste management complex rather than an isolated building within open countryside.
- 2.3 In terms of its immediate surroundings, the site is bounded largely by open land to the south, east and west, with other commercial, industrial, storage and distribution land uses within the immediate vicinity. To the south of the site is a dense, mature tree belt. There is sparse residential development in the immediately surrounding area, which includes Nos. 1-4 Newyears Green Lane located approximately 100m to the west and New Year's Green Farm approximately 450m to the southwest. The nearest built-up residential area is Breakspear Road in Ruislip, which is approximately 0.6km to the east.

- 2.4 The application site lies within the Metropolitan Green Belt and within an area identified in the West London Waste Plan as an existing waste management site. A number of ecological designations exist in the wider area, including Ruislip Woods Site of Special Scientific Interest, located approximately 450m to the north; however, the application site itself is not subject to any statutory ecological or other designations.
- 2.5 The site has been in lawful operation as a waste transfer and processing facility since the early 1990's. The proposed development relates specifically to the replacement of an existing waste transfer station building and ancillary structures within the wider waste facility site.

**Figure 1: Location Plan (application site edged in red).**



**Figure 2: Aerial view of application site**



**Figure 3: View of existing building and water tanks**



**Figure 4: Wider view of existing building within site**



### **3 Proposal**

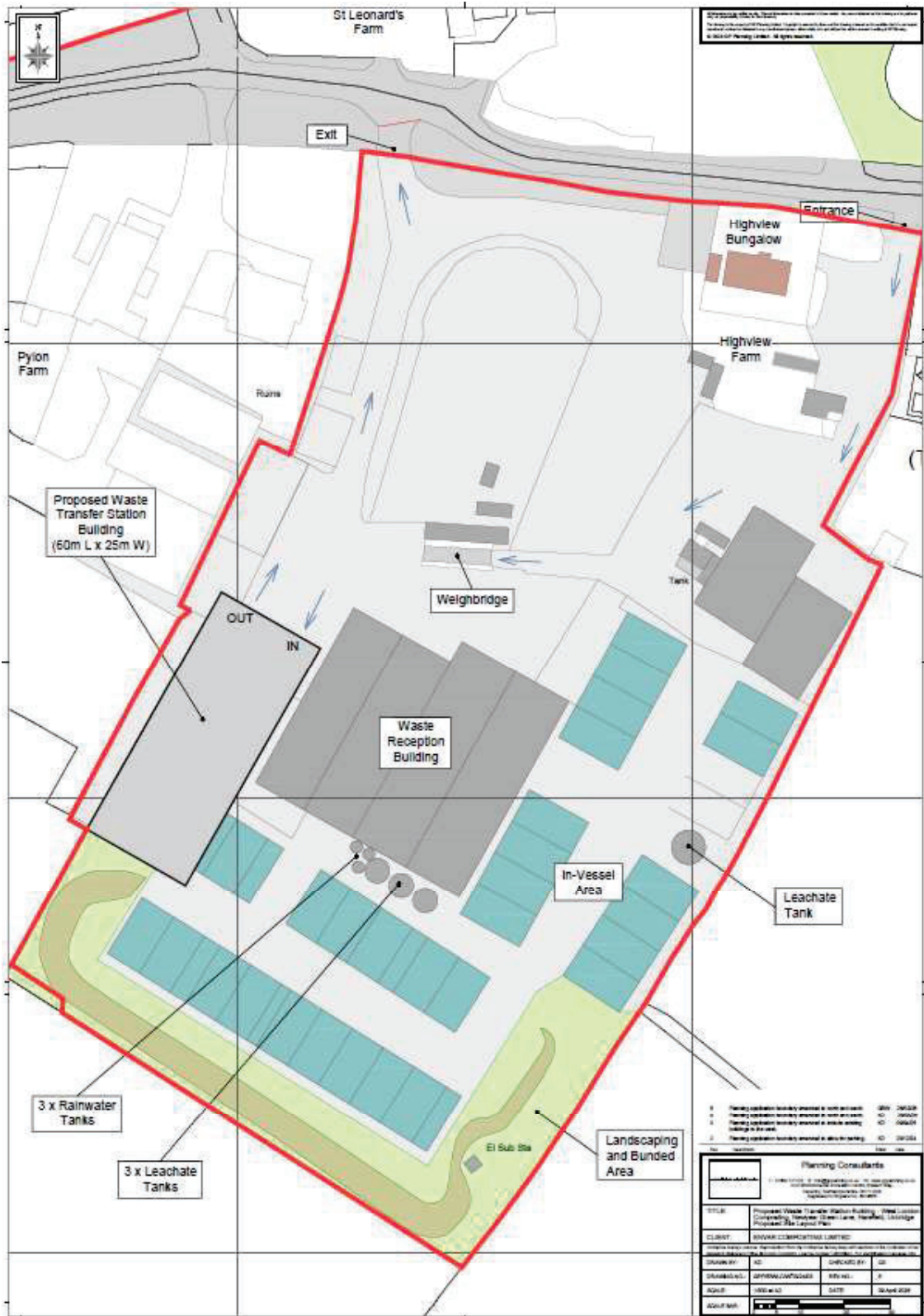
- 3.1 The application seeks planning permission for the construction of a replacement waste transfer station building, together with the demolition of existing ancillary structures. The proposed development would replace the existing waste transfer station building with a purpose-built structure to support the ongoing use of the site for waste transfer, bulking and associated activities. The application also proposes revised hours of operation, extending activity to between 07:00 and 18:00 hours on all days, including weekends and Bank Holidays.
- 3.2 The replacement building would comprise a steel portal frame with dark green profiled metal sheet cladding. The building would measure 60m in length, 25m in width with a maximum height of 11m and an eaves height of 9m. It would comprise a dual-pitched gable-end roof form.
- 3.3 The building would be used for the tipping, sorting, bulking and onward transfer of waste materials, with all primary waste handling activities taking place internally. The internal layout would comprise a series of flexible storage bays formed using moveable concrete block systems, allowing the operator to respond to different waste streams as required. Roller shutter doors would be provided on the northern elevation to facilitate vehicle access and circulation within the site.
- 3.4 The proposed facility would have an anticipated throughput of up to 50,000 tonnes per annum, comprising a mix of commercial, industrial, municipal and construction and demolition waste. Waste would be imported to the site by a

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range of vehicle types and exported in bulk loads for onward recovery, recycling or disposal at suitably permitted facilities. Limited ancillary plant and equipment, such as loading shovels and material handling machinery, would be used primarily within the building.

***Figure 5: Proposed site plan***



**Figure 6: Proposed floor plan and elevations**



of waste' on 21<sup>st</sup> October 1991 (LPA ref: 3W09/CD/T10/25/543; PINs ref: APP/D/90/R550/1).

- 4.4 A subsequent Certificate of Lawful Use was granted on 3<sup>rd</sup> March 1993 (ref: 39755F/92/1492) confirming the continued lawful use of the land for the transfer of waste, including restrictions relating to the number of vehicle movements and the annual waste throughput at the site.
- 4.5 Planning permission was granted under application ref. 12579/M/99/2048 for the change of use of agricultural land to an organic composting facility on 23<sup>rd</sup> September 2002. Subsequent permissions in 2006 and 2007 allowed further operational development associated with the composting operations, including the expansion of the composting site and the relocation of drainage infrastructure. These permissions established the site as a waste management facility serving the wider West London area.
- 4.6 More recently, planning permission ref. 12579/APP/2012/2366 (dated 17<sup>th</sup> September 2015) granted consent for the continuation of existing recycling and composting operations on land to the north and south of Newyears Green Lane, together with associated conditions controlling matters such as waste throughput, vehicle movements and operational management. Further permissions have subsequently been granted relating to the operation and regulation of the facility, including retrospective consent for ancillary infrastructure and variations of planning conditions.
- 4.7 It should be noted that the wider site accommodates several distinct waste management activities operating under different planning permissions and certificates. The green waste composting and former in-vessel composting (IVC) operations, located on land to the north and south of Newyears Green Lane, are controlled through planning permissions which include a restriction limiting throughput to 75,000 tonnes per annum. The waste transfer station building that forms the subject of this application relates to a separate lawful waste transfer use established through the Established Use Certificate (1991) and subsequent Certificate of Lawful Use (1993). The waste transfer use therefore represents a distinct lawful activity within the wider waste management site and is not controlled by the throughput restrictions associated with the composting permissions.

## **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 11 neighbouring properties were consulted on 23<sup>rd</sup> July 2025. The consultation period expired on 13<sup>th</sup> August 2025. No comments were received from neighbouring residential properties; however a comment was received from a representative of the Colne Valley Park.

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6.2 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
Comments received from Colne Valley Park	1. Increased HGV movements associated with the consolidation of waste transfer operations.	The submitted Transport Assessment confirms that the predicted vehicle movements would remain within the existing planning condition limits for the wider site. The Highway Authority raises no objection and considers the uplift negligible in highway and safety terms. This is discussed in paragraphs 7.58-7.59 of this report.
	2. Operation of the facility across seven days a week.	The proposed extended hours have been assessed in terms of noise and disturbance. A submitted Noise Assessment confirms that noise levels would remain low and would not result in adverse impacts. This is supported by the Council's Noise Officer and is discussed in paragraphs 7.47-7.50 of this report.
	3. Sensitive Green Belt location and proximity to two SSSIs within approximately 500 metres.	The proposal relates to previously developed land within an existing waste management site. Natural England has confirmed that the development would not result in likely significant effects on nearby SSSIs and raises no objection. This is

		discussed in paragraphs 7.64-7.68 of this report.
	4. Potential impacts on wildlife not considered to be adequately addressed in the submitted assessments.	An Ecological Assessment has been submitted and reviewed. It concludes that the proposal would not result in significant adverse ecological impacts. No objections have been raised by statutory consultees. This is discussed in paragraphs 7.65-7.69 of this report.
	5. Recommendation that advice from Natural England be sought and adhered to.	Natural England has been consulted and confirms no objection to the proposal. This is discussed in paragraph 7.68 of this report.

**Table 2: Summary of Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<p><b>Highways Officer:</b> No objection. The proposed development would continue to utilise the existing one-way vehicular access arrangement onto Newyears Green Lane. The submitted swept path analysis demonstrates that the site layout can safely accommodate the anticipated vehicle types. The increase in vehicle movements is considered negligible in highway terms, and capable of being accommodated within the local highway network without detriment to highway safety or traffic conditions. A five-year collision review indicates no abnormal accident pattern. The Highway Authority recommends conditions requiring a Delivery and Servicing Plan and a Construction Logistics Plan.</p>	<p>The comments from the Highways Officer are noted and Conditions securing a Delivery and Servicing Plan and Construction Logistics Plan are recommended to be added to the decision notice. This is discussed at paragraphs 7.57–7.61 of this report.</p>
<p><b>Environment Agency:</b> No objection, subject to conditions. The site lies within a sensitive groundwater area (partly within Source Protection Zone 1), and conditions are required to control penetrative foundation methods and prevent infiltration-based SuDS, in order to protect controlled waters and groundwater resources.</p>	<p>These comments are noted. The recommended conditions would be added, should permission be granted. This is</p>

	discussed in paragraph 7.76-7.77 of this report.
<b>Urban Design Officer:</b> Broadly acceptable and no further comment.	Noted.
<b>Waste Officer:</b> No objection.	Noted.
<b>Planning Policy Team:</b> The site is identified within the West London Waste Plan as an existing waste management site and the continued use of the land for waste purposes is acceptable in principle, subject to other planning considerations being satisfied. Clarification was requested regarding the lawfulness of the existing waste transfer building and whether it falls within the lawful site boundary. Initial observations suggested that the site may qualify as previously developed land and may not harm Green Belt openness; however, if the proposal were found to constitute inappropriate development in the Green Belt, the Policy Team notes that there is no identified unmet need for additional waste sites. Further comments noted that the wider site is proposed to be safeguarded for waste use under the emerging Draft West London Waste Plan (Site HI18), although the existing building appears to lie just outside the draft safeguarded boundary.	These comments are noted. The lawfulness of the waste transfer building and its relationship to the wider site boundary has been clarified and is discussed in paragraphs 7.5-7.10 of this report. The site is also considered to meet the definition of previously developed land and the Green Belt assessment concludes that the proposal would not cause substantial harm to the openness of the Green Belt, which is discussed in paragraphs 7.31-7.35 of this report.
<b>Ministry of Defence:</b> No objection. The proposed development would be considered to have no detrimental impact on the operation or capability of a defence site or asset.	Noted.
<b>Natural England:</b> No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.	Noted. This is discussed in paragraph 7.68 of this report.
<b>Metis / LLFA (surface water drainage and flood risk):</b> No objection. Given that the proposed development comprises a replacement building, on an area which is already impermeable and that it is reusing the	Noted. This is discussed in paragraphs 7.91-7.92 of this report.

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existing drainage network and not increasing the runoff rate, it does not require a full review.	
<b>TFL (Railway Infrastructure):</b> London Underground / DLR Infrastructure Protection has no comment to make on this planning application.	Noted.
<b>Noise Officer:</b> No objection. Given the nature and context of the proposed development noise and vibration are not considered to be a material planning issue.	Noted. This is discussed in paragraphs 7.84-7.85 of this report.
<b>Contaminated Land Officer:</b> No objection subject to an unexpected land contamination informative.	The recommended informative note would be added to the decision notice, should permission be granted. This is discussed in paragraphs 7.87-7.89 of this report.
<b>West London Waste Authority:</b> No objection, noting that the proposal would safeguard and optimise an existing waste management facility, improve operational efficiency and resilience, and contribute towards meeting increasing waste management demands across West London.	Noted.
<b>Greater London Authority (GLA):</b> The GLA raises no strategic objection and notes that the optimisation of an existing waste management site is supported in principle by London Plan Policy SI8 as it contributes towards London's waste self-sufficiency. Furthermore, the site is located within the Green Belt, however the proposal appears likely to fall within the exception at paragraph 154 g) of the NPPF as it involves redevelopment of previously developed land.	Noted.

## 7 Planning Assessment

### Principle of Development

- 7.1 The application site is located within the Metropolitan Green Belt and forms part of an existing waste management facility that has been in operation since the

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1990's. The proposal seeks permission for the demolition of the existing waste transfer station building and ancillary structures, which include a lean-to shed and two water storage tanks, and the construction of a replacement waste transfer building. The principle of development will therefore be assessed having regard to Green Belt policy, together with the policy framework relating to the provision and safeguarding of waste management facilities, including the West London Waste Plan.

### ***Green Belt***

- 7.2 The application site is located within the Green Belt wherein London Plan Policy G2 and Policies EM2 and DMEI 4 of the Hillingdon Local Plan seek to protect the Green Belt from inappropriate development. These policies state that development in the Green Belt will not be permitted unless there are very special circumstances and redevelopment will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development. Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of a number of exceptions applies, including at paragraph 154 g). While regard is given to the Development Plan policies, the NPPF represents the most recent statement of national planning policy and therefore carries significant weight in the assessment of Green Belt openness.
- 7.3 Paragraph 154 g) of the NPPF states that the partial or complete redevelopment of previously developed land is not inappropriate, provided that it would not cause substantial harm to the openness of the Green Belt. Previously developed land is defined in Annex 2 of the NPPF as 'land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed).' It goes on to list a number of exclusions, for example agricultural or forestry buildings. In order to qualify as 'previously developed land' in the context of Annex 2 of the NPPF, the following must be established:
- Whether the land has been lawfully developed
  - Whether the land is occupied by a permanent structure.
- 7.4 If the site constitutes previously developed land, it qualifies to be assessed under paragraph 154 g), i.e. whether its redevelopment would cause substantial harm to green belt openness.
- 7.5 In terms of whether the land has been lawfully developed, an Established Use Certificate was granted by the Secretary of State on behalf of the Department of Environment for the 'purposes of agricultural and transfer of waste' on 21 October 1991 (LPA ref: 3W09/CD/T10/25/543; PINs ref: APP/D/90/R550/1). A subsequent Certificate of Lawful Use was granted on 3 March 1993 for the continued use of land for the transfer of waste, specifying a maximum number of deliveries and waste input (ref: 39755F/92/1492).

- 7.6 The 1993 Certificate of Lawful Use established operational limits for the waste transfer activity, specifying a maximum of 24 deliveries by motor vehicle per week and a cumulative waste input of 320 cubic metres per week. For clarity, the term “deliveries” refers to inbound vehicles only and does not include return movements. The certificate therefore establishes the lawful baseline for the waste transfer use at the site, which operates alongside other waste management activities within the wider Highview Farm facility.
- 7.7 In terms of whether the land is occupied by a permanent structure, neither of the above certificates expressly confirm the lawfulness of any individual building, however aerial evidence indicates that the existing waste transfer building has been present for well in excess of 10 years and is therefore considered lawful (see figure 7 below).

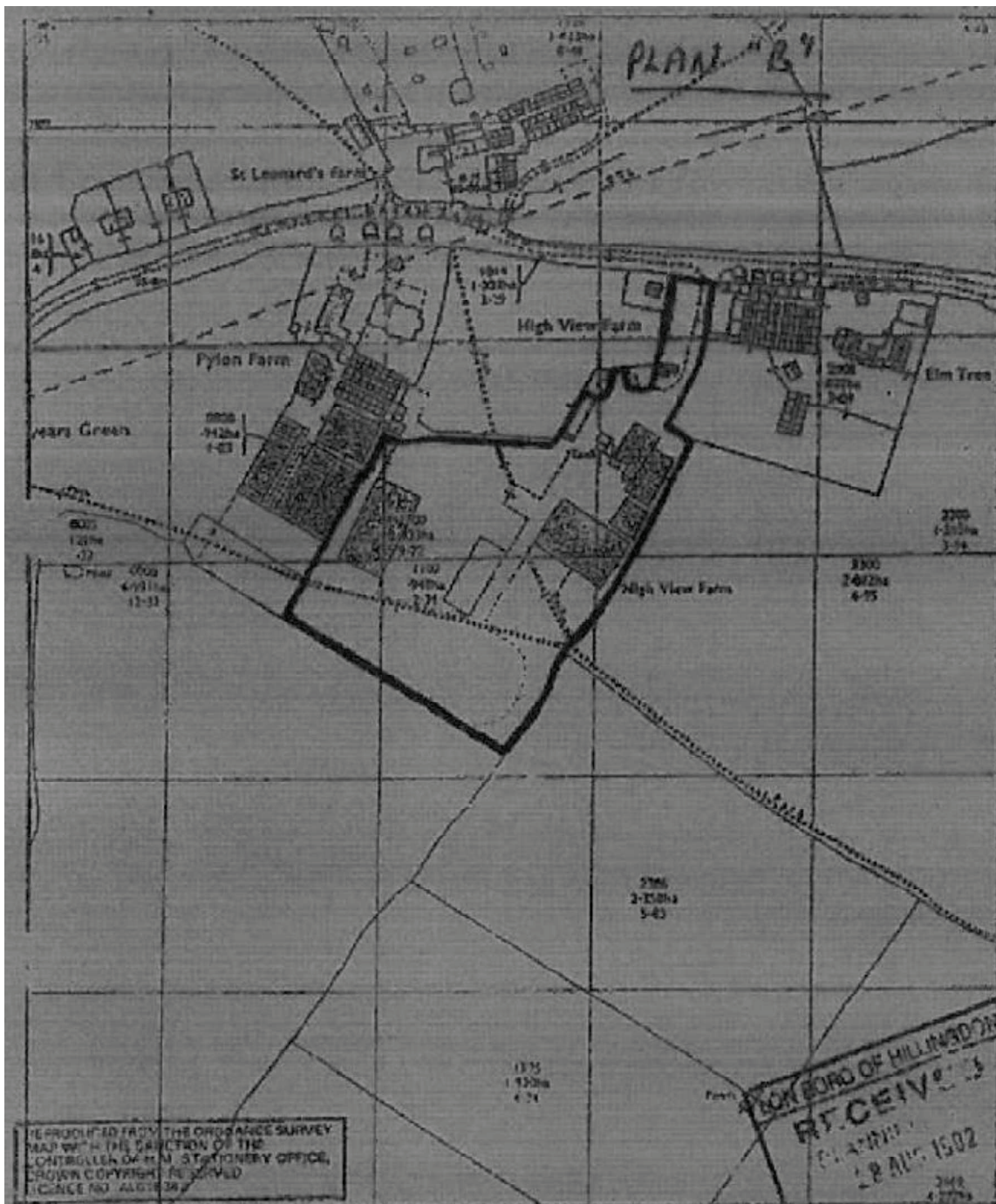
**Figure 7: Aerial imagery from 2010 (building indicated by the red dot).**



- 7.8 It has also been queried whether the existing waste transfer station building falls within the lawful site boundary. Having reviewed the site boundaries on the plans associated with the above-referenced Established Use Certificate and subsequent Certificate of Lawful Use, it is confirmed that the waste transfer building does fall within the lawful site area (see figures 8 and 9 below).



**Figure 9: Site boundary for 1993 Certificate of Lawful Use.**



### *Impact on Openness*

7.11 Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special

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circumstances will not exist unless the harm to the Green Belt, and any other harm, is clearly outweighed by other considerations. The below assessment will consider whether the proposed redevelopment would cause substantial harm to the openness of the Green Belt.

- 7.12 According to the NPPF, the fundamental aim of Green Belt policy is to prevent urban sprawl and safeguard the countryside from encroachment by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. The concept of openness relates to the lack of development or built form - as distinct from the absence of visual impact. However, it has been well-established by case law that the openness of the Green Belt has a visual aspect as well as a spatial aspect. As such, the impact of a proposal on the openness of the Green Belt should be assessed taking into account both its spatial and visual impact.

#### *Spatial Impact*

- 7.13 The proposed development involves the demolition of the existing waste transfer building, an ancillary mill shed and two water tanks. The existing waste transfer building measures approximately 8m to ridge height and 7m to the eaves, with a footprint of 660 square metres. In addition, there is a smaller ancillary mill shed to the north measuring approximately 7m to ridge height and 4.3m to the eaves, with footprint of 200 square metres, together with two water tanks measuring 4.6m in height, each with a footprint of 10 square metres. Taken together, the existing built development on the site therefore has a total footprint of 880 square metres.
- 7.14 The proposed replacement building would have a footprint of approximately 1,500 square metres, with a maximum height of 11m to the ridge and 9m to the eaves. This represents an increase in footprint of approximately 620 square metres compared with the existing built form. The proposal would therefore represent an increase in both footprint and overall built form when compared with the existing buildings on the site.
- 7.15 While the proposal would increase the amount of built form on the site, the development would remain confined to the established developed area of the waste management facility and would not extend development into the surrounding open countryside. The proposal would also remove several ancillary structures, thereby reducing spatial clutter. Taking the above into account, it is considered that, by virtue of the increase in height and built form the proposal would have a greater impact on Green Belt openness. However, it is not considered that it would cause substantial spatial harm, given the context of the site within an existing industrial developed area.

#### *Visual Impact*

- 7.16 As detailed above, the site forms part of an established waste management facility containing a range of buildings, hardstanding, plant and associated

infrastructure. As such, the site does not represent an undeveloped area of open countryside but rather a developed operational site within the Green Belt.

- 7.17 The proposed replacement building would be larger in scale than the existing structure; however, it would be located within the same developed area and would be seen against the backdrop of the wider waste management facility. The surrounding landscape contains a number of agricultural and operational structures associated with the existing waste management uses at High View Farm and Pylon Farm.
- 7.18 The building would be constructed using dark green profiled steel cladding, which would assist in reducing its visual prominence when viewed against the surrounding rural backdrop. There is a public footpath (footpath No. U39) running along the southwest boundary of the site, however there is an existing belt of dense, mature trees to the south of the site, separating and screening the site from the adjacent public footpath and the wider open countryside. Visually, it is considered that the replacement building would not cause substantial harm to the openness of the Green Belt.

#### *Conclusion on Openness*

- 7.19 Taking the above into account, the proposal would result in an increase in built form compared with the existing development on the site and would therefore have a greater spatial impact on Green Belt openness. However, when considered against the existing baseline of development within this established waste management facility, the increase in built form would be limited and contained within the existing developed area. The proposal would not extend development into the surrounding open countryside and would consolidate several existing structures into a single replacement building.
- 7.20 In visual terms, the site forms part of a wider operational complex containing buildings, storage containers, plant and areas of hardstanding. The replacement building would be seen in the context of this existing development and would benefit from screening provided by the mature tree belt to the south. Consequently, the development would not materially erode the visual openness of the Green Belt.
- 7.21 Having regard to both the spatial and visual dimensions of openness, it is considered that whilst the proposal would result in some localised increase in built form, it would not cause substantial harm to the openness of the Green Belt when compared with the existing development on the site. The proposal therefore falls within the exception set out in paragraph 154 g) of the NPPF.

#### *Grey Belt*

- 7.22 For completeness, the proposal has also been considered against the “grey belt” provisions set out in paragraph 155 of the NPPF. Paragraph 155 states that commercial and other development in the Green Belt should not be regarded as inappropriate where it utilises grey belt land, would not fundamentally undermine

the purposes (taken together) of the remaining Green Belt, where there is a demonstrable unmet need for the development proposed, and where the site is in a sustainable location.

- 7.23 Grey belt land includes previously developed land and, as established above, the application site meets the definition of previously developed land under Annex 2 of the NPPF. The proposal would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the wider plan area as it would not extend development beyond the established site boundary into the surrounding open countryside and the increase in built form would be localised.
- 7.24 There is a demonstrable unmet need for the development proposed as it relates to a waste management facility, identified within the emerging West London Waste Plan, that supports the ongoing provision of waste management to maintain capacity across West London. The site is in a sustainable location as it is well-connected to the surrounding highway network, and the Highway Authority confirms that the predicted increase in vehicle movements would be negligible and capable of being accommodated without harm to highway safety.
- 7.25 Taking these matters together, it is considered that the proposal would satisfy the tests set out in paragraph 155 of the NPPF and would therefore not constitute inappropriate development in the Green Belt under the grey belt provisions.

#### *Very Special Circumstances*

- 7.26 Notwithstanding the above conclusion, the applicant has advanced a case for very special circumstances (VSCs), in the event that the proposal is considered to be inappropriate. The submitted Planning Statement emphasises the long-established and lawful use of the site, together with the role of the site in contributing to waste management capacity needs within West London. It states that the proposal is also supported by regional waste planning policy, which seeks to safeguard and optimise existing waste management facilities in order to ensure sufficient capacity and net waste self-sufficiency. In addition, the Planning Statement considers that the continued operation of the site would deliver wider environmental benefits by supporting movement up the waste hierarchy and reducing reliance on landfill. Weight is also attached to the economic and employment benefits associated with the ongoing operation of the facility. Taken together, these matters are advanced by the applicant as VSCs capable of outweighing any harm to the Green Belt.
- 7.27 The long-established and lawful use of the site, the site's contribution to identified waste management capacity needs within West London, the wider environmental benefits associated with supporting movement up the waste hierarchy and the policy support for safeguarding and optimising existing waste management facilities are given significant weight. Limited weight is attributed to the economic and employment benefits of the continued operation of the site, given the anticipated limited extent of increased operations. Taking the above factors into account, it is nonetheless considered that any moderate spatial harm

arising from the increase in built form, and the resulting localised harm to the openness of the Green Belt, is clearly outweighed by the VSCs identified above.

#### *Conclusion on Green Belt*

- 7.28 The site comprises previously developed land forming part of an existing waste management facility within the Green Belt. Whilst the proposal would increase the amount of built form compared with the existing baseline of development on the site, it would remain confined within the established developed area and would not extend development into the surrounding countryside. Having regard to the existing developed character of the wider site, the containment of the proposal within the developed area and the screening provided by the mature tree belt, it is considered that the proposal would not result in substantial harm to the openness of the Green Belt. The development therefore falls within the exception set out in paragraph 154 g) of the NPPF and is not inappropriate development in the Green Belt.
- 7.29 It is also considered that the proposal would meet the grey belt provisions in paragraph 155 of the NPPF, given that the site comprises previously developed land, the development would not fundamentally undermine the purposes of the remaining Green Belt, there is a demonstrable unmet need for the type of development proposed and the site is in a sustainable location.
- 7.30 In the event that the proposal is not considered to fall within the exceptions set out in paragraphs 154 g) or 155, the applicant has advanced a case for VSCs, which taken together are considered to outweigh any moderate harm arising from the increase in built form. Accordingly, the proposal is considered acceptable in principle with respect to the Green Belt.

#### *Provision of Waste Management Facilities*

- 7.31 The site is identified within the emerging Draft West London Waste Plan (Regulation 18, December 2025) as a site proposed to be safeguarded for waste management use (site ref. HI18). While the emerging plan is a material consideration, it is currently at an early stage of preparation and has not yet been subject to examination. In accordance with paragraph 49 of the NPPF, only limited weight can therefore be afforded to its policies and site allocations at this stage.
- 7.32 Notwithstanding the above, the application site forms part of an established waste management facility that has been in long-term lawful operation for the transfer and processing of waste since the 1990s. Policy SI 9 of the London Plan states that existing waste sites should be safeguarded and retained in waste management use. Policies SI 8 of the London Plan and EM11 of the Local Plan Part 1 seek to ensure that the waste management capacity of existing sites is optimised through intensification.
- 7.33 Furthermore, the current adopted West London Waste Plan (2015) forms part of the statutory Development Plan for the participating West London boroughs,

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including Hillingdon. The Plan seeks to protect established waste management facilities and support their continued use, redevelopment or optimisation where appropriate, contributing towards the strategic objective of achieving net waste self-sufficiency.

- 7.34 The proposed development would not introduce a new use, nor would it expand the operational footprint of waste activities beyond the existing developed area. It seeks to replace an existing building with a modern, purpose-built facility intended to support the continued operation of the site as part of the wider waste management network. It is considered that the proposal would facilitate the more efficient operation of the waste transfer process and enable more efficient operation and optimisation of an existing waste management facility, consistent with the strategic policy objective of maximising the capacity and efficiency of existing waste management infrastructure.
- 7.35 Taking the above into account, it is considered that the proposal would support the continued operation and optimisation of an established waste management facility. The development would not introduce a new use or expand the operation beyond the site boundaries, rather it would provide upgraded facilities to an existing site. As such, the proposal is consistent with the strategic objectives of the London Plan, the West London Waste Plan and the Hillingdon Local Plan, which seek to safeguard existing waste sites and optimise existing waste management infrastructure. Accordingly, the proposal is considered acceptable in principle with respect to the provision and safeguarding of waste management facilities.

#### Design / Impact on the Character and Appearance of the Area

- 7.36 Paragraph 135 of the NPPF, Policy D4 of the London Plan and Policy BE1 of the Hillingdon Local Plan Part 1 require development proposals to be of high-quality design and seek to ensure that new development delivers buildings and spaces that are sympathetic to local character and distinctiveness, including the surrounding built environment. Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development harmonises with the surrounding area in terms of scale of development, considering the height, mass and bulk of adjacent structures.
- 7.37 The wider area is characterised by a mix of open agricultural land, tree belts and hedgerows, interspersed with established waste management and composting infrastructure associated with the immediately surrounding operational site. Built development in the vicinity is utilitarian in form, comprising industrial-scale buildings, plant, hardstanding and ancillary structures linked to waste management uses. There are numerous industrial-scale sheds on the adjoining sites that are of a steel-frame construction with dual-pitched roofs, finished predominantly in dark green cladding with roller shutter doors. There is limited residential development in the immediate vicinity, and the site is experienced as part of a functional industrial enclave within the Green Belt.

- 7.38 The proposal involves the demolition and removal of the existing waste transfer station building, ancillary structures and water tanks. The existing waste transfer building measures 8m to ridge height and 7m to the eaves. Taken together with the ancillary structures of the lean-to shed and water tanks, the existing built development on the site has a total footprint of 880 square metres.
- 7.39 The proposed replacement building would have a maximum height of 11m to the ridge and 9m to the eaves. It would measure 60m in length and 25m in width, resulting in a total floorspace of 1,500sqm. This represents an increase in footprint of approximately 620 square metres compared with the existing built form.
- 7.40 Whilst the replacement building would be larger than the existing structure, it would be in the same position as the existing building and would remain within the cluster of existing buildings and ancillary structures. The adjoining sites are characterised by large-scale utilitarian buildings and infrastructure and it is therefore considered that the proposed scale and form of the building are appropriate to its functional use and surroundings.
- 7.41 The building would be of steel frame construction, with roller shutter access doors on the north-eastern elevation to facilitate a one-way in / out vehicular arrangement. The proposed external wall finishes would comprise dark green plastic-coated box profiled steel sheeting, with the roof finished in a grey finish of the same material. These materials are typical of modern industrial and waste management buildings and are considered functional, yet appropriate, in appearance. The use of dark green wall cladding would assist in reducing the building's prominence when viewed against the surrounding landscape and existing development.
- 7.42 Overall, whilst the proposal would introduce a larger replacement structure, it is not considered that the increase in built form would be harmful to the character and appearance of the surrounding area, by virtue of the existing structures and utilitarian character of the site. Moreover, the proposed design of the building is felt to be an appropriate design response, and the material finish would help the building to assimilate into the surrounding countryside. Overall, the scale, design and finish are considered to be acceptable and would not result in undue harm to the character or appearance of the area.
- 7.43 Accordingly, the proposal complies with Paragraph 135 of the NPPF, Policy D4 of the London Plan, and Policies BE1 and DMHB 11 of the Hillingdon Local Plan.

#### Residential Amenity

- 7.44 Paragraph 135 f) of the NPPF and Policy D3 of the London Plan outline the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Policy DMHB 11 of the Hillingdon Local Plan Part 2 seeks to ensure that new development does not result in a detrimental impact upon adjacent properties and their amenity space in terms of outlook, privacy, noise and daylight / sunlight.

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- 7.45 The nearest residential properties to the application site are Highview Bungalow, located adjacent to the site access, Elm Tree Bungalow, and Pylon Farm, all situated along Newyears Green Lane. These properties are set at some distance from the proposed replacement building itself, with the nearest being Pylon Farm 80m to the north and Elm Tree Bungalow 130m to the northeast.
- 7.46 In terms of daylight/sunlight, outlook and privacy, the proposed replacement building would be located within the existing developed area of the site and at a significant distance from the nearest residential properties. Given the separation distances outlined above, the scale of the proposed building and the absence of fenestration (other than the proposed roller shutter doors), it is considered that the proposal would not result in an overbearing impact, loss of outlook, unacceptable overshadowing, or loss of privacy to nearby residential occupiers.
- 7.47 The proposed development seeks to extend the hours of operation beyond those currently associated with the wider site. Existing operations are restricted to 07:30-18:00 hours Monday to Friday, 07:30-13:00 hours on Saturdays and no working on Sundays, Bank or Public Holidays. The proposed development would operate between 07:00-18:00 hours Monday to Friday and 07:00-18:00 hours on Saturdays, Sundays, Bank and Public Holidays.
- 7.48 With respect to the extended hours of operation, it is noted that waste collection vehicles occasionally need to divert to alternative facilities when the site is closed, resulting in inefficiencies whereby waste must subsequently be re-collected and transported back to the site. Allowing greater flexibility in operating hours would enable the facility to accept waste in line with collection patterns, reducing unnecessary vehicle movements and improving the overall efficiency of the waste management network. This is supported by the response from the West London Waste Authority, which highlights that extended hours would reduce queuing, minimise vehicle idling and allow movements to be spread more evenly throughout the day.
- 7.49 In amenity terms, the site is located within a relatively isolated rural context with limited nearby residential receptors, the closest of which are situated approximately 80-130m from the application site. A Noise Assessment has been submitted which considers the impact of both the increased vehicle movements and the extended hours of operation. This concludes that noise levels, including during the extended hours, would remain low and well within acceptable limits, with no adverse impact on neighbouring occupiers. The Council's Noise Officer has raised no objection.
- 7.50 Whilst it is acknowledged that the proposal would introduce operations on Sundays, Bank and Public Holidays, as well as earlier start times, the evidence demonstrates that the frequency of such operations would be limited and that associated noise levels would remain low. Furthermore, the primary waste handling activities would take place within an enclosed building, which would assist in mitigating noise breakout. When considered alongside the separation distances to nearby residential properties and the established baseline use of

the site for waste management purposes, it is not considered that the extended hours of operation would give rise to unacceptable harm to residential amenity.

- 7.51 In terms of noise and disturbance from vehicle movements, it is noted that Elm Tree Bungalow is located adjacent to the site access, and that the proposal would result in an increase in vehicle movements associated with the optimised waste transfer operation. The Highway Authority has confirmed that the anticipated increase in traffic, equating to approximately 1-2 additional vehicle movements per hour largely outside peak periods, would be negligible in highway terms. Having regard to the existing use of the site and its access, it is not considered that the increase in activity would cause significant harm in terms of noise and disturbance. Conditions would be imposed restricting the number of HGV movements and hours of operation, should permission be granted.
- 7.52 In relation to noise and disturbance from the increased level of waste handling activity, the proposed replacement building would be of a larger scale than the existing structure. However, this would enable the waste handling to take place fully within an enclosed environment, thereby assisting in the control of noise associated with waste handling operations. Moreover, given the significant separation distance, added to the fact that the site and existing building are already in use as a waste transfer station and that there would be no new noise-generating use, it is not considered that the proposal would give rise to a significant increase in noise and disturbance to surrounding residential properties.
- 7.53 In terms of other environmental health considerations, and separate from the above recommended conditions, waste handling operations are regulated through an Environmental Permit issued by the Environment Agency. This controls the types and quantities of waste accepted, operational methods, and measures to prevent noise, dust and odour nuisance, which further ensures the protection of nearby residential amenity.
- 7.54 On balance, subject to appropriate conditions controlling hours of operation and vehicle movements, it is considered that the proposal would not cause any significant harm to the residential amenity of surrounding residential properties and the proposal complies with paragraph 135 f) of the NPPF, Policy D3 of the London Plan and Policy DMHB 11 of the Hillingdon Local Plan Part 2 with respect to the impact on adjacent properties.

#### Highways and Parking

- 7.55 Paragraphs 110 and 115 of the NPPF seek to ensure that development proposals provide safe and suitable access for all users and do not result in unacceptable impacts on highway safety or severe residual cumulative impacts on the road network. These objectives are reflected in Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 and Policy T4 of the London Plan.
- 7.56 The application site is accessed from Newyears Green Lane, which connects to Harvil Road and Breakspear Road South, both classified roads within the

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Borough's highway hierarchy. The site comprises an established waste handling operation and benefits from a long-standing vehicular access arrangement.

- 7.57 The proposal would retain the existing one-way in / one-way out access / egress arrangement, utilising two vehicular access points onto Newyears Green Lane. The submitted Highways Statement and swept path analysis demonstrate that the layout is suitable for all anticipated vehicle types, including articulated vehicles, allowing vehicles to enter and exit the site in forward gear. The Highway Authority has reviewed this information and raises no objection to the access arrangements or internal layout. The submitted drawings also demonstrate that appropriate visibility splays can be achieved at the site exit onto Newyears Green Lane, where a 30mph speed limit applies.
- 7.58 The proposed replacement waste transfer station would result in an increase in vehicle movements compared to the existing operation. It should be noted that the historic Certificate of Lawful Use expresses the lawful waste transfer activity in terms of weekly deliveries rather than daily vehicle movements. The transport assessment submitted with the current application assesses anticipated vehicle movements associated with the proposed replacement building on a daily basis and therefore the figures are not directly comparable.
- 7.59 The Highway Authority advises that the anticipated level of activity would equate to approximately 26 two-way vehicle movements per day, compared to around 8 movements at present. The Highway Authority also confirms that the types of vehicles visiting the site would remain consistent with the existing operation. When spread across the operational day, this represents approximately 1-2 additional vehicle movements per hour, with most activity occurring outside peak traffic periods. The Highway Authority considers this uplift to be negligible in traffic generation terms and capable of being accommodated by the local highway network without material harm to traffic flow or highway safety. A five-year collision analysis for Newyears Green Lane and its junctions has also been reviewed by the Highway Authority. This identifies five recorded collisions over the period, all resulting in slight injury. The Highway Authority does not consider this to represent an unusually high accident rate and raises no concerns in relation to road safety.
- 7.60 The cumulative traffic impacts arising from the HS2 construction works in the locality have been noted. However, the Highway Authority considers HS2-related traffic to be temporary in nature and subject to separate legislative and regulatory controls. It is therefore not considered appropriate for the determination of this application to be influenced by the HS2 project.
- 7.61 A framework Delivery and Servicing Plan (DSP) and Construction Logistics Plan (CLP) have been submitted and are considered acceptable in principle. Given the sensitivities of the local road network, the Highway Authority recommends that detailed versions of these documents be secured by condition prior to commencement of development.

- 7.62 In terms of parking, the proposed development does not require an increase in parking requirement. No on-site parking issues are identified, and the proposal is not expected to give rise to additional parking demand beyond the existing use of the site.
- 7.63 Overall, the Highway Authority concludes that the proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns. Subject to appropriate conditions, the development is therefore considered acceptable in highway and transport terms and compliant with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2, Policy T4 of the London Plan and the NPPF.

### Ecology

- 7.64 Policy DME17 of the Hillingdon Local Plan Part 2 requires development proposals on or near sites of ecological value to demonstrate that unacceptable impacts on biodiversity are avoided, and that any residual impacts are appropriately mitigated in accordance with the mitigation hierarchy. Policy G6 of the London Plan similarly requires biodiversity to be considered from the outset of the design process, with development expected to protect, enhance and, where possible, increase biodiversity value.
- 7.65 An Ecological Assessment has been submitted in support of the application. The assessment is based on a desk study and an Extended Phase 1 Habitat Survey. The application site comprises predominantly hardstanding and buildings associated with the existing composting and waste transfer operations, with a very limited area of bare ground. As such, the site itself is assessed as being of low ecological value.
- 7.66 The wider landscape includes areas of ecological interest, including a Site of Special Scientific Interest (SSSI) and non-statutory Sites of Importance for Nature Conservation (SINC), most notably Ruislip Woods SSSI and National Nature Reserve located approximately 420 metres to the north. However, the Ecological Assessment confirms that the site is not functionally connected to these designated sites in a manner that would result in likely significant effects arising from the proposed development.
- 7.67 The survey identified that the site has potential to support a limited range of protected and notable species, namely bats, nesting birds and hedgehog, primarily through incidental use of the wider area rather than reliance on habitats within the site itself. No evidence of roosting bats was identified within the existing buildings, and the proposed development does not involve the removal of hedgerows, trees or habitats. The Ecological Assessment concludes that, subject to the implementation of standard best-practice mitigation measures, the proposed replacement waste transfer building would not result in a negative ecological impact.
- 7.68 Natural England has been consulted on the application and raises no objection. It confirms that the proposal would not result in likely significant effects on

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statutorily protected sites and would not have significant adverse impacts on protected landscapes or nature conservation interests.

- 7.69 The Ecological Assessment advises that no further species-specific surveys are required and recommends the use of precautionary measures during construction, including the timing of works to avoid the bird nesting season where possible, and the appointment of an ecological clerk of works to oversee relevant stages of demolition and construction. These measures can be secured by appropriately worded planning conditions.
- 7.70 Given that the proposal comprises the replacement of an existing building on an established area of hardstanding, with no increase in the site's ecological footprint and no loss of habitats of ecological value, it is considered that the development would not give rise to unacceptable ecological impacts. Subject to conditions securing the recommended mitigation and precautionary measures, the proposal is considered to accord with Policy DME17 of the Hillingdon Local Plan Part 2, Policy G6 of the London Plan and the relevant provisions of the NPPF.

#### Biodiversity Net Gain (BNG)

- 7.71 Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains where possible. This approach is supported locally by Policy EM7 of the Hillingdon Local Plan Part 1, which seeks to protect biodiversity features from inappropriate development and encourages biodiversity enhancements from all forms of development. In addition, Schedule 7A of the Town and Country Planning Act 1990 introduces a mandatory requirement for developments to deliver a minimum 10% Biodiversity Net Gain (BNG), subject to specific exemptions.
- 7.72 In this instance, the proposed development meets the de-minimis exemption from mandatory BNG. The proposal involves the replacement of an existing building within an established area of hardstanding and would affect less than 25 square metres of on-site habitat and less than 5 metres of linear habitat (e.g. hedgerow). As such, the development falls below the thresholds at which mandatory BNG is required to be delivered under the statutory framework.
- 7.73 Notwithstanding this exemption, the submitted Ecological Assessment confirms that the proposal would not result in the loss of habitats of ecological value and would not give rise to adverse impacts on biodiversity. The development would be confined to previously developed land and would not encroach into undeveloped areas of the site or surrounding habitats.
- 7.74 On this basis, the proposal is not required to deliver a quantified BNG uplift. The development is nevertheless considered to accord with the objectives of Paragraph 187 of the NPPF and Policy EM7 of the Hillingdon Local Plan Part 1 by avoiding harm to biodiversity and ensuring that ecological interests are appropriately protected.

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### Water Quality

- 7.75 Policy EM8 of the Local Plan Part 1 seeks to safeguard and improve all water quality, both ground and surface. Policy DMEI 11 of the Local Plan Part 2 states that all development proposals within a Source Protection Zone must assess any risk to groundwater resources and demonstrate that these would be protected throughout the construction and operational phases of development.
- 7.76 The application site is located within a hydrogeological sensitive area, with parts of the site falling within Source Protection Zone 1. The proposal relates solely to the replacement of an existing building within an already developed and impermeable area of the site. It does not seek to introduce new waste activities or alter the types of waste handled, and the level of throughput would be restricted to 50,000 tonnes per year, which would be secured by condition.
- 7.77 The Environment Agency (EA) has reviewed the submitted Phase 1 Preliminary Risk Assessment and raises no objection, subject to the imposition of conditions to protect controlled waters and groundwater resources. The EA notes that penetrative foundation methods, such as piling, could pose a risk to groundwater by mobilising contamination or creating pathways between aquifers, and therefore requires a condition to control and approve foundation design prior to commencement. In addition, the EA advises that infiltration-based SuDS are not appropriate in this location due to the sensitivity of the underlying aquifer and requires a condition preventing infiltration drainage. Subject to these conditions, the EA confirms that the proposal would not present an unacceptable risk to groundwater resources.
- 7.78 It is also noted that the combined site will continue to be regulated under the Environmental Permitting Regulations, with ongoing oversight by the EA in accordance with the approved Environmental Permit, which provides an independent mechanism for controlling environmental risks associated with the operation.
- 7.79 Subject to the imposition of the EA's recommended conditions relating to foundation design and surface water drainage, it is considered that the proposal would not give rise to unacceptable impacts on water quality, in accordance with Policies EM8 and DMEI 11 of the Local Plan.

### Air Quality

- 7.80 Policies SI 1 of the London Plan, EM8 of the Hillingdon Local Plan Part 1, and DMEI 14 of the Hillingdon Local Plan Part 2 seek to protect and improve air quality and ensure that development does not result in unacceptable impacts on sensitive receptors.
- 7.81 The application is supported by an Air Quality Screening Assessment, which confirms that the site lies outside an Air Quality Management Area and that baseline air quality in the area is good. The assessment considers the increase

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in vehicle movements associated with the proposal and concludes that the predicted uplift falls below relevant screening thresholds set out in national guidance. As such, the proposal is not expected to give rise to significant adverse air quality effects, and no detailed air quality assessment is required.

- 7.82 Potential construction-related dust impacts would be temporary and can be appropriately managed through standard best practice measures. On this basis, the proposal is considered acceptable in air quality terms and compliant with Policies SI 1, EM8 and DMEI 14.

#### Noise

- 7.83 Policy D14 of the London Plan requires development proposals to minimise noise pollution and ensure that noise impacts do not adversely affect health or quality of life. Policy EM8 of the Hillingdon Local Plan Part 1 similarly seeks to ensure that noise impacts are adequately controlled and mitigated, particularly where development has the potential to affect sensitive receptors.
- 7.84 A Noise Assessment has been submitted in support of the application and concludes that, while there would be a small increase in noise attributable to the waste transfer station operations, the predicted noise levels at the nearest residential receptors would remain broadly comparable with the existing background noise levels. The assessment identifies a low likelihood of adverse impact, with no indication of significant or unacceptable noise effects. Noise arising during the proposed extended operating hours would also remain low and would not result in a material change to the existing noise environment.
- 7.85 The Council's Noise Officer has been consulted and advises that, given the nature and context of the proposal and the relatively small change arising from the replacement building, noise and vibration are not considered to be a material constraint. The proposal does not introduce new noise-generating activities and would continue to operate within the established use of the site.
- 7.86 It is considered that the proposal would not give rise to unacceptable noise impacts on nearby residential properties. The development is therefore acceptable in noise terms and accords with Policy D14 of the London Plan and Policy EM8 of the Hillingdon Local Plan Part 1.

#### Land Contamination

- 7.87 Policy EM8 of the Hillingdon Local Plan Part 1 requires development on land affected by contamination to demonstrate that appropriate mitigation measures are in place to reduce impacts on surrounding land uses. Policy DMEI 12 of the Hillingdon Local Plan Part 2 supports development where contamination issues have been adequately assessed, and the site can be safely used through remediation. These policies are supported by Policy SI 1 of the London Plan, which seeks to manage environmental risks to human health and the natural environment.

- 7.88 A Phase I Preliminary Assessment has been submitted in support of the application, which identifies potential contamination risks associated with the historic waste management use of the site, however these are considered manageable given the proposed replacement building on existing hardstanding.
- 7.89 The Council's Contaminate Land Officer and the EA have been consulted and have raised no objection to the proposal, subject to the addition of an unexpected land contamination discovery informative note and the above-referenced conditions recommended by the EA with respect to controlling foundation design and infiltration drainage to protect groundwater resources. Subject to the informative note and conditions, the proposal complies with Policy SI 1 of the London Plan and Policies Policy EM8 and DMEI 12 of the Hillingdon Local Plan.

#### Drainage and Flood Risk

- 7.90 Policy SI 13 of the London Plan and Policy DMEI 9 of the Hillingdon Local Plan Part 2 require development to manage surface water runoff sustainably and ensure that proposals do not increase flood risk on site or elsewhere.
- 7.91 The application is supported by a Drainage Assessment, which confirms that there would be no increase in impermeable area compared to the existing situation. Surface water drainage would continue to operate via the existing attenuated drainage system, which includes above-ground rainwater storage tanks. The Drainage Assessment confirms that infiltration drainage is not proposed, and that appropriate pollution control measures would continue to be used to protect surface water and groundwater resources.
- 7.92 The Lead Local Flood Authority (LLFA) has been consulted and has raised no objection, noting that the proposal does not require a full drainage review as the replacement building would be constructed on an area that is already impermeable, would not increase runoff rates, and would reuse the existing drainage network.
- 7.93 Taking the above into account, it is considered that the proposal would not increase flood risk or give rise to drainage concerns and is compliant with Policy SI 13 of the London Plan and Policy DMEI 9 of the Hillingdon Local Plan Part 2.

#### Energy and Sustainability

- 7.94 Policy SI 2 of the London Plan requires major non-residential development to achieve net zero-carbon status and deliver a minimum 35% reduction in regulated CO<sub>2</sub> emissions beyond Building Regulations, in accordance with the energy hierarchy.
- 7.95 The application is supported by a London Plan Energy Statement which assesses the proposed replacement building in accordance with Building Regulations. A fabric-first approach has been adopted, incorporating energy-efficient building fabric and services, in addition to the installation of a roof-

mounted photovoltaic array. Cumulatively these measures would achieve a 35.8% reduction in regulated CO<sub>2</sub> emissions.

- 7.96 Given that the reduction in CO<sub>2</sub> emissions is only marginally above the London Plan target, it is considered necessary to secure the delivery of the energy strategy through a planning obligation. A legal agreement is therefore recommended to secure compliance with the approved energy measures, alongside a post-construction verification mechanism and a carbon offset contribution in the event of any shortfall.
- 7.97 Subject to the above, the proposal is considered acceptable in energy terms and compliant with Policy SI 2 of the London Plan.

#### Fire Safety

- 7.98 Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, including appropriate fire prevention measures, access for fire-fighting, and the minimisation of risk to life, property and the environment. In the case of waste management facilities, fire risk is also a key consideration under the Environmental Regulations and associated Environment Agency guidance.
- 7.99 The application is supported by a Fire Prevention Plan (FPP) prepared in accordance with Environment Agency guidance. The FPP sets out measures for the prevention, detection and management of fire risk, and the proposed building would incorporate fire-resistant construction, internal compartmentalisation, and appropriate fire detection and suppression systems.
- 7.100 The FPP will be secured and regulated through the Environmental Permit and a separate Fire Risk Assessment will also be required prior to operation in accordance with Fire Safety Regulations.
- 7.101 Having regard to the submitted Fire Prevention Plan and the regulatory controls in place, it is considered that fire risk has been adequately addressed and that the proposal accords with Policy D12 of the London Plan.

#### Planning Conditions and Re-imposition of Existing Controls

- 7.102 The application site overlaps with land subject to extant planning permissions refs. 12579/APP/2021/2010 and 39755/APP/2023/652, which together establish the lawful use of the wider site for composting and associated waste management operations. These permissions imposed a series of conditions relating to operational and environmental controls.
- 7.103 Whilst the current proposal relates to the replacement of the waste transfer station and does not seek to amend the composting operations, it is necessary to re-impose and consolidate relevant conditions where the red line boundary overlaps. This would ensure that there is no ambiguity in the application of

planning controls across the site and avoids the risk of any regulatory gap arising from overlapping permissions.

- 7.104 In particular, where conditions from the 2021 permission (ref. 12579/APP/2021/2010) have not been discharged (notably those relating to hydrogeological risk and drainage), these are re-imposed with updated triggers to secure appropriate environmental safeguards. This is necessary given the site's sensitive hydrogeological context and the continued operation of the composting facility. Where controls are already established, these are carried forward through compliance conditions.

## **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.

### Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge applies to all proposals that add 100m<sup>2</sup> or more of new floorspace. The amount to pay is the increase in floorspace multiplied by the rate in the CIL charging schedule and is in addition to the Mayoral CIL charge. CIL rates are index linked. The proposal involves an increase in floorspace over 100m<sup>2</sup> and is therefore CIL liable if planning permission is granted.

## **9 Conclusion / Planning Balance**

- 9.1 The application seeks planning permission for the demolition of the existing waste transfer station building and associated ancillary structures and the construction of a replacement waste transfer building within an established waste management facility at Highview Farm, Newyears Green Lane.

- 9.2 The application site constitutes previously developed land within the Green Belt and, whilst the proposed replacement building would increase the built form on site, it would be localised and visually contained within the established developed area of the wider waste management site. Having regard to the visual containment, existing built form and screening provided by mature vegetation, it is considered that the proposal would not result in substantial harm to the openness of the Green Belt. The development therefore falls within the exception set out in paragraph 154 g) of the NPPF and would not constitute inappropriate development.
- 9.3 The proposal would support the continued operation and optimisation of an existing waste management facility. It would not introduce a new use or extend waste activities beyond the site boundaries but would provide a modern replacement building that would improve operational efficiency and enable waste handling to occur within an enclosed structure. This accords with the strategic objectives of the London Plan, the West London Waste Plan and the Hillingdon Local Plan, which seek to safeguard and optimise existing waste management infrastructure.
- 9.4 The proposal has been assessed against all other relevant material planning considerations, including design, residential amenity, highways and transport, ecology, air quality, noise, drainage, land contamination and fire safety. Subject to the recommended planning conditions, it is considered that the development would not give rise to unacceptable environmental or amenity impacts and would not harm highway safety. The extended hours of operation have been assessed and, subject to conditions, would not give rise to unacceptable impacts on nearby properties.
- 9.5 Taking all relevant considerations into account, it is concluded that the proposal accords with the Development Plan when read as a whole, and there are no material considerations which indicate that planning permission should be refused. The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1 and a Section 106 planning obligation (either in the form of a Unilateral Undertaking or a bilateral legal agreement).

## **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@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk).

# **APPENDICES**

## **Planning Application**

**12579/APP/2025/615**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. HO1 **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:

GPP/E/WLC/WTS/24/01 Rev 5

GPP/E/WLC/WTS/24/03 Rev 5

GPP/E/WLC/WTS/24/04 Rev 1

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. COM5 **General compliance with supporting documentation**

The development hereby permitted shall be carried out and thereafter operated in full accordance with the following approved supporting documents:

Planning Statement by GP Planning Ltd dated April 2025

Phase 1 Preliminary Risk Assessment by Oakshire Environmental dated 02 November 2025

Drainage Assessment by PDC Engineering dated 18 July 2025

London Plan Energy Statement by NRG Zero Ltd dated 16 July 2025

Air Quality Screening Assessment by Earthcare Technical dated 9 April 2025

Fire Prevention Plan by SLR Consulting Limited dated 14 February 2025

Highways Statement by i-Transport dated 20 January 2025

Noise Assessment by LF Acoustics Ltd dated January 2025

Ecological Assessment by Bradley Murphey Design Ltd dated January 2025

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 relevant Policies in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), the London Plan (2021) and the National Planning Policy Framework (2024).

#### **4. RES7 Materials (Submission)**

No development, other than demolition and groundworks, shall take place until details of all materials and external surfaces 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 Piling / Foundations**

Piling and other penetrative foundation methods shall not be undertaken without the prior written approval of the Local Planning Authority. Details of the proposed foundation design shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved details.

#### REASON

To ensure that the proposed development does not harm groundwater resources, in accordance with Policy EM8 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 11 of the Hillingdon Local Plan Part 2 (2020) and paragraph 187 of the National Planning Policy Framework (2024).

#### **6. NONSC Surface Water Drainage**

No drainage systems for the infiltration of surface water to the ground are permitted unless otherwise agreed in writing by the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

#### REASON

To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in accordance with Policy EM8 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 11 of the Hillingdon Local Plan Part 2 (2020) and paragraph 187 of the National Planning Policy Framework (2024).

## **7. OM19 Construction Management Plan**

No development shall commence until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include details of:

- Construction traffic routing
- Delivery arrangements
- Site access arrangements
- Construction vehicle management
- Measures to minimise disruption to the local highway network

The development shall thereafter be carried out in accordance with the approved CLP.

### **REASON**

To safeguard highway safety and minimise disruption to the surrounding highway network during construction, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of the London Plan (2021) and paragraphs 110 and 115 of the National Planning Policy Framework (NPPF).

## **8. NONSC Delivery and Service Plan**

Prior to the first use of the development, a detailed Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The approved DSP shall thereafter be implemented and maintained for the lifetime of the development.

### **REASON**

To ensure safe and efficient operation of the site and to safeguard the surrounding highway network in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of the London Plan (2021) and paragraphs 110 and 115 of the National Planning Policy Framework (NPPF).

## **9. RES19 Ecology**

The development shall be carried out in accordance with the mitigation and precautionary measures set out within the submitted Ecological Assessment. These measures shall include:

- Avoidance of vegetation clearance during the bird nesting season (March-August) unless supervised by a suitably qualified ecologist
- Implementation of best practice ecological protection measures during construction.

### **REASON**

To safeguard biodiversity in accordance with Policy DME17 of the Hillingdon Local Plan Part 2 (2020) and Policy G6 of the London Plan (2021).

## **10. COM22 Operating Hours**

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between:

07:00 hours and 18:00 hours Mondays to Fridays

07:00 hours and 18:00 hours on Saturdays, Sundays, Bank and Public Holidays.

### **REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## **11. NONSC Vehicle Movements and Waste Throughput**

The replacement waste transfer station building hereby approved shall not process more than 50,000 tonnes of waste per annum.

The operation of the waste transfer station shall not generate more than 26 two-way vehicle movements per day (52 one-way movements per day) associated with the waste transfer activity.

### **REASON**

To safeguard residential amenity and highway safety, in accordance with Policies DMT1, DMT2 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

## **12. NONSC Composting Throughput (re-imposed)**

The composting facility shall continue to operate such that the cumulative total of waste input across the combined composting operations (land to the north and south of Newyears Green Lane) does not exceed 75,000 tonnes per annum, as previously approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652.

For the avoidance of doubt, this restriction applies solely to the composting operations and does not include waste handled within the waste transfer station building hereby approved.

### **REASON**

To safeguard the amenities of the surrounding area, to ensure that the scale of waste operations remains consistent with that previously assessed and approved, to protect the openness and function of the Green Belt, and to ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policy EM2 of the Hillingdon Local Plan Part 1 (2012), Policies DMEI 12, DMEI 14 and DMT 2 of the Local Plan Part 2 (2020), Policies G2 and T4 of the London Plan (2021) and the National Planning Policy Framework (2024).

## **13. NONSC Composting HGV Movements (re-imposed)**

There shall be no more than 100 vehicular movements (one-way) associated with the

composting facility in any one working day, of which no more than 41 one-way movements shall be Heavy Goods Vehicles (vehicles exceeding 7.5 tonnes).

The above limits form part of the operation previously approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652.

For the avoidance of doubt, this restriction applies to the composting operations only and does not include vehicle movements associated with the waste transfer station hereby approved, which shall be controlled separately.

**REASON:**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to protect the openness and amenity of the Green Belt, and to ensure that highway safety is not prejudiced, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part 1 (2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), Policies T4 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan (2015) and the National Planning Policy Framework (2024).

**14. NONSC Organic Waste (re-imposed)**

The composting facility shall be used only for the processing of organic biodegradable waste (excluding commercial food waste) and shall not be used for the processing or disposal of hazardous or toxic materials, as previously approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 12 of the Hillingdon Local Plan Part 2 (2020), Policies SI 1 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the National Planning Policy Framework (2024).

**15. NONSC Acceptance of Waste (re-imposed & amended)**

The composting facility shall accept waste input from local authority and commercial sources only and shall not accept material delivered directly by members of the public, as previously approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652.

The waste transfer station hereby approved shall not be used as a civic amenity site and shall not accept waste delivered directly by members of the public.

**REASON**

To prevent unacceptable levels of traffic generation and intensification of use at the site, in the interests of residential amenity, highway safety and the openness of the Green Belt, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part 1 (2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of

the London Plan (2021) and the National Planning Policy Framework (2024).

**16. NONSC Travel Plan (re-imposed)**

The composting facility shall operate in accordance with the Travel Plan approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652, and as subsequently approved under application ref. 39755/APP/2024/2182.

**REASON**

To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy EM2 of the Hillingdon Local Plan Part 1 (2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of the London Plan (2021) and the National Planning Policy Framework (2024).

**17. NONSC Windrows (re-imposed)**

The maturation windrows on the composting site on the northern side of Newyears Green Lane shall not exceed 2.0 metres in height, as previously approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To protect the visual amenities of the Green Belt and the Colne Valley Regional Park, in accordance with Policies EM2 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 4 of the Hillingdon Local Plan Part 2 (2020), Policy G2 of the London Plan (2021) and the National Planning Policy Framework (2024).

**18. NONSC Stockpiles (re-imposed)**

The stockpiles at the composting site on the northern side of Newyears Green Lane shall not exceed 3.0 metres in height, in accordance with the details approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652 (or any subsequent approved revision), unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To protect the visual amenities of the Green Belt and the Colne Valley Regional Park, in accordance with Policies EM2 of the Hillingdon Local Plan: Part One (2012), Policy DMEI 4 of the Hillingdon Local Plan Part 2 (2020), Policy G2 of the London Plan (2021) and the National Planning Policy Framework (2024).

**19. NONSC Wheel Washing (re-imposed)**

The composting facility approved under planning permission refs. 12579/APP/2021/2010 and 39755/APP/2023/652 shall be operated with measures in place to ensure that all vehicles associated with the use, including vehicles transferring in-vessel composted material from Highview Farm to the windrows located on adjoining land north of Newyears

Green Lane, are properly washed and cleaned so as to prevent the deposition of mud and debris onto the public highway.

The approved measures shall be retained and maintained for the duration of the use.

#### REASON

To ensure that the operation of the composting facility does not give rise to danger or inconvenience to users of the adjoining highway, in the interests of pedestrian and vehicular safety, in accordance with Policies T1 and E5 of the Hillingdon Local Plan Part 1 (2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of the London Plan (2021) and the National Planning Policy Framework (2024).

#### **20. NONSC Delivery & Servicing Plan (re-imposed)**

The composting facility shall continue to operate in accordance with the Haulage Traffic Management Plan approved under planning permission ref. 12579/APP/2021/2010 (or any subsequent approved revision), unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part One (2012), Policies DMT 1, DMT 2, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), Policy T4 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan (2015) and the National Planning Policy Framework (2024).

#### **21. NONSC Composting Vessels (re-imposed)**

The composting facility shall continue to operate in accordance with the Biofilter Specification and Monitoring Plan Issue 02 (Ref: WLC 18) approved under planning permission ref. 12579/APP/2021/2010 (or any subsequent approved revision).

The composting vessels shall be sealed units with biofilters, which shall be permanently retained and maintained in good working order for the duration of the use.

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part 1 (2012), Policy DME1 12 of the Hillingdon Local Plan Part 2 (2020), Policies SI 1 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the National Planning Policy Framework (2024).

#### **22. NONSC Hydrogeological Risk Assessment (re-imposed)**

Within 3 months of the date of this permission, a Hydrogeological Risk Assessment (HRA)

for the composting facility approved under planning permission ref. 12579/APP/2021/2010 shall be submitted to and approved in writing by the Local Planning Authority.

The HRA shall include:

1. The collection of relevant site-specific data to characterise the aquifer and local geological conditions;
2. A Detailed Quantitative Risk Assessment (DQRA) to assess risks to groundwater arising from site operations;
3. A review of mitigation measures to address identified risks; and
4. Recommendations and measures to minimise risks to groundwater.

The composting facility shall thereafter be operated in accordance with the approved details and any mitigation measures identified shall be implemented and retained for the duration of the use.

#### REASON

The site is located above a Principal Aquifer and within Source Protection Zone 1 (SPZ1), where groundwater is highly sensitive. To ensure that the operation does not pose an unacceptable risk to groundwater quality and public water supply, in accordance with Policies EM6 of the Hillingdon Local Plan Part 1 (2012), Policy DME1 11 of the Hillingdon Local Plan Part 2 (2020), Policy SI 12 of the London Plan (2021) and the National Planning Policy Framework (2024).

#### **23. NONSC Foul / Surface Water (re-imposed)**

Within 3 months of the date of this permission, a detailed scheme for foul and surface water drainage arrangements for the composting facility approved under planning permission ref. 12579/APP/2021/2010 shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- Details of the existing and proposed foul and surface water drainage arrangements, including discharge locations, storage infrastructure and discharge rates;
- Evidence demonstrating that surface water runoff will be restricted to 5 litres per second per hectare in a 1 in 100-year event plus 40% allowance for climate change;
- Discharge rates for the 1 in 1 year, 1 in 25 year and 1 in 50 year events; and
- Confirmation that the scheme has taken into account the surrounding works associated with HS2.

The approved drainage scheme shall be implemented within 12 months of approval and shall thereafter be retained and operated in accordance with the approved details for the duration of the use.

#### REASON

To ensure that surface water and foul drainage from the site are adequately managed to protect the quality of sensitive groundwater, in accordance with Policy EM6 of the Hillingdon Local Plan Part 1 (2012), Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020), Policies SI 12 and SI 13 of the London Plan (2021) and the National Planning Policy Framework (2024).

#### **24. NONSC Flood Risk Assessment (re-imposed)**

The composting facility shall be operated in accordance with the Flood Risk Assessment (Ref: ES-Vol2b-FRA) approved under planning permission ref. 12579/APP/2021/2010, including the mitigation measures set out therein.

In particular, surface water runoff from the site shall be managed so that, during a 1 in 100-year event plus climate change allowance, discharge rates do not exceed those from the undeveloped site and do not increase the risk of flooding off-site.

The approved mitigation measures shall be retained and maintained for the duration of the composting use, unless otherwise agreed in writing by the Local Planning Authority.

#### **REASON**

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, in accordance with Policy EM6 of the Hillingdon Local Plan Part 1 (2012), Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020), Policies SI 12 and SI 13 of the London Plan (2021) and the National Planning Policy Framework (2024).

#### **25. NONSC Odour Suppression (re-imposed)**

The composting facility, including the maturation area on the northern side of Newyears Green Lane, shall be operated in accordance with the Odour Management Plan approved under application ref. 39755/APP/2024/2182, or any subsequent approved revision.

#### **REASON**

To mitigate odour emissions in the interests of residential amenity and to ensure that the Local Planning Authority is kept informed of odour control measures at the site, in accordance with Policies EM2 and EM8 of the Hillingdon Local Plan Part 1 (2012), Policy DMEI 12 of the Hillingdon Local Plan Part 2 (2020), Policies SI 1 and SI 8 of the London Plan (2021), Policy WLWP3 of the West London Waste Plan and the National Planning Policy Framework (2024).

### **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. 170 LBH worked applicant in a positive & proactive (Granting)**

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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **153 Compulsory Informative (2)**

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 (2021) and national guidance.

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 11	Protection of Ground Water Resources
DMEI 14	Air Quality
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G2	(2021) London's Green Belt
LPP G6	(2021) Biodiversity and access to nature
LPP SI1	(2021) Improving air quality
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP SI9	(2021) Safeguarded waste sites
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

NPPF15 -24 NPPF15 2024 - Conserving and enhancing the natural environment  
NPPF4 -24 NPPF4 2024 - Decision making  
NPPF9 -24 NPPF9 2024 - Promoting sustainable transport

## Appendix 2: Relevant Planning History

12579/APP/2003/1422 Pylon Farm Newyears Green Lane Harefield  
DETAILS OF SITE DRAINAGE SYSTEM, TREE PROTECTION MEASURES, METHOD STATEMENT AND LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITIONS 3, 5, 7 AND 8 OF PLANNING PERMISSION REF.12579M/99/ 2048 DATED 13/09/2002;  
CHANGE OF USE FROM AGRICULTURAL TO ORGANIC COMPOSTING SITE

**Decision:** 03-08-2004 Approved

12579/APP/2006/1524 Land Adjacent To Compost Maturation Site Pylon Farm New Years Green Lane Harefield

CHANGE OF USE FROM LOW GRADE AGRICULTURAL LAND TO ALLOW THE NORTHERN EXTENSION OF THE EXISTING COMPOST MATURATION FACILITY

**Decision:** 17-08-2006 Approved

12579/APP/2006/673 Pylon Farm Newyears Green Lane Harefield

VARIATION OF CONDITION 2 OF PLANNING PERMISSION REF. 2579/M/99/2048 DATED 13/09/2002 TO ALLOW CONTINUED USE OF THE LAND AS AN ORGANIC COMPOSTING SITE.

**Decision:** 18-08-2006 Approved

12579/APP/2007/534 Land Adjacent To Compost Maturation Site At Pylon Farm New Years Green Lane, Harefield

RELOCATION OF EXISTING DRAINAGE LAGOON TO THE NORTHERN END OF THE SITE TO FACILITATE IMPROVED MANAGEMENT OF THE SITE IN ACCORDANCE WITH PLANNING PERMISSION 12579/APP/2006/1524 DATED 17-08-2006 'CHANGE OF USE FROM LOW GRADE AGRICULTURAL LAND TO ALLOW THE NORTHERN EXTENSION OF THE EXISTING COMPOST MATURATION FACILITY'

**Decision:** 24-05-2007 Approved

12579/APP/2011/1991 Pylon Farm Newyears Green Lane Harefield

Variation of condition 1 of planning permission ref: 12579/APP/2006/673 dated 18/08/2006 to allow continued use of the land as an organic composting site. (Section 73 application)

**Decision:** 25-10-2011 Approved

12579/APP/2011/1992 Land Adjacent To Compost Maturation Site At Pylon Farm Newyears Green Lane Harefield

Variation of condition 2 of planning permission ref: 12579/APP/2006/1524 dated 18/08/2006 to allow the continued use of the land as an organic composting site for a period of 12 months. (Section 73)

**Decision:** 25-10-2011      Approved

12579/APP/2011/1993      Land Adjacent To Compost Maturation Site At Pylon Farm  
Newyears Green Lane Harefield

Variation of condition 1 of planning permission ref 12579/APP/2007/534 dated 24/05/2007 to allow retention of the existing drainage lagoon for a period of 12 months. (Section 73 application)

**Decision:** 25-10-2011      Approved

12579/APP/2011/2971      Pylon Farm Newyears Green Lane Harefield

Details of landscape maintenance, in compliance with conditions 2 of planning permissions ref: 12579/APP/2011/1991 and 12579/APP/2011/1992; and condition 4 of planning permission ref: 12579/APP/2011/1993 all dated October 27th 2011.

**Decision:** 16-08-2012      Approved

12579/APP/2011/2974      Pylon Farm Newyears Green Lane Harefield

Details pursuant to condition 10 of planning permission ref: 12579/APP/2011/1992 and condition 5 of planning permission ref: 12579/APP/2011/1993, both dated October 27th 2011.

**Decision:** 21-11-2012      Approved

12579/APP/2012/2366      West London Composting Land & Land To The North And South Of  
Newyears Green Lane Harefield

The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years.

**Decision:** 15-09-2015      Approved

12579/APP/2016/4099      Highview Farm Newyears Green Lane Harefield

Details pursuant to the full discharge of condition 3, 8 and 9 and partial discharge of condition 13 (Landscape maintenance plan, a Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP), bio filters, and Travel Plan), of planning permission ref: 12579/APP/2012/2366 dated 15-09-2015 (Increase in throughput from 50,000 tpa to 75,000 tpa of green waste material for a temporary period of five years).

**Decision:** 23-10-2020      Approved

- 12579/APP/2019/1260 West London Composting Ltd Newyears Green Lane Harefield  
Retrospective application for two above ground leachate storage tanks and one fresh water tank and a sump on an impermeable concrete pad with a concrete bund  
**Decision:** 21-04-2021 Approved
- 12579/APP/2020/1496 Pylon Farm Newyears Green Lane Harefield  
West London Composting request a Scoping Opinion from the local authority in line with Regulation 15 (1) of the EIA Regulations 2017  
**Decision:** 15-06-2020 Screen/Scope Issued
- 12579/APP/2020/2546 West London Composting Land & Land To The North And South Of Newyears Green Lane Harefield  
Variation of condition 1 of planning permission ref: 12579/APP/2012/2366 dated 17/09/2015 to allow the continued use of land to the North and South of New Years Green Lane as an organic composting site to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, for an additional temporary period of one year (Section 73).  
**Decision:** 21-04-2021 Approved
- 12579/APP/2021/2010 West London Composting Ltd, Highview Farm Newyears Green Lane Harefield  
The permanent residency of the land to the North and South of Newyears Green Lane for the continued use of an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste, including retrospective retention of two above ground leachate storage tanks and the installation of three freshwater storage tanks.  
**Decision:** 23-06-2022 Approved
- 12579/M/99/2048 Land At Pylon Farm New Years Green Lane Harefield  
CHANGE OF USE FROM AGRICULTURAL TO ORGANIC COMPOSTING SITE (INVOLVING ERECTION OF FOUR 1.5 METRE HIGH DOME WINDROWS)  
**Decision:** 13-09-2002 Approved
- 39755/APP/2023/652 High View Farm Newyears Green Lane Harefield  
Regularisation of the existing green waste composting operations and proposed extension to the green waste open windrow compost maturation yard, construction of a storage container, site offices, welfare building, weighbridge/weighbridge offices, 2 no. leachate holding tanks, 2 no. 180kW generator sets, landscaping and areas of ecological enhancement, including a change of use of the land from pasture to a waste management

use.

**Decision:** 23-03-2024      Approved

39755/APP/2024/2182      High View Farm Newyears Green Lane Harefield

Details pursuant to the discharge of Conditions 9 (Construction and Environmental Management Plan), 10 (Construction Logistics Plan), 14 (Travel Plan), 16 (Odour Management Plan), 20 (Historical/Archaeological Record) and 22 (Drainage Design Details) of planning permission ref. 39755/APP/2023/652, dated 21-06-2024 (Regularisation of the existing green waste composting operations and proposed extension to the green waste open windrow compost maturation yard, construction of a storage container, site offices, welfare building, weighbridge/weighbridge offices, 2 no. leachate holding tanks, 2 no. 180kW generator sets, landscaping and areas of ecological enhancement, including a change of use of the land from pasture to a waste management use.)

**Decision:** 27-11-2024      Approved

39755/APP/2025/2158      High View Farm Newyears Green Lane Harefield

Details pursuant to the discharge of Conditions 12 (Delivery and Service Plan), 19 (Ecological Enhancement and Management Plan), 23 (Sustainable Drainage Scheme), 25 (GLA's Whole Life-Cycle Carbon Assessment) and 26 (Post-construction Monitoring) of planning permission ref. 39755/APP/2023/652, dated 21-06-2024 (Regularisation of the existing green waste composting operations and proposed extension to the green waste open windrow compost maturation yard, construction of a storage container, site offices, welfare building, weighbridge/weighbridge offices, 2 no. leachate holding tanks, 2 no. 180kW generator sets, landscaping and areas of ecological enhancement, including a change of use of the land from pasture to a waste management use).

**Decision:** 19-11-2025      Approved

### **Appendix 3: List of Relevant Planning Policies**

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

#### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

#### Part 2 Policies:

NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF4 -24	NPPF4 2024 - Decision making
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G2	(2021) London's Green Belt
LPP G6	(2021) Biodiversity and access to nature
LPP SI1	(2021) Improving air quality
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP SI9	(2021) Safeguarded waste sites

LPP T4	(2021) Assessing and mitigating transport impacts
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 11	Protection of Ground Water Resources
DMEI 14	Air Quality
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts