

1MCo4 Main Works - Contract Lot S2

Design and Access Statement - Ruislip Golf Course S2

MDL Code:

Document no.: 1MCo4-SCJ-PL-STA-SSo5_SL07-000002

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SECURITY CLASSIFICATION: OFFICIAL

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1 Introduction

- 1.1.1 A Design and Access Statement has been prepared to support the planning application for Ruislip Golf Course. This is provided in Appendix A.

Appendix A: Design and Access Statement

1MCo4 Main Works - Contract Lot S2

Design and Access Statement

Ruislip Golf Course London S2

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SKANSKA



Working on
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HS2



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1 Introduction



1.1 Introduction

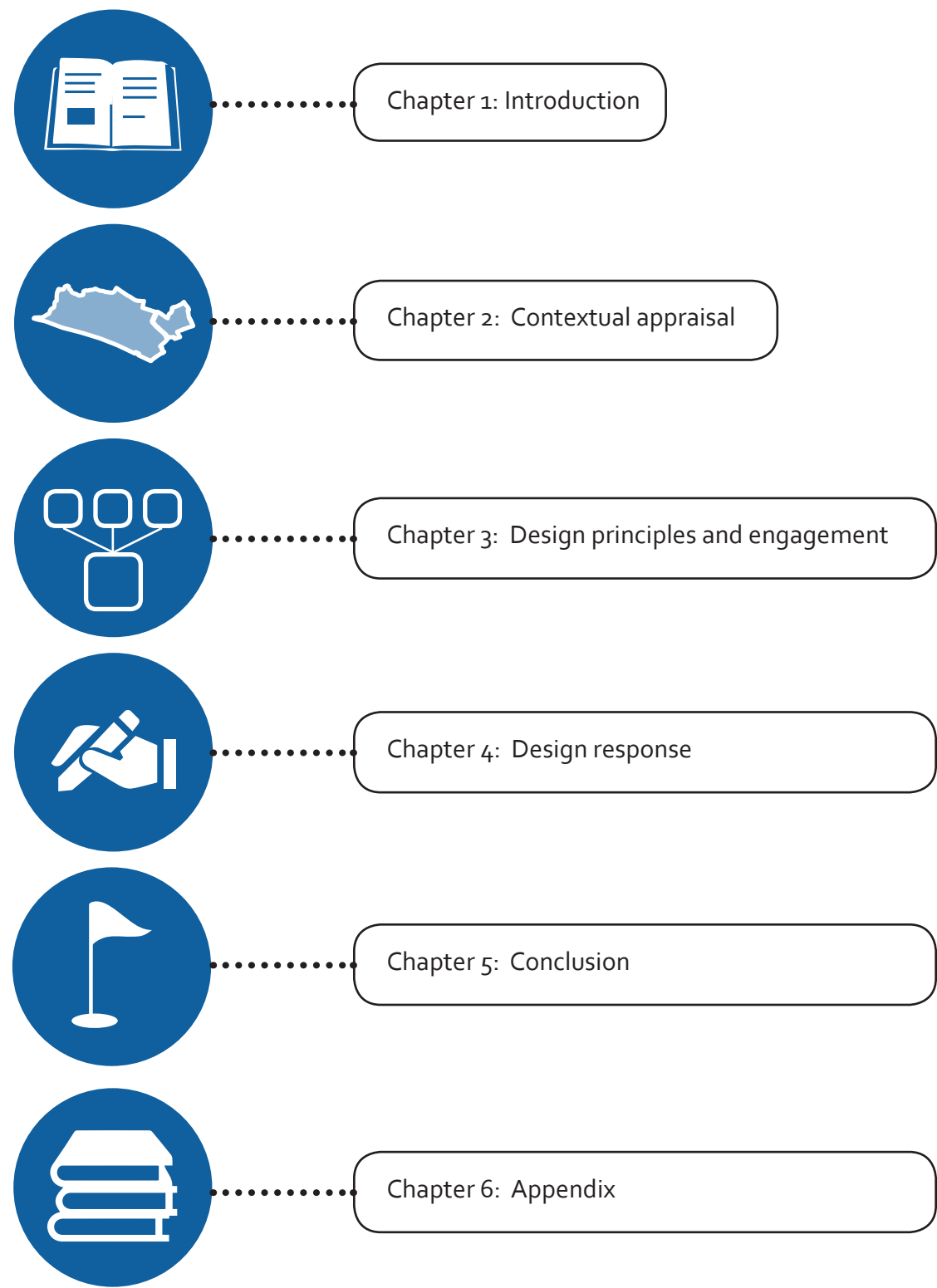
- 1.1.1 This Design and Access Statement (DAS) is prepared by Skanska Costain Strabag (SCS JV) on behalf of High Speed Two Ltd. (the applicant), to support the planning application for Ruislip Golf Course, London.

1.2 Overview of proposed development

- 1.2.1 Ruislip Golf Course was a municipal golf course, owned and operated by the London Borough of Hillingdon (LB Hillingdon). It falls partially within the alignment of the HS2 development. The High Speed Rail (London-West Midlands) Act 2017 (the HS2 Act), which gained Royal Assent in February 2017, conferred the necessary powers required to construct Phase One of the railway from London Euston to Birmingham Curzon Street. The southern part of Ruislip Golf Course falls within this boundary.
- 1.2.2 Construction of HS2 will result in land take from Ruislip Golf Course. Accordingly and in line with the HS2 programme, the golf course closed in August 2019 to facilitate works to the south of the site. In response to this therefore the applicant has committed to designing and delivering a reconfigured golf course as part of a number of Undertakings and Assurances (U&A) that were agreed with LB Hillingdon (and which eventually formed part of the Hillingdon Agreement) during the passage of the Hybrid Bill through parliament.
- 1.2.3 This application is for the redevelopment of the now closed 18 hole Ruislip Golf Course to provide a nine hole golf course and six hole academy course, the creation of a new channel for the Ickenham Stream (canal feeder), and the demolition and replacement of the driving range with a new 20-bay driving range.
- 1.2.4 The description of development is as follows:
- 1.2.5 *Full application for remodelling of Ruislip Golf Course, incorporating: reconfiguration of 18 existing hole course into a nine hole course, short game practice area, putting green and six hole academy course; construction of a single storey rifle range; demolition of existing covered driving bays and construction of replacement 20 bay driving range, including associated floodlights, BERM lights and safety netting; a new drainage system and associated ponds; ecological and landscaping works; realignment and enhancement of the Hillingdon Trail and creation of a new public footpath; excavation of a new channel for the Ickenham Stream (canal feeder); and other associated works.*

1.3 Document approach and key components

- 1.3.1 This DAS sets out the contextual appraisal of the site and the design approach.
- 1.3.2 This document is structured as follows:





2

Contextual appraisal



2.1 Site location

- 2.1.1 The application site is in west London within LB Hillingdon. The application site comprises the majority of the now closed golf course, the area of which is 36 hectares. The southern part of the existing golf course is acquired for HS2 railway works and is not included in the application boundary. Works commencing in this area are what facilitated the golf course's closure in August 2019.
- 2.1.2 It is located to the north of West Ruislip Station, and is bounded: to the north and north-east by the Glenhurst Avenue allotments and Hill Lane playground and the rear curtilages of residential properties on Field Way and Hill Rise; to the east and south-east by the rear curtilages of residential properties on Sharps Lane, Ickenham Road and Harwell Close; to the south-west and the far south-east by the boundary of the HS2 development; and to the west and north-west by the River Pinn.

2.2 Existing uses and users

- 2.2.1 The site was formerly in use as a public golf course owned and operated by LB Hillingdon. There were just over 400 members of the club and the course was available to everyone on a pay and play basis.
- 2.2.2 In 2017/18 there were approximately 18,000 rounds of golf played; with just over half of all rounds being on a 'pay and play' basis. The driving range as a result of the HS2 works, was also closed in August 2019, however when operational it was available on a 'pay and play' basis and in 2017/18 there were over 2 million balls used.



Legend

— Application site boundary

- 1) West Ruislip Railway Station
- 2) Club house
- 3) Chiltern Mainline
- 4) River Pinn
- 5) Celandine Route
- 6) Ickenham Stream
- 7) Glenhurst Avenue Allotments
- 8) Hill Lane Playground

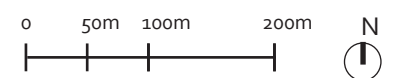


Figure 1 – Site Location Plan

2.3 Site history

- 2.3.1 The application site was previously in agricultural use, split across a series of farmsteads: Beetonwood Farm, Hill Farm and Kingsend Farm. Following the opening of the Metropolitan Railway station at Ruislip in 1904, the landowners Kings College Cambridge held a town planning competition to establish development plots around Ruislip and Ruislip Manor.
- 2.3.2 As a result of the rapid urbanisation of the area, a municipal golf course was commissioned by the Ruislip-Northwood Urban District. Designed by 1902 Open Champion golfer Alexander (Sandy) Herd, the course was laid out and opened in 1922.
- 2.3.3 Ruislip Rifle Club, which was founded as a Home Guard Rifle Club in 1944, has been located on the golf course since 1959. The building, located outside of the application site to the south west, was erected in 1969 after the previous range was destroyed by a fire. The use of this building however has terminated with the building itself now demolished to facilitate ongoing HS2 works.

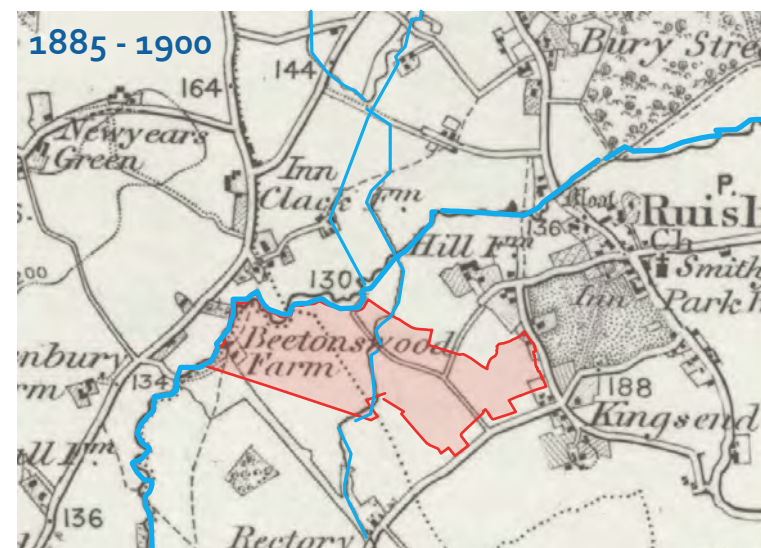


Figure 2 - Application site in 1885 - 1900¹

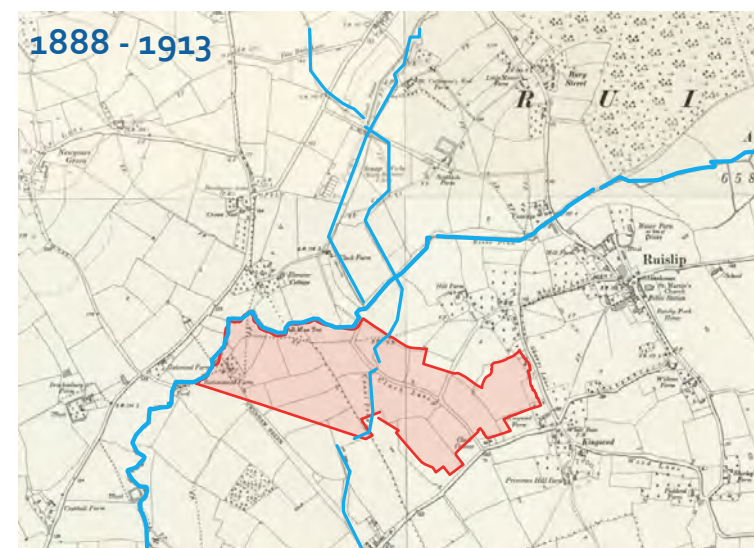
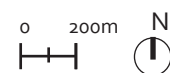


Figure 3 - Application site in 1888 - 1913²

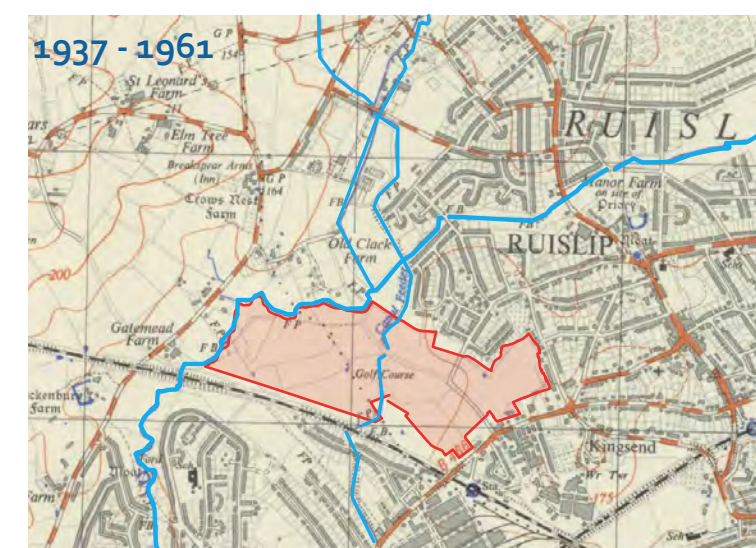
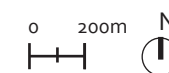


Figure 4 - Application site in 1937 - 1961²

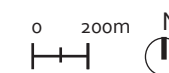


Figure 2 - National Library of Scotland - OS One Inch, 1885 - 1900 - Outline

Figure 3 - National Library of Scotland - OS Six Inch, 1888 - 1913

Figure 4 - National Library of Scotland - OS 1:25,000, 1937 - 1961

2.4 Site context and surroundings

- 2.4.1 The eastern parts of the application site are set within an urban, largely residential context, with the western part opening out to the wider countryside.
- 2.4.2 The north-eastern quadrant of the site (north of Clacks Lane) is closely bounded by the Glenhurst Avenue Allotments, Hill Lane Playground, and the rear of residential properties on Hill Rise, Sharps Lane and Ickenham Road, as well as a social club and a church. Ruislip High Street is located some 600m to the east. Ruislip Village Conservation Area abuts the application site to the east.
- 2.4.3 Ickenham Road, a local distributor road, is located to the south of the site. In its southernmost part, Ickenham Road crosses the Chiltern Mainline on a flyover which also provides elevated views over the existing car park, club house and driving range. West Ruislip London Underground/National Rail Station is located immediately to the east of Ickenham Road, with access via the station building on the eastern side of the overbridge.
- 2.4.4 The Chiltern Mainline is set in a densely vegetated corridor to the south-west edge of the application site, providing a significant visual buffer from residential properties on The Greenway and Ickenham Green beyond. The railway is more visually prominent in the westernmost part of the application site, where it rises up on an embankment before crossing a viaduct over the River Pinn and Celandine Route.
- 2.4.5 Beyond the River Pinn, which forms the western and north-western boundary of the application site, the site gives way to scattered detached residential dwellings on Tile Kiln Lane and Old Priory, interspersed amongst scrubland and open paddock and pastoral fields. The Colne Valley Regional Park lies approximately 150m to the west of the site, to the west of Breakspear Road South.
- 2.4.6 The entire application site is located in the Green Belt. Part of the site along the north-western and north-eastern edge is within the Old Priory Meadows Nature Conservation Site of Borough Grade II or local importance (SINC). The south-west corner of the application site is designated as Registered Common Land.
- 2.4.7 The local area is covered by two published landscape character assessments:
- *Hillingdon's landscape Character Assessment Type G River Corridor (G1 – Upper Pinn River Corridor)*. This document provides an evidence base for the character and quality of the landscape within the borough.
 - *National character Area 111 – Northern Thames Basin*. This document provides information on the natural and cultural features that have shaped the landscape.

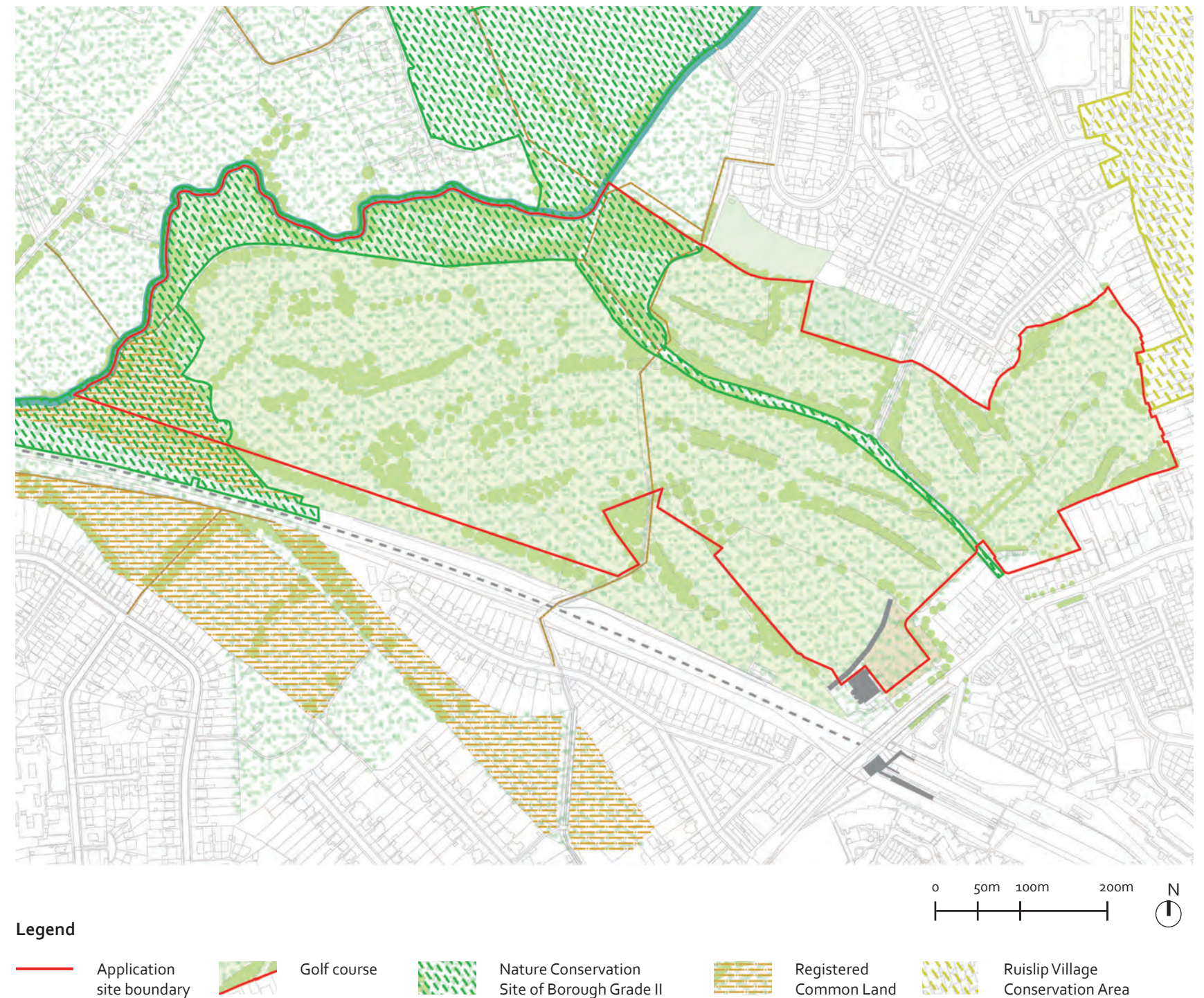


Figure 5 – Site context plan

2.5 Landscape and visual appraisal

Methodology

- 2.5.1 The landscape visual appraisal is based upon notable characteristics and site features gathered from site visits. Site features and characters are divided into categories and are analysed to inform the re-design of the golf course.
- 2.5.2 The visual baseline is determined by the existing amenity and views from Public Right of Ways (PROWs). Within the study area there are two PROWs; the Celandine Route and the Hillingdon Trail. Views are taken from the PROWs which have informed the re-design of the golf course.

Site appraisal - Site features and character

- 2.5.3 **Drainage** - The application site is low lying and has an extensive network of low quality open drainage channels with standing water. In many parts of the site the drainage channels cut through multiple fairways. The application site is generally wet and during its operation several of the holes were unplayable following periods of heavy rainfall.



Figure 6 - Typical drainage channel between a fairway

- 2.5.4 **Hillingdon Trial** - The Hillingdon Trail (footpath U81) currently runs in a north/south direction across the centre of the application site on approximately the same alignment as the Ickenham Stream. It is an unsurfaced path marked by trail markers, which, when the golf course was operational, would directly cross open fairways. A range of open views and vistas of the golf course with dense structural tree planting in the background are presented from the Hillingdon Trail.



Figure 7 - Hillingdon Trail cutting through fairway

- 2.5.5 **Other Public Right of Ways** - The Celandine Route connects to another PROW by a footbridge over the River Pinn where the public footpath cuts between private farmland.



Figure 8 – Celandine Route connection

Site appraisal

- 2.5.6 **Typical site surface** -The typical site-wide surface typology treatment for the golf course was a highly maintained grass mix for fairways, greens and tees, with semi-rough grass mix in out of play areas.



Figure 9 - Fairway

- 2.5.7 **The River Pinn** - Along parts of the River Pinn, vegetation on the embankment is overgrown. Site investigation found evidence of *Heracleum mantegazzianum*, commonly known as giant hogweed; a highly invasive toxic plant.



Figure 10 - River Pinn overgrown vegetation

- 2.5.8 **Ecological ponds** - There is evidence of ecological ponds within the golf course. One pond is located in the north-western edge of the application site. Another pond is located in the centre of the course. The ponds are typically in out of play areas and comprise of large overgrown vegetation.



Figure 11 - Ecological pond in out of play area

- 2.5.9 **Footbridges** - Where drainage channels cross former playable parts of the course they are either culverted under the fairways or crossed by timber footbridges which are a common landscape feature across the golf course.



Figure 12 - Footbridge crossing with signage

- 2.5.10 **The Ickenham Stream** - The Ickenham Stream is a former Georgian canal feeder channel built in 1816 and abandoned in 1856, by disconnecting it from the reservoir. Currently it functions partially as a drain, but it is blocked in several places and as a result is dry in some areas and has standing water in other areas. Infrequently there are areas where the embankment comprises ecological rich long grass meadow mix.



Figure 13 - Localised grass meadow mix planting along the Ickenham Stream

- 2.5.11 **The Chiltern Mainline arch** - To the south-west corner of the application site the Celandine Route passes under the existing Chiltern Mainline arch which crosses the River Pinn. Along the edge of the golf course the Chiltern Mainline is predominantly screened by dense woodland planting.



Figure 14 - Celandine Route Chiltern Mainline underpass

2.5.12 **Habitat areas within the golf course** - There are areas of valued ecological habitats, particularly within and adjacent to the Ickenham Stream and the woodlands in out of play areas of the golf course.



Figure 15 - Ickenham Stream habitat corridor

2.5.13 **The driving range** - There is mature structural tree planting scattered along the edge of the driving range and beyond which creates a scenic backdrop.



Figure 16 – Driving range backdrop

2.5.14 **Structural Tree planting** - The typical tree planting typology within the application site comprises minimal under storey for playability purposes. The application site benefits from mature structural semi-dense tree planting which provides screening from the Chiltern Mainline.



Figure 17 - Typical planting typology

2.5.15 **Vehicular entrance** - The primary access to the site is via an access road off Clacks Lane in the eastern part of the course. This is defined by residential back gardens to the south-east and open golf course fairway to the north-west. As the road enters the car park there is dense tree planting on both sides.



Figure 18 - Road towards car park

2.5.16 **Pedestrian access to the club house** - The access road does not have separate provision for pedestrians. An alternative pedestrian access is provided by a staircase from Ickenham Road, in the south-eastern corner of the application site.



Figure 19 - The club house

Visual baseline view 1 – West view from the Celandine Route to Chiltern Mainline and farm house (Oak farm, Breakspear Road)

2.5.17 Along the southern edge of the site, the existing landscape comprises mature structural tree planting screening the Chiltern Mainline from the golf course. There is evidence of ecological habitats and ponds that are in out of play areas within the woodland screening. The existing golf course is a backdrop to several local farm houses to the north of the River Pinn.

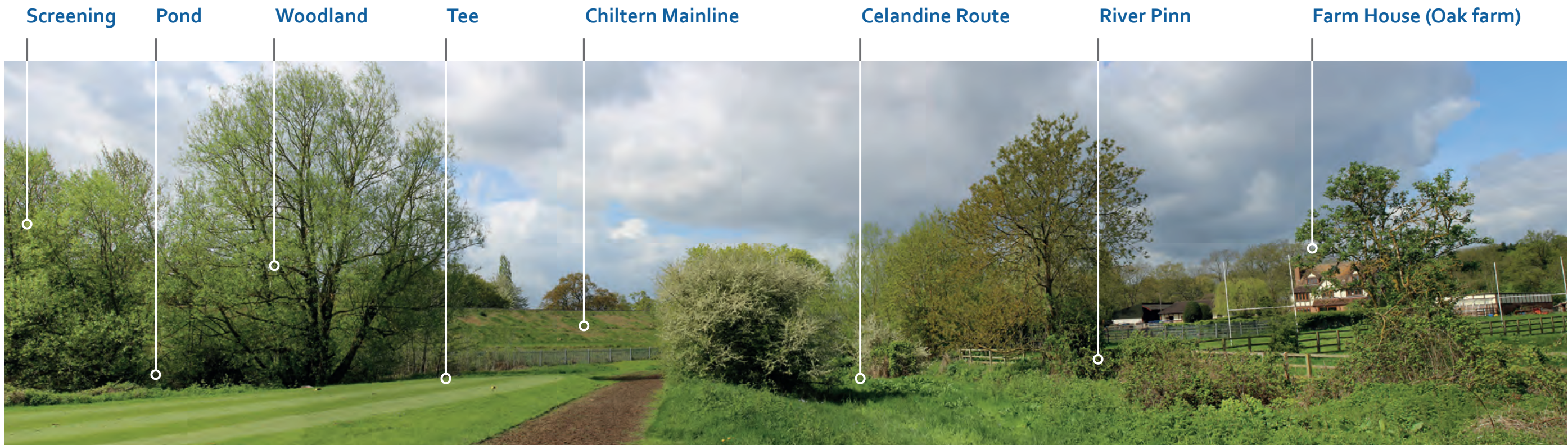


Figure 20 - West view from the Celandine Route to Chiltern Mainline and Farm House (Oak farm, Breakspear Road)



Visual baseline view 2 – North-west view from the Celandine Route to Ruislip Golf Course and adjacent farmland

2.5.18 The south-western edge of the site is bounded by the Chiltern Mainline. The northern edge the site is bounded by the Celandine Route and the River Pinn. Residential properties in close proximity to the Celandine Route are screened by dense planting, maintaining their privacy and amenity. There are several connections along the Celandine Route to other PROWs across the River Pinn.

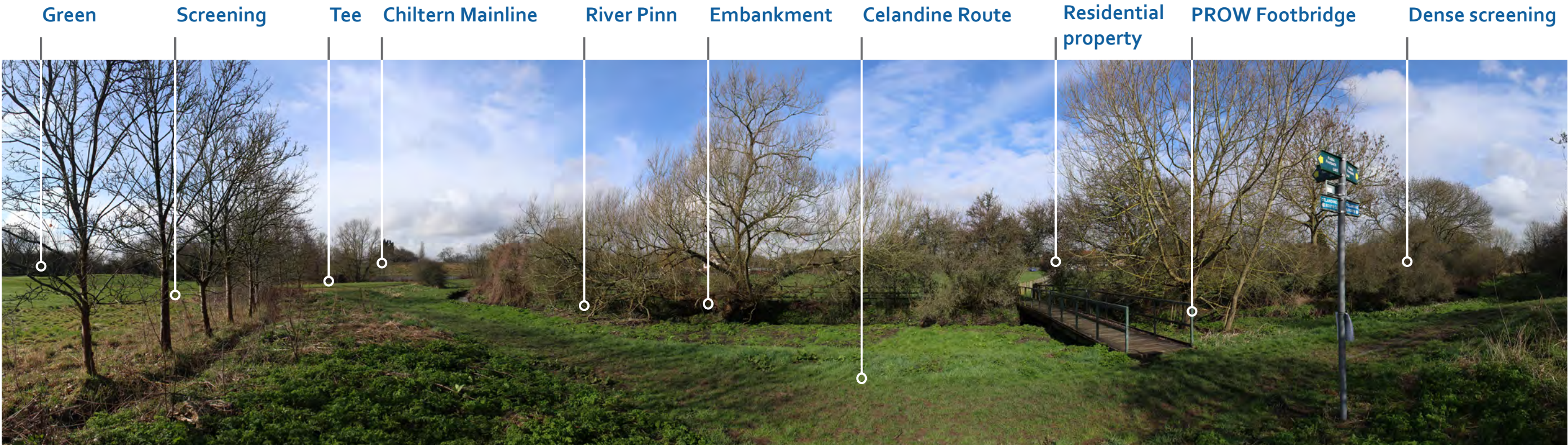


Figure 21 - North-west view from the Celandine Route to Ruislip Golf Course and adjacent farmland



Visual baseline view 3 – West view from the Celandine Route to Ruislip Golf Course

2.5.19 Part of the Celandine Route is screened from the golf course with dense vegetation. Along the PROW, opening in this screening occasionally afford open views across the application site. Within the mid-ground, rough grassland mix forms a distinctive soft edge before the fairway. In the background, mature structural tree planting sets the backdrop of the view from the footpath. Adjacent to the Celandine Route additional screening is provided for neighbouring farmland and residential properties to the west and north.



Figure 22 - West view from the Celandine Route to Ruislip Golf Course



Visual baseline view 4 – North-east view from the Hillingdon Trail to Ruislip Golf Course and Ickenham Stream

2.5.20 The Hillingdon Trail markers are intermittent as a result the trail isn't distinguishable. Between the existing 1st and 18th tee, the Hillingdon Trail cuts through woodland running parallel to the Ickenham Stream. Within the foreground, wet meadow grass embankment with mature trees provides a framed vista of the 18th fairway hole from the footpath.



Figure 23 - North-east view from the Hillingdon Trail to Ruislip Golf Course and Ickenham Stream



Visual baseline view 5 – South-west view from the Hillingdon Trail to Ruislip Golf Course

2.5.21 The Hillingdon Trail meets the Celandine Route in the north-east of the application site. At this point the footpaths are screened by dense woodland planting with an overgrown understory. Adjacent to the footpath is the River Pinn which divides the golf course and the PROW from the adjacent land. This is also screened by dense understory and mature tree planting.

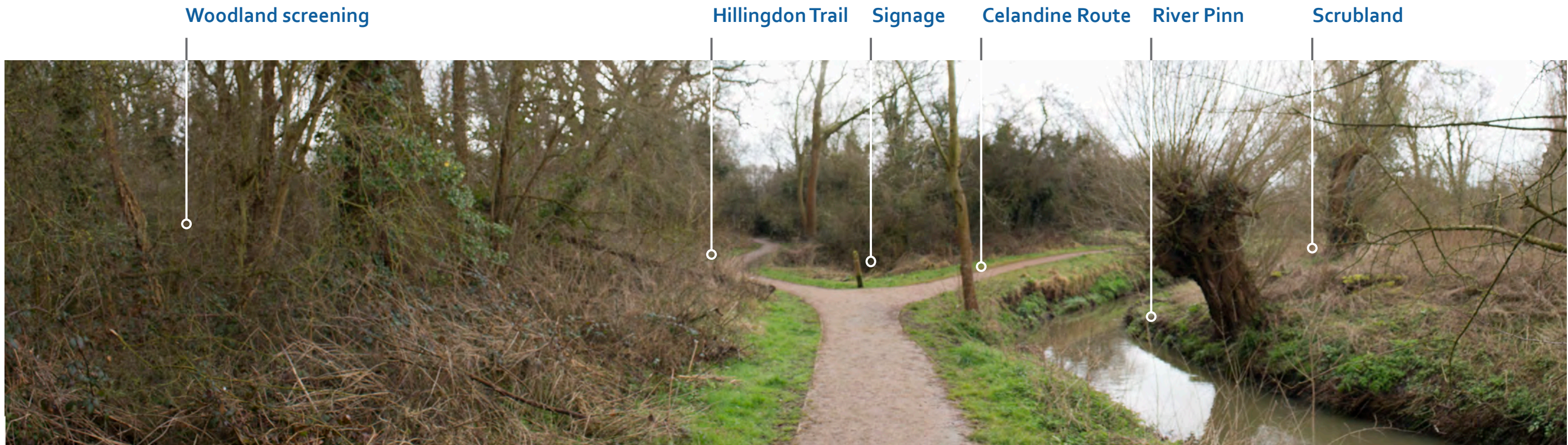


Figure 24 - South-west view from the Hillingdon Trail to Ruislip Golf Course

Visual baseline view 6 – North-west view from Ickenham Road to Ruislip Golf Course and the club house

2.5.22 From the Ickenham Road flyover, the club house (which is not located within the application site) and the golf course are partially screened by mature tree planting.



Figure 25 - North-west view from Ickenham Road to Ruislip Golf Course and the club house



Summary

- 2.5.23 The visual appraisal demonstrates that there are opportunities to improve the character of the former golf course and surrounding vegetation as well as the quality of the existing visual qualities of the open water course channel and stream.
- 2.5.24 The landscape character comprises densely vegetated and enclosed areas and open clearings that provide long vistas. This creates a rich and varied experience for golfers and other visitors to the site.
- 2.5.25 The planting types including tree belts, mixed shrub vegetation, woodlands, understorey planting and grassland species all contribute to the variety of visual amenity.
- 2.5.26 Water also features prominently as a key characteristic of the existing golf course. The River Pinn and Ickenham Stream are key elements in the landscape.
- 2.5.27 The design of the new golf course would offer opportunities to build on and improve these elements to ensure the local distinctive character is retained where possible and improved where required.

2.6 Ecological and arboricultural appraisal

- 2.6.1 The Ruislip Golf Course and Old Priory Meadows Site of Borough Importance for Nature Conservation (SINC) Grade 1 falls within the site and therefore could pose a constraint to the reconfiguration of the golf course. Equally the Old Priory Meadow SINC offers opportunities for the redesign of the golf course to interconnect habitat by ecological corridors throughout the site.
- 2.6.2 The amenity grassland, bare ground and structures (driving range and rifle club) are of low ecological value and therefore not likely to pose any constraints to development. However, the woodlands, scrub, neutral semi-improved and marshy grasslands and running/standing water have the potential to support protected and notable species such as bats, great crested newts and badgers.
- 2.6.3 A full Preliminary Ecological Appraisal and Species Report are appended to the Ecological Impact Assessment (Document no.: 1MCo4-SCJ-EV-STA-SSo5_SL07-000002).
- 2.6.4 A full arboricultural report has been produced (Document no.: 1MCo4-SCJ-EV-REP-SSo5_SL07-000009) to assess the existing trees on site. Key species include common alder, common ash, common hawthorn and pedunculate oak. See arboricultural report for full details and survey information.

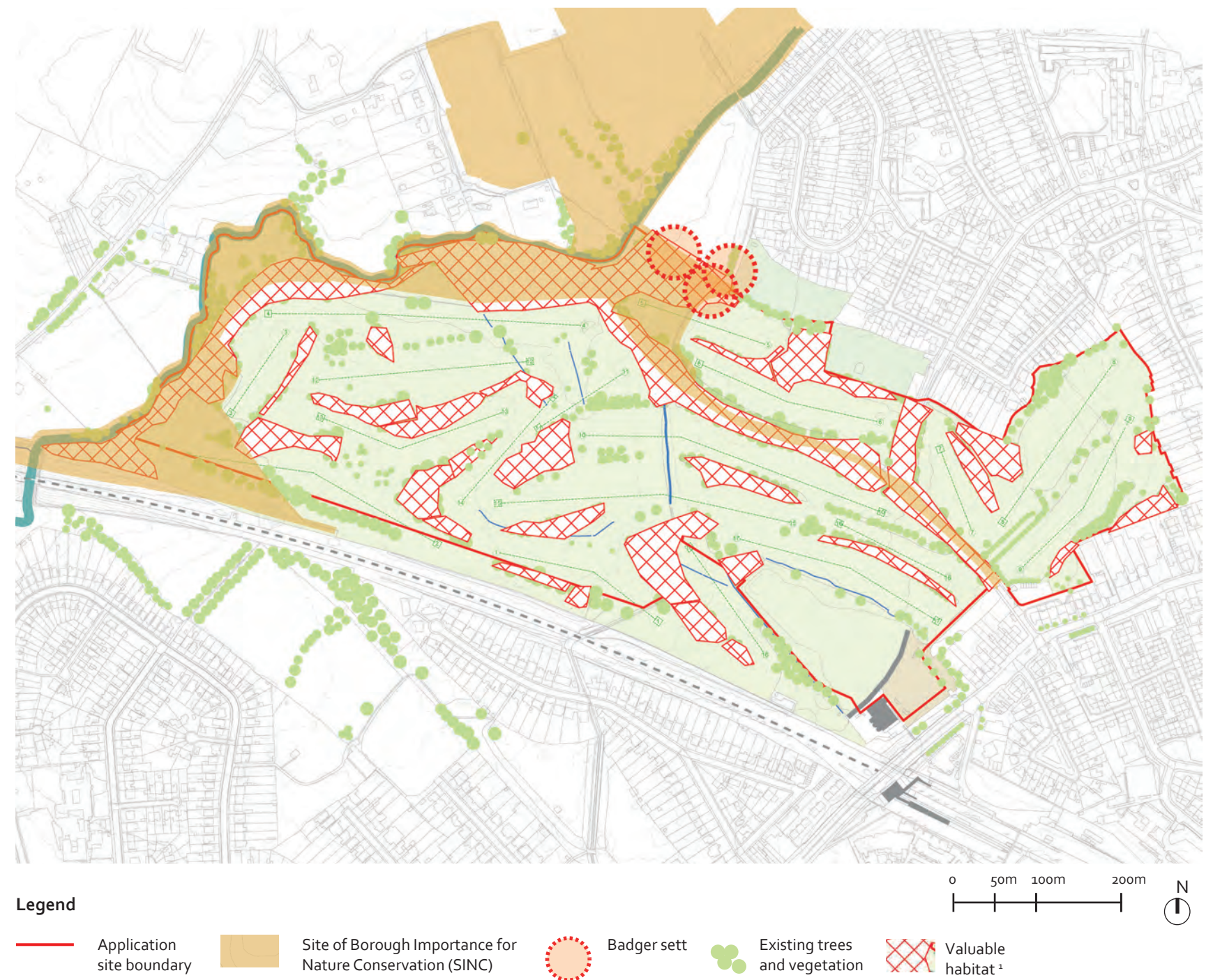


Figure 26 – Existing ecological features and SINC boundary plan

¹ - Valuable habitats were identified by ecologist to inform the design at an early stage the areas to retain, link and enhance within the golf course design.

2.7 Ground conditions

2.7.1 A landscape soil survey has been undertaken across the golf course to obtain data on the rough playing areas, woodland and driving range. No trial holes were carried out in the playable areas (e.g. greens, tees). Figure 27 illustrates the locations of trial holes.

2.7.2 Based on the findings, two soil profiles were observed across the site;

- Soil profile 1 (Majority of the site) – Silty Loam/Clay Loam Topsoil overlying Clay/Silty Clay Subsoil
- Soil Profile 2 (Driving range) – Clay Loam Topsoil overlying Silty Loam Chalk Fill

Re-use of existing site soils for habitat/landscape purposes

Existing topsoil and upper subsoil

2.7.3 The existing topsoil and upper subsoil would not be suitable for use in high quality playing areas such as the tees and greens, where specialist soils will be needed. The topsoil should be prioritised for re-use within the fairways and new landscape planting. Whereas the upper subsoil should be prioritised for re-use as topsoil for species rich habitats. This is due to the lack of weed seed bank in the upper subsoil which would help promote sward diversity (less competition).

Existing subsoil

2.7.4 Similar limitations are posed by the subsoil due to its heavy texture. Whilst it will be suitable for some landscape planting and habitat creation, it is unlikely to be suitable for backfill material in tree pits or planting environments that require of prefer light or free-draining soil.

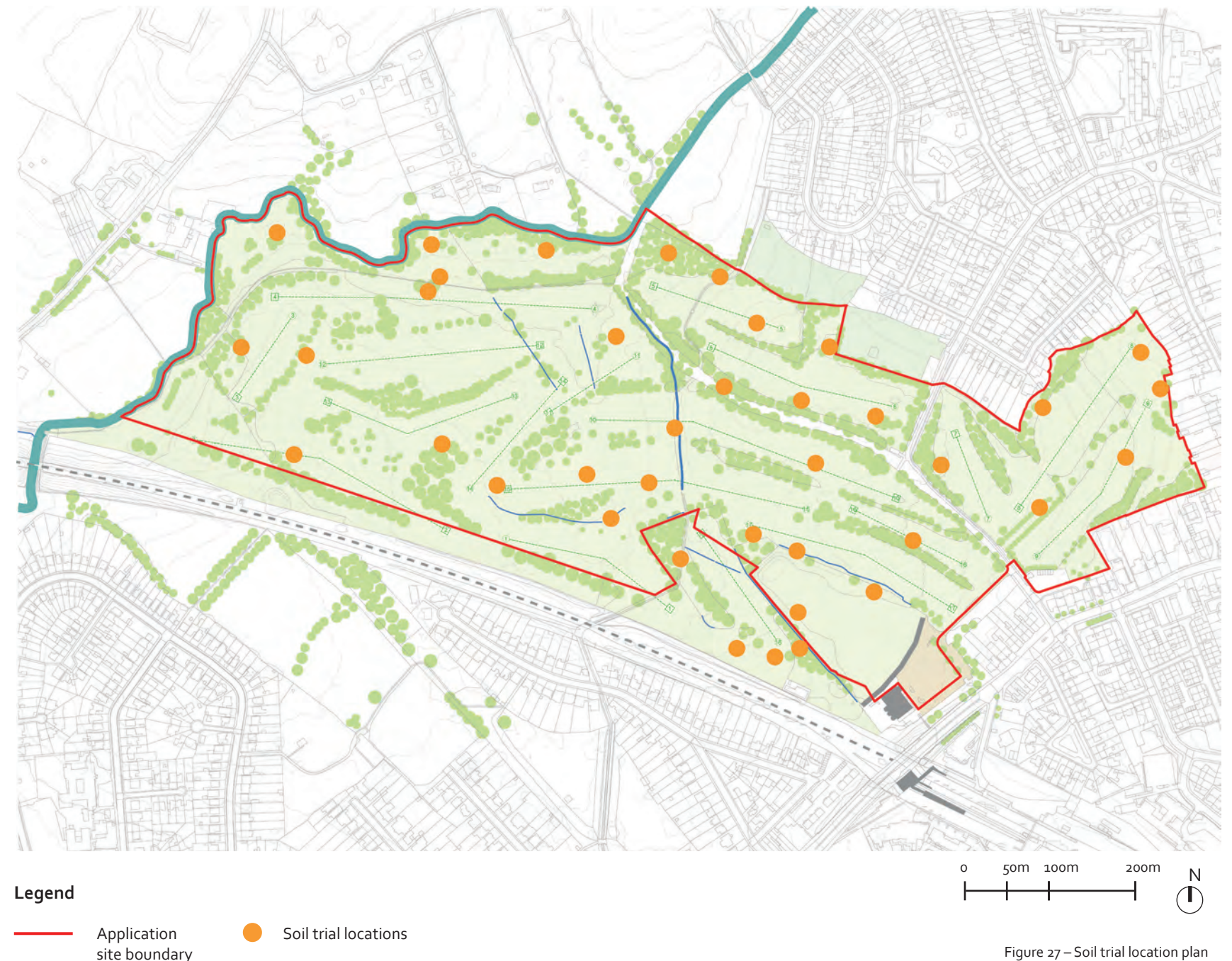


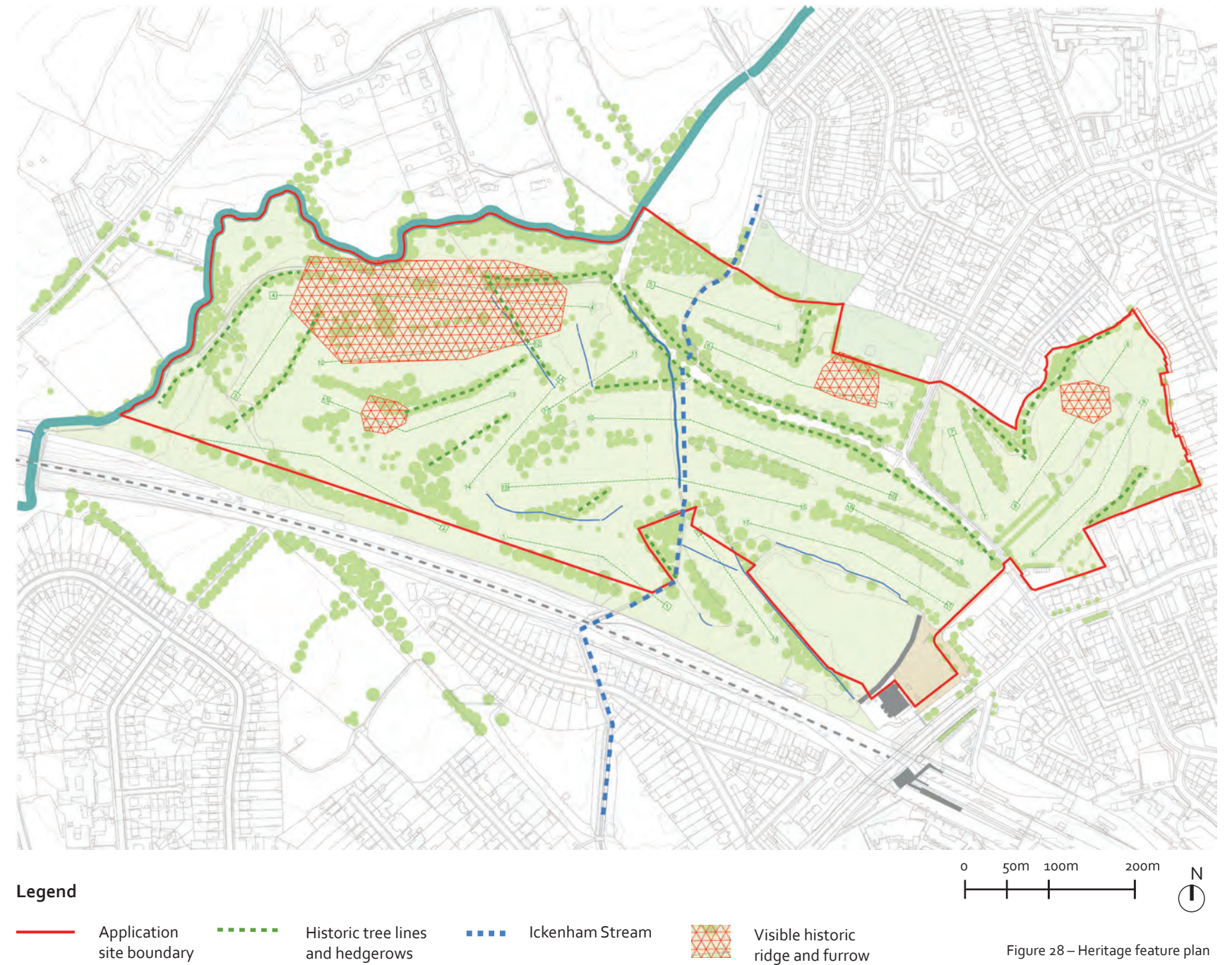
Figure 27 – Soil trial location plan

2.8 Archaeology

- 2.8.1 Within the application site there are notable historic landscape features. Ridge and furrow is an historic archaeological landscape feature of ridges and troughs created by a system of ploughing originally developed during the Middle Ages. The historic ridge and furrows is visible on site and are predominantly located within the existing fairway.
- 2.8.2 In addition, there are also remnant hedgerows and tree belts from historic field patterns that were retained in the original design of the golf course in the 1920s.



Figure 27 – Historic Ridge and Furrow on site



2.9 Flood risk

- 2.9.1 The majority of the application site is in Flood Risk Zone 1. A small part (approximately 10%) is inside the floodplain of the River Pinn (Flood Risk Zones 2 and 3), so has a higher risk of flooding. The current and proposed golf course use is classified as “water-compatible” in the PPG² is therefore appropriate.
- 2.9.2 Existing sources of flooding are the Ickenham Stream, River Pinn and surface water run-off. Elements at risk are the HS2 West Ruislip Portal, the HS2 South Ruislip vent shaft and the River Pinn underbridge.
- 2.9.3 The LB Hillingdon SFRA identifies that substantial historical flooding occurred on the River Pinn in 1977 when residential and non-residential properties were affected. Following this flooding event, the River Pinn Flood Alleviation Scheme was implemented and included channel improvement works between 1980 and 1989. Records indicate that further flooding occurred in 1984, 1987, 1988, and in 2000 and 2001 after the completion of the River Pinn flood alleviation scheme.

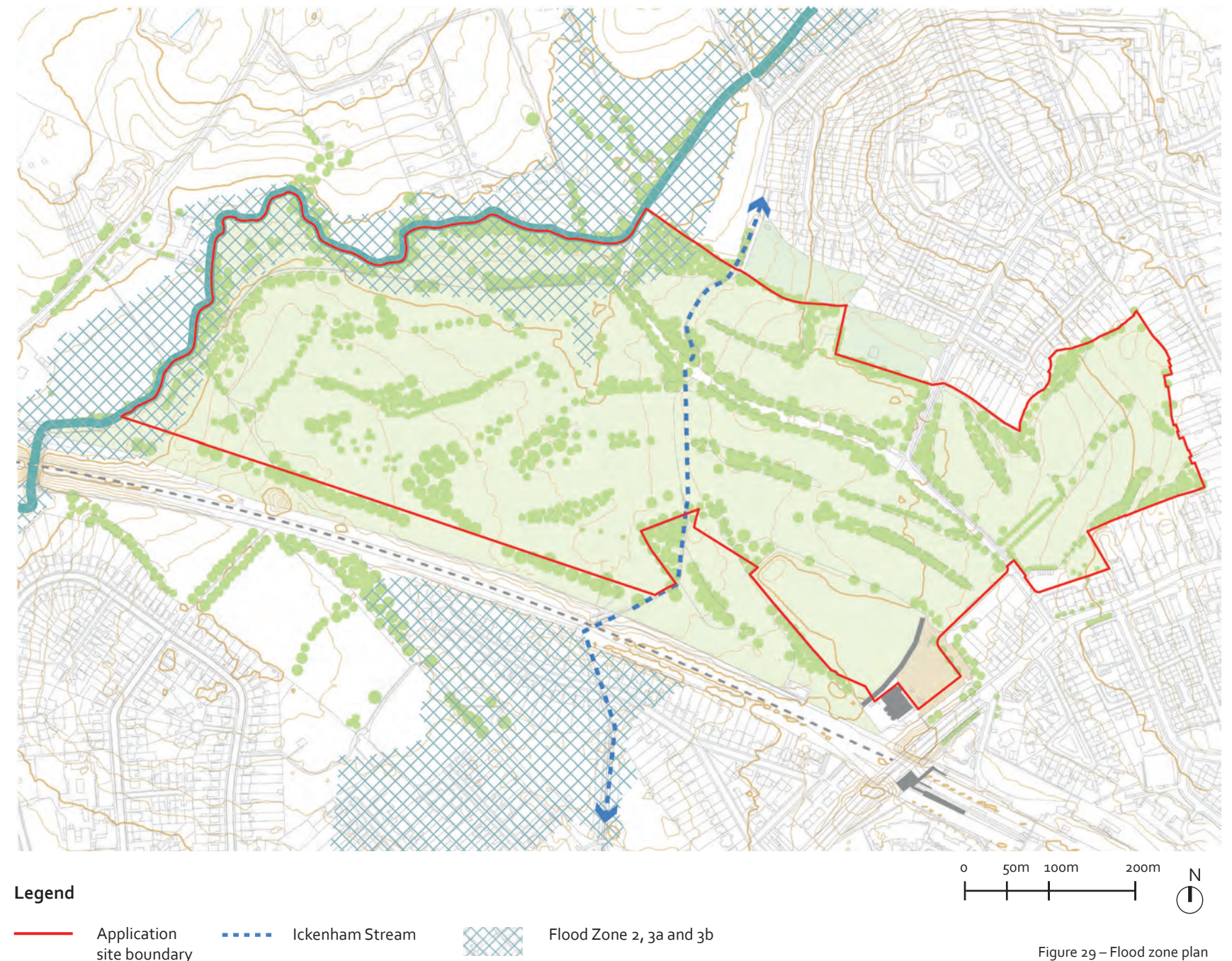


Figure 29 – Flood zone plan

2.10 Hydrology and drainage

- 2.10.1 This section summarises the key findings of the drainage report 1MCo4-SCJ-DR-REP-SSo5_SLo7-000003 and the flood risk assessment 1MCo4-SCJ-DR-ASM-SSo5_SLo7-000001.
- 2.10.2 The relevant drainage catchment area, the boundaries of which closely align with the application site, covers 55.4ha. The catchment is relatively flat, predominantly draining into the River Pinn to the north using channels which form part of the existing Golf Course drainage system.
- 2.10.3 The catchment can be divided into three sub-catchments; sub-catchments SC1 and SC2, which collectively drain 50.9 ha to the River Pinn through existing secondary discharge channels (discharge channel); and a smaller sub-catchment SC3, 4.5ha, which drains along the left bank of the River Pinn without a defined watercourse.
- 2.10.4 The Ickenham Stream crosses the application site, entering from the north-east via an aqueduct close to Woodville Gardens, and leaving to the south through a tunnel beneath the Chiltern Mainline. As it crosses the application site, the Stream is intercepted by several channels which drain northwards to the River Pinn. These channels intercept surface runoff from the Golf Course, thus there is no significant flow of water southwards along the Ickenham Stream. The Stream cannot be considered as a continuous channel between the aqueduct and the tunnel under the Chiltern Mainline.
- 2.10.5 The tunnel to the south will be closed as a consequence of the HS2 development. However, there will be a negligible change in the local catchments and consequently no significant alteration of the water flows in the area.

- 2.10.6 The proposed development will not result in any change in use on the application site, thus it is not anticipated that the runoff arising from the site will increase. The drainage solution should aim to attenuate a 1 in 100 year rainfall event, (with a climate change allowance of 40%), to the 1 in 1 greenfield rate.
- 2.10.7 This attenuation may be achieved by: providing additional water storage on the application site; controlling the flows through the drainage system; and by reusing stored water to irrigate the Golf Course in order to restrict flows to the River Pinn.

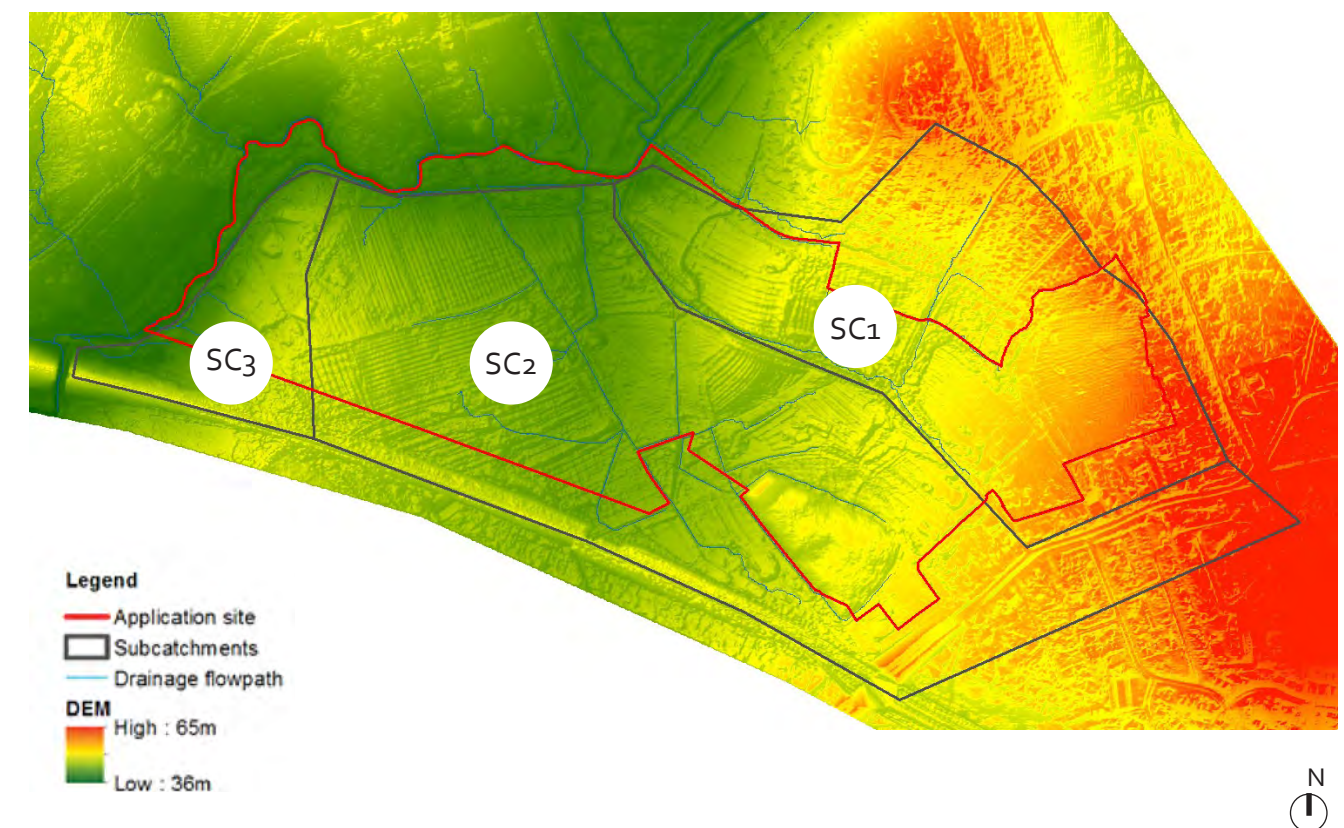


Figure 30 – Digital elevation model and sub-catchments

2.11 Socio-economic appraisal

- 2.11.1 A more detailed appraisal of the socio-economic impact of the proposed development can be found in the Planning Statement. This section summarises the key considerations for the design relating to socio-economics.
- 2.11.2 LB Hillingdon contains three additional public golf courses and also has numerous other sports and leisure facilities, which are likely to cater to users of the now closed Ruislip Golf Course during construction of the reconfigured and reprofiled site. Demographic data shows that the local population around the application site is broadly representative of the average for London, particularly in relation to employment, economic activity and affluence.
- 2.11.3 In the 2017/18 financial year, an average of 50 rounds of golf were played at Ruislip Golf Course each day and over 2m balls were used on the driving range. The golf course, together with other Golf Hillingdon sites, and the restaurant/public house use in the club house support modest additional employment opportunities, and both uses support limited additional 'indirect' employment opportunities through supply chains and 'induced' economic effects through local spend.
- 2.11.4 During construction the proposed development is likely to support a small number of additional full time equivalent jobs relative to the overall size of the construction sector and the local and regional economies, some of which will be employed locally. All FTEs based across the Golf Hillingdon sites will be retained and redeployed during construction to ensure retention of skills, thus there will be no direct loss of employment as a result of the proposed development.
- 2.11.5 The design should take into consideration the overall appeal of the course in the longer term, for both existing and potential future golf course users, to mitigate against potential adverse economic effects.
- 2.11.6 The potential for temporary and permanent effects on amenity and neighbourhood quality is of particular relevance for the design. The development site has the potential to be visually intrusive throughout the construction period and construction activity may affect the wellbeing of local residents, although use of the HS2 Code of Construction Practice (CoCP)³ has the potential to minimise these effects.
- 2.11.7 During operation, there are opportunities for enhancements to the configuration of the course to increase its appeal to a broader group of users in the locality, as well as for broader improvements in relation to public access and the course's setting and environment.

³ - <https://www.gov.uk/government/publications/environmental-minimum-requirements>



2.12 Planning context

- 2.12.1 A full appraisal of the planning context for the application site can be found in the Planning Statement. This section summarises the key planning designations which have influenced the design.
- 2.12.2 Section 12 in the National Planning Policy Framework 2019 (NPPF) requires proposals to facilitate well-designed places, emphasising the importance of design to place making and improving the built environment, whilst ensuring that development is sustainable. Applications which can demonstrate early, proactive and effective engagement with the local community should be considered more favourably.
- 2.12.3 The application site is designated as Green Belt in LB Hillingdon's Local Plan. Section 13 in the NPPF sets out the five purpose of the Green Belt – to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns merging together; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict land. In terms of proposals effecting Green Belt, paragraphs 143-144 of the NPPF advise that inappropriate development should not be approved except in very special circumstances, which would not exist unless the resulting harms are clearly outweighed by other considerations.
- 2.12.4 The construction of new buildings on Green Belt is defined in the NPPF as inappropriate development subject to a number of exceptions, including the replacement of existing facilities and the provision of outdoor sport and outdoor recreation facilities. As set out in the accompanying Planning Statement, it is considered that the proposal meets these exceptions. The Planning Statement demonstrates that the test for “very special circumstances” has been met by the proposal. National policy in respect of Green Belt is echoed in the London Plan and local planning policies.
- 2.12.5 Part of the Ruislip Golf Course and Old Priory Meadows SINC is located within the application site. Policy EM7 in Hillingdon's Local Plan sets out an overarching aim to preserve and enhance Hillingdon's biodiversity and geological features and highlights a number of specific considerations including:
- the protection and enhancement of all SINC's;
 - the protection and enhancement of protected/priority species/habitats;
 - requirement for developer contributions or delivery/assistance in delivering enhancements to nearby SINC's; and
 - the use of sustainable drainage systems
- 2.12.6 Part of the application site is in a Source Protection Zone (SPZ) 1 area. Hillingdon's Local Plan Policy EM8 aims to safeguard and improve all ground and surface water quality, prioritising SPZs and a number of key watercourses, including the River Pinn which lies along the site boundary. It also establishes a requirement for new development to demonstrate the incorporation of water efficiency measures, including water recycling and collection facilities (unless demonstrably inappropriate).
- 2.12.7 Hillingdon Local Plan Policy Cl2 establishes an overarching goal to secure good quality, well maintained leisure and recreation facilities to address identified deficiencies and meet local needs, particularly in relation to deprived groups, and sets out how this will be achieved. This includes supporting proposals for new and improved facilities, and promotion of inclusive and accessible design, climate change mitigation, and sustainable transport within new and existing developments.
- 2.12.8 Local Plan Policy HE1 requires LB Hillingdon to conserve and enhance the borough's historic environment, its settings and the wider historic landscape, including designated heritage assets (including Conservation Areas and Listed Buildings) and locally recognised historic features.
- 2.12.9 Local Plan Policy EM3 requires that LB Hillingdon promotes and contributes to the positive enhancement of strategic river and canal corridors and associated wildlife and habitats. Policy EM6 requires new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the NPPF.

2.13 Summary of opportunities and constraints

2.13.1 This section summarises other key constraints and opportunities which have informed the design.

2.13.2 Detailed design for the adjacent HS2 development

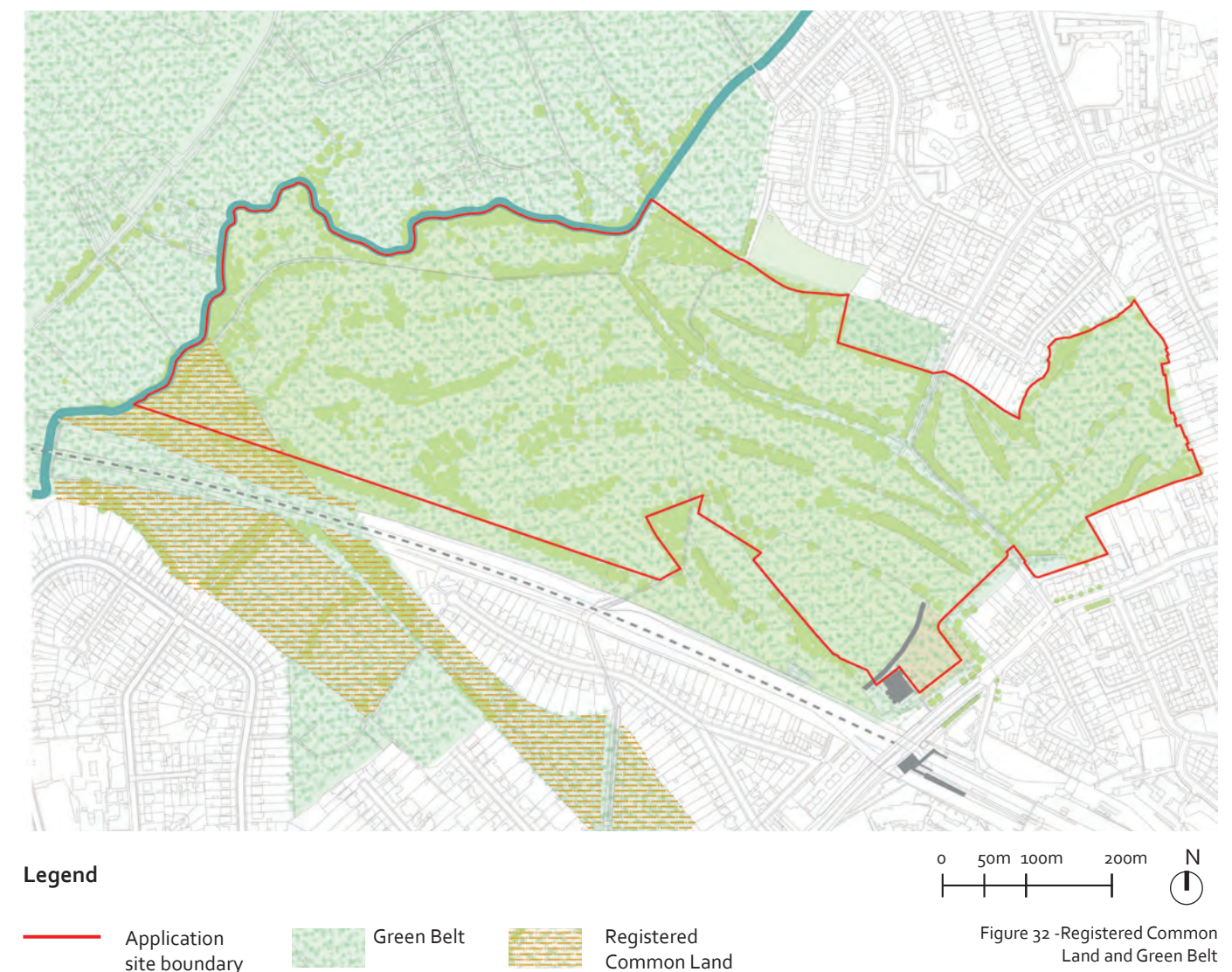
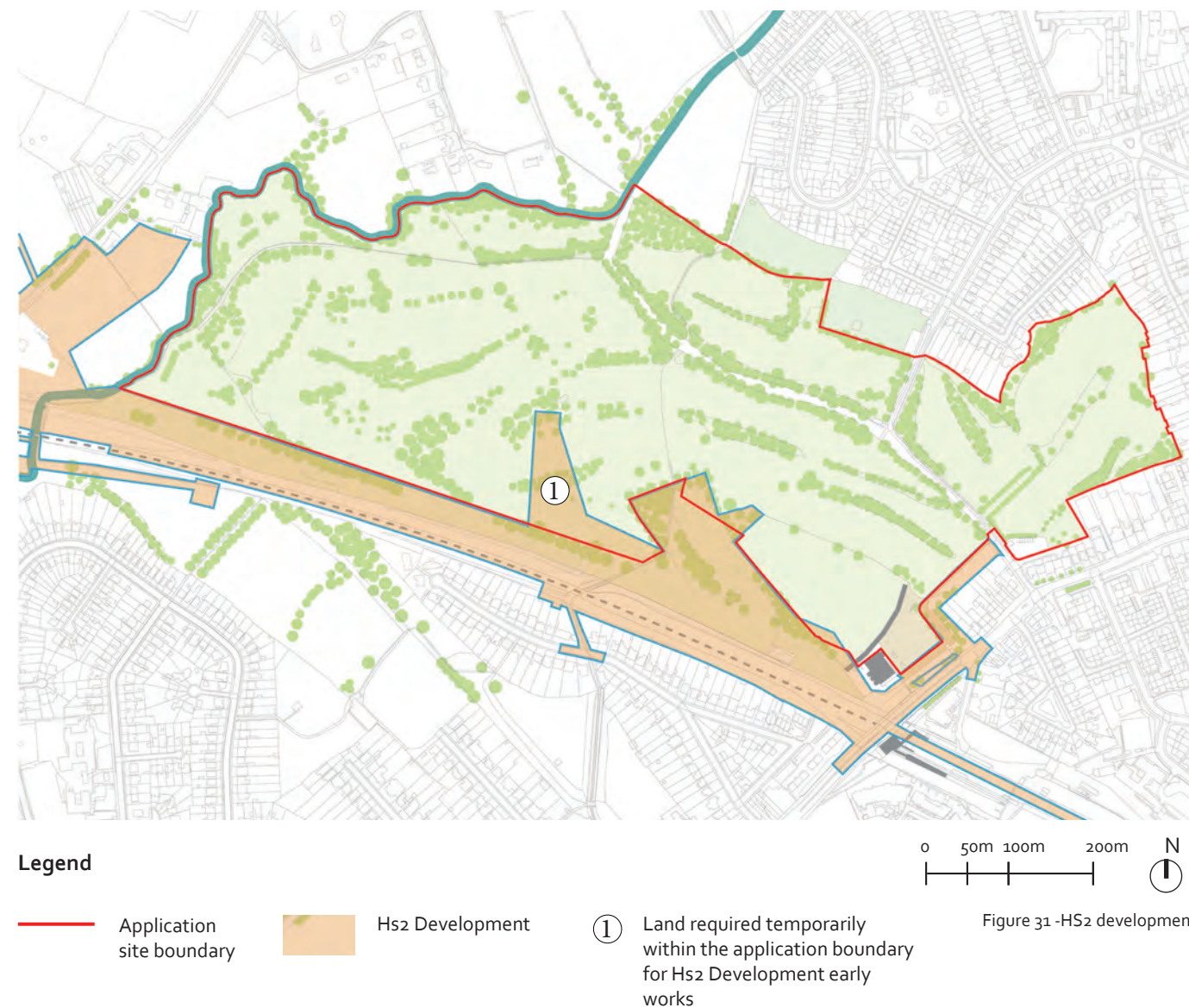
The design has been developed in coordination with the detailed design for the adjacent HS2 development. There are opportunities to integrate the landscape mitigation proposed as part of the HS2 development with the golf course design to provide additional benefits such as safety, screening and habitat creation.

2.13.3 Registered Common Land

A small part of the application site in the south-west corner is Registered Common Land. Consent may be required from the Secretary of State for Environment, Food and Rural Affairs for works in this area.

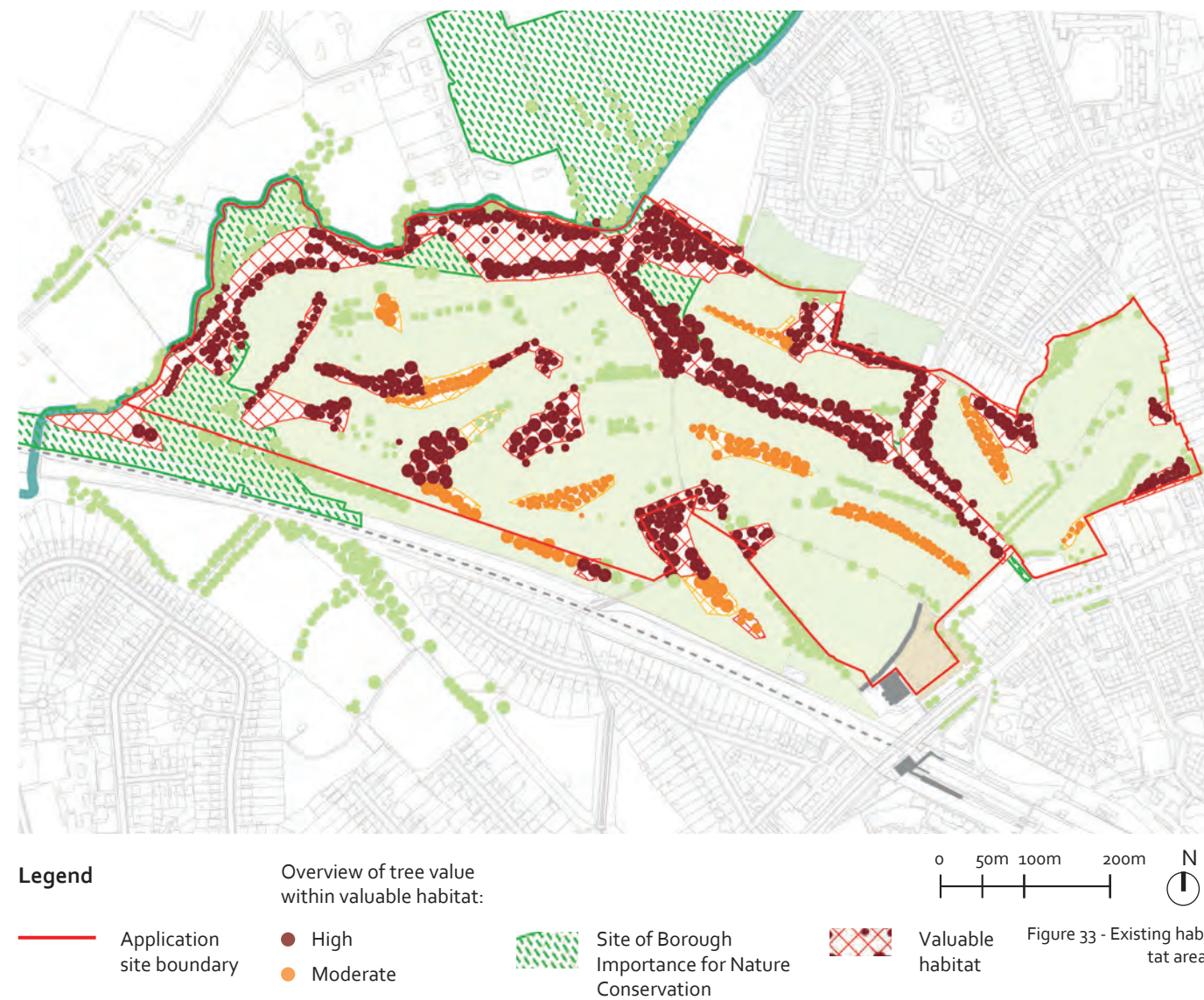
2.13.4 Green belt

The design must comply with national green belt policy which seeks the fundamental aim to prevent urban sprawl and keep land permanently open.



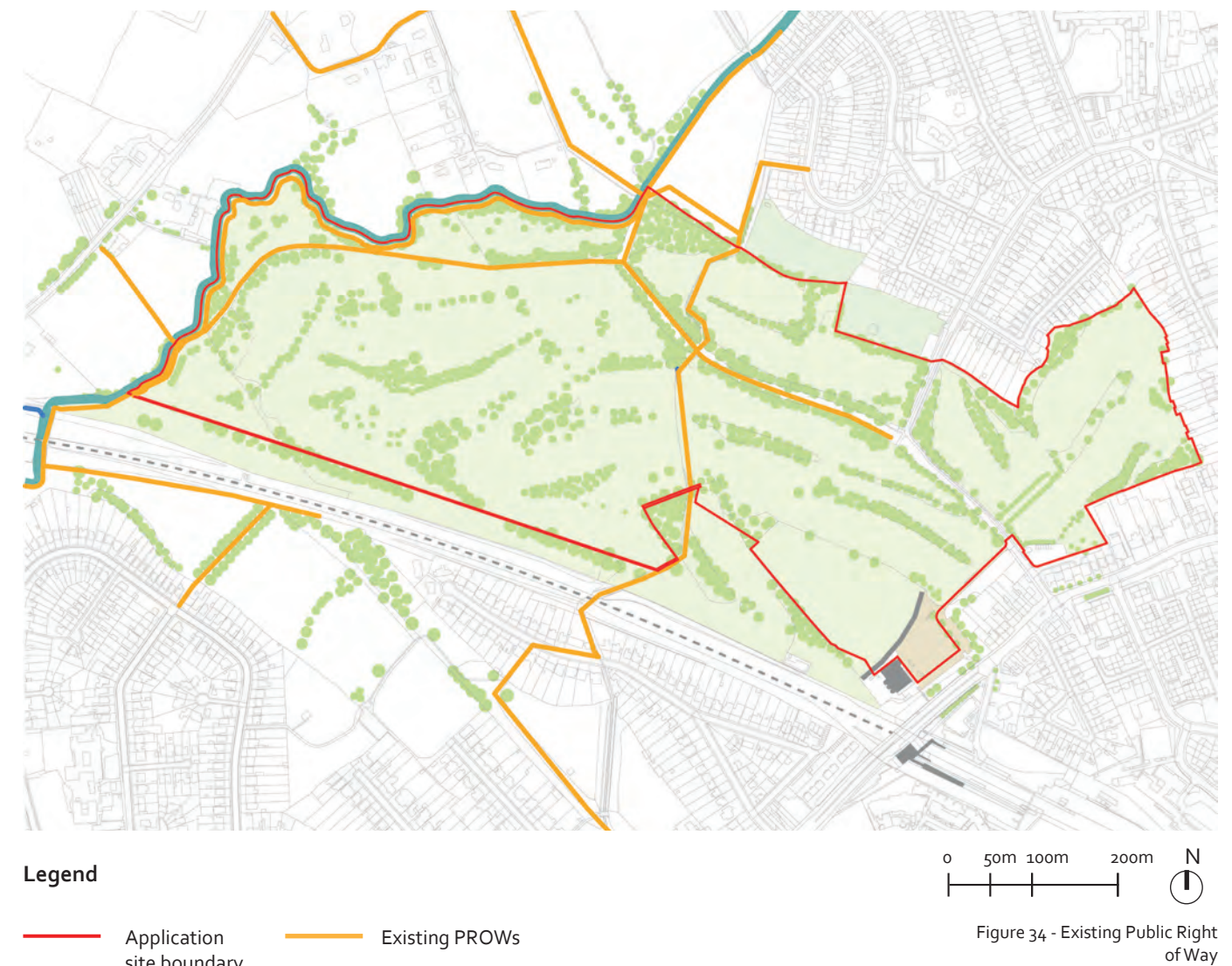
2.13.5 Existing high valued habitats

The application site contains areas of high value habitat for notable species such as bats, great crested newts and badgers. There is the opportunity to conserve and enhance the most valuable habitats on site in order to protect and enhance their ecological function and environmental characteristics.



2.13.6 Public Right of Way

There is an opportunity within the redevelopment of the golf course to review the existing alignment of the PROWs and provide a more legible and better connected network of paths through the site. The new path network should aim to improve safety for pedestrians and golfers as well as creating a more scenic and enjoyable experience for all users.

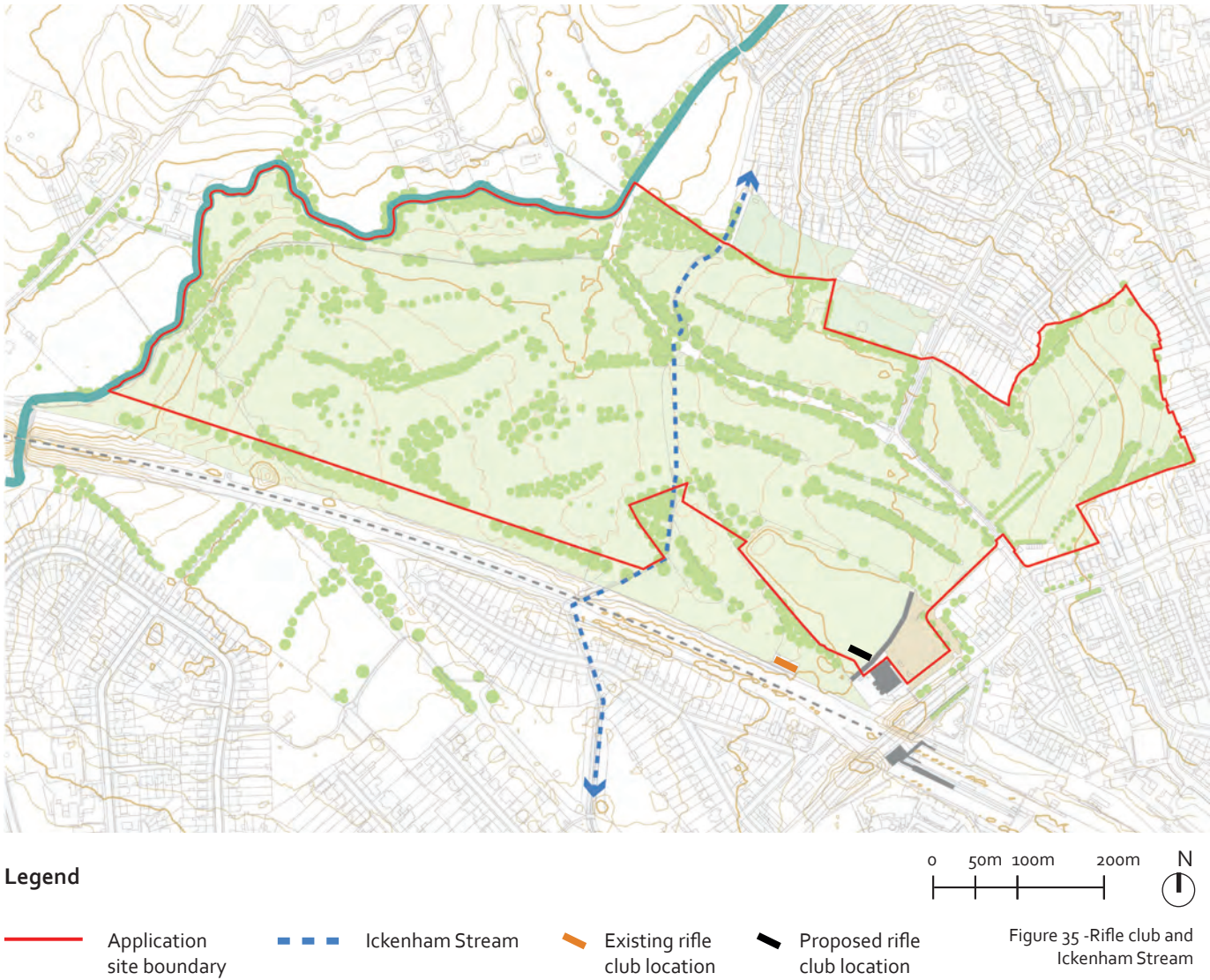


2.13.7 Rifle club

The original building was located beyond the application site, though its recent demolition was required to facilitate ongoing HS2 works. Accordingly, there is opportunity to provide a new and safer facility, which is accessible, and well screened within the application site.

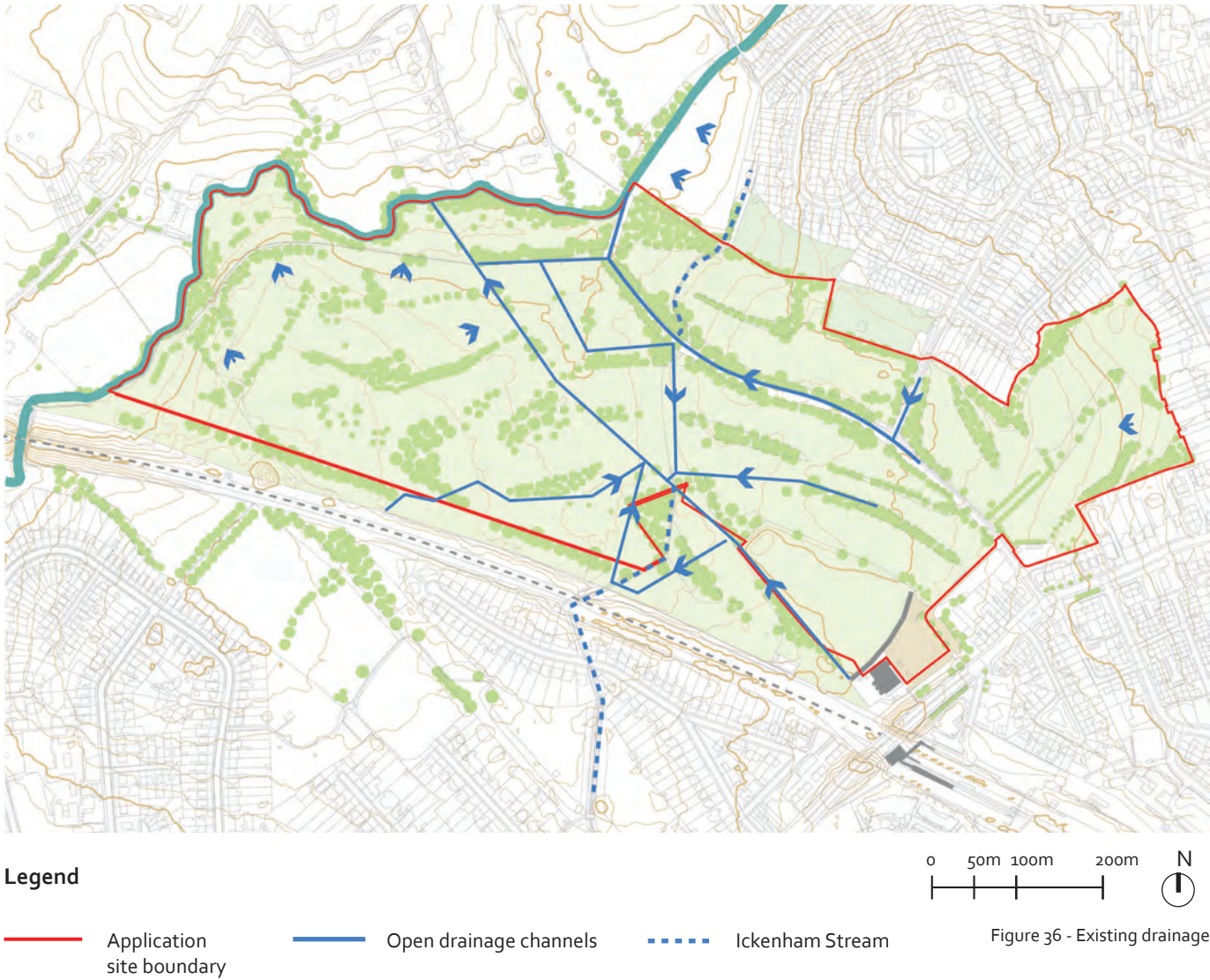
2.13.8 Ickenham Stream

The proposed development presents the opportunities to improve the alignment and character of the Ickenham Stream to create a more attractive environment, provide ecological habitats, harvest rainfall and store water.



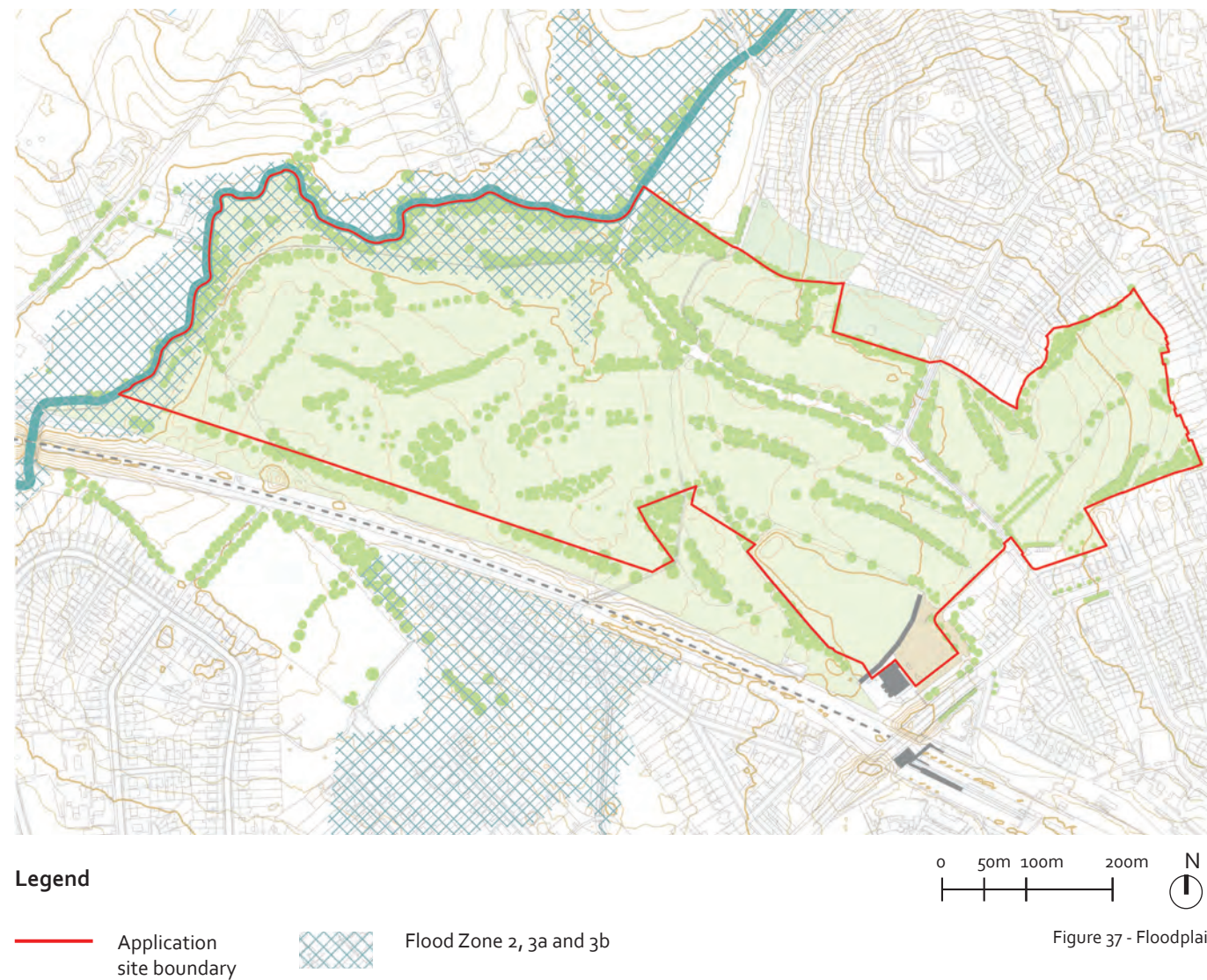
2.13.9 Drainage

From the information gathered from the engagement with Golf Hillingdon, the golf course currently suffers from poor drainage and some fairways are waterlogged following periods of heavy rainfall. There is an opportunity to improve drainage across the application site. At present rainwater is not captured and stored on site; the realignment of the golf course presents the opportunity to capture rainwater and reuse it for irrigation.



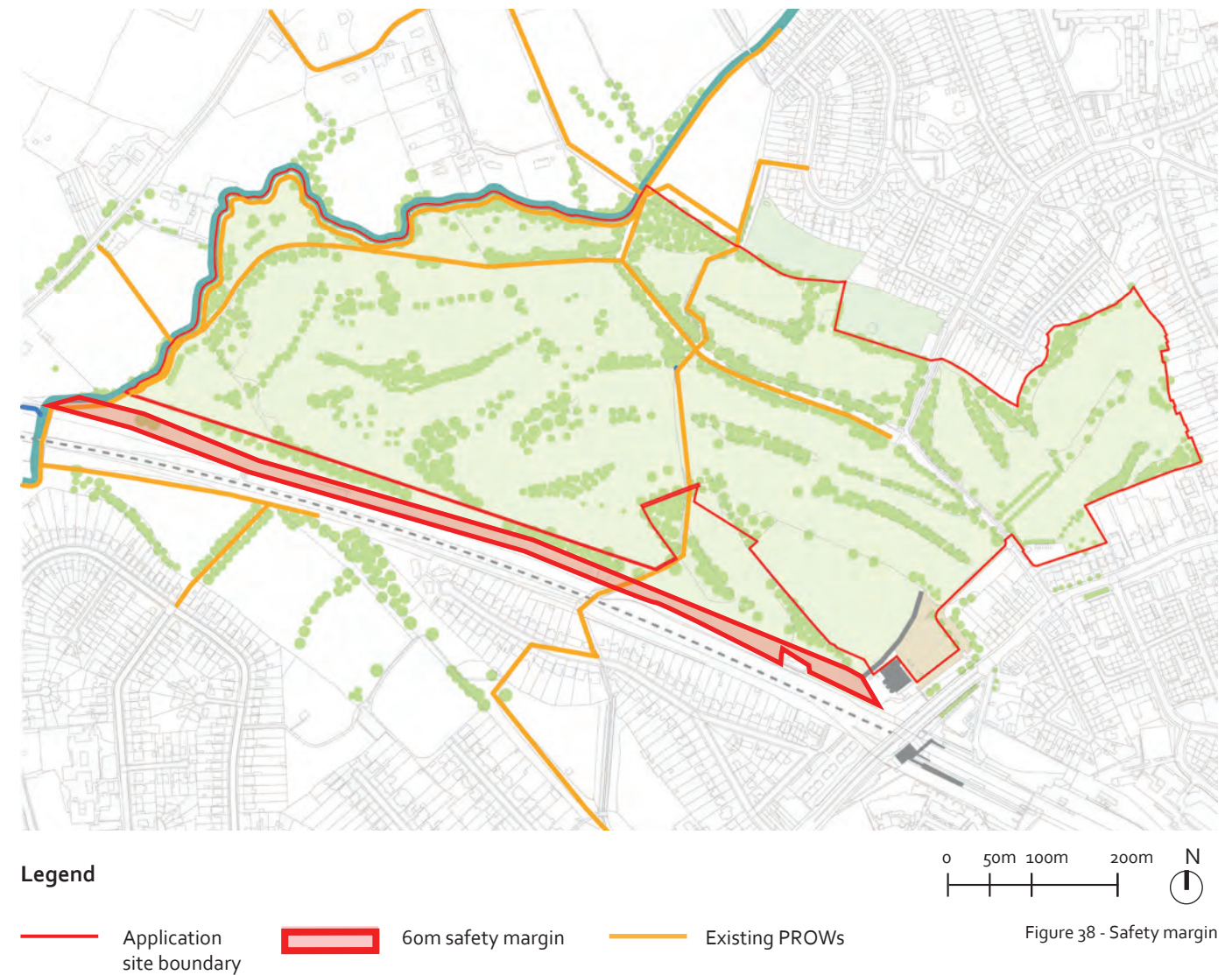
2.13.10 Floodplain

Part of the application site is within the functional floodplain of the River Pinn (Flood Zone 2, 3a and 3b). There is an opportunity to retain, as well as enhance the existing floodplain. There are also opportunities to control the rate of water outflow back into the River Pinn.



2.13.11 Safety buffer

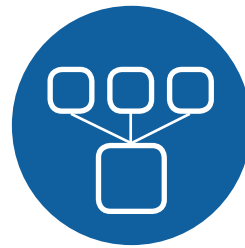
A 60m safety margin is required between the golf course and the HS2 development. This provides an opportunity to create an ecological corridor between the HS2 development and the new golf course.





3

Design principles and engagement



3.1 Scheme brief

- 3.1.1 The construction of HS2 will reduce the playable area of the existing Golf Course, should it have remained open during these works, affecting some of its holes, practice nets, putting greens and the driving range. There is also a requirement for a safety margin between the HS2 development and the golf course to reduce the risk of balls entering the railway. The course therefore requires a new layout to secure its long-term future. In August 2019 the golf course closed to facilitate ongoing HS2 works.
- 3.1.2 In line with the above, HS2 Ltd. has committed to redesigning and delivering Ruislip Golf Course as part of the Hillingdon Agreement which forms part of the HS2 Act
- 3.1.3 Gaunt Golf Design were appointed to develop options for the reconfiguration of the golf course and Option 3 was chosen by LB Hillingdon as the preferred option. This option was subsequently updated and renamed Masterplan Option 3A as set out in the *Design report on the effect of HS2 Railway Line upon the golf course and practice facilities at Ruislip Golf Course* produced by Gaunt Golf Design. The Hillingdon Agreement requires that the design of the reconfigured scheme is based on this option and as such it has formed the starting point for the design. Figure 39 illustrates Option 3A.
- 3.1.4 As a replacement for the former golf course, the proposal will create a nine hole golf course with practice facilities and an academy to replace the existing 18 hole course affected by the construction of HS2. It will also provide a new single storey rifle club to replace the one being demolished as part of the HS2 works.