

GREENBELT STATEMENT

The Hut Pub, Old Orchard Close, Uxbridge, UB8 3LH

SEPTEMBER 2025



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1.0 INTRODUCTION & SITE CONTEXT

The proposal is for the construction of a detached two-storey dwellinghouse with associated landscaping, access, parking, and bin and cycle storage. This proposal is within the curtilage of The Hut Pub Site and is to propose a self-build for home for the owners of The Hut Pub, in order to continue the operations of the existing locally listed pub for the foreseeable future.

The application site is located on the southern side of Old Orchard Close, Uxbridge. It is 4km to the south east of Uxbridge town centre and 3km to the north west of Hayes. The immediate surroundings include residential development, a small farm and country parkland. The site lies within the Metropolitan Green Belt, as designated in the London Borough of Hillingdon Local Plan. The purpose of this Statement is to assess the proposal against the provisions of the National Planning Policy Framework (NPPF, 2023), the London Plan (2021), and the Hillingdon Local Plan: Part 1 – Strategic Policies (2012), with specific reference to Policy EM2.

This Green Belt Statement has been prepared by The White House Design in support of a planning application for the erection of a detached dwelling on land to the rear of the Hut Pub Site following the part demolition of an existing storage unit.

2.0 PLANNING POLICY FRAMEWORK

2.1 National Planning Policy Framework (NPPF, 2023)

The NPPF attaches great importance to Green Belts and stresses that their essential characteristics are ‘openness and permanence’. It also advises that, once established, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a local plan.

Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

Paragraph 138 sets out the five purposes of the Green Belt: (i) to check unrestricted sprawl, (ii) to prevent towns from merging, (iii) to safeguard the countryside from encroachment, (iv) to preserve the setting of historic towns, and (v) to assist urban regeneration.

Paragraph 147 establishes that the construction of new buildings in the Green Belt should be regarded as inappropriate unless falling within defined exceptions.

Paragraph 148 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in “very special circumstances.”

2.2 The London Plan (2021)

Policy G2 (London’s Green Belt) states that:

The Mayor strongly supports the continued protection of London’s Green Belt.

Inappropriate development should be refused, except in very special circumstances.

Appropriate development will be supported where it helps secure positive objectives for the Green Belt, such as biodiversity gain, landscape improvement, or improved public access.

2.3 Hillingdon Local Plan: Part 1 – Strategic Policies (2012)

Policy EM2 (Green Belt, Metropolitan Open Land and Green Chains) provides that:

The Council will seek to maintain the current extent, hierarchy, and strategic functions of the Green Belt.

Proposals within the Green Belt will be assessed against national and London Plan policy, including the very special circumstances test.

Minor adjustments to Green Belt boundaries may only be made where land no longer meets the purposes of Green Belt designation.

The NPPF does not itself quantify the term ‘disproportionate’, leaving this to the judgement of the decision maker. Paragraph 147 of the Revised National Planning Policy Framework (NPPF) provides that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, we would state this proposal as very much modest and within proportion and in no way harmful to the greenbelt.

The proposal is a carefully considered design with modest built home following the demolition of the existing storage, biodiversity and landscaping improving overall, little to no impact on highways.

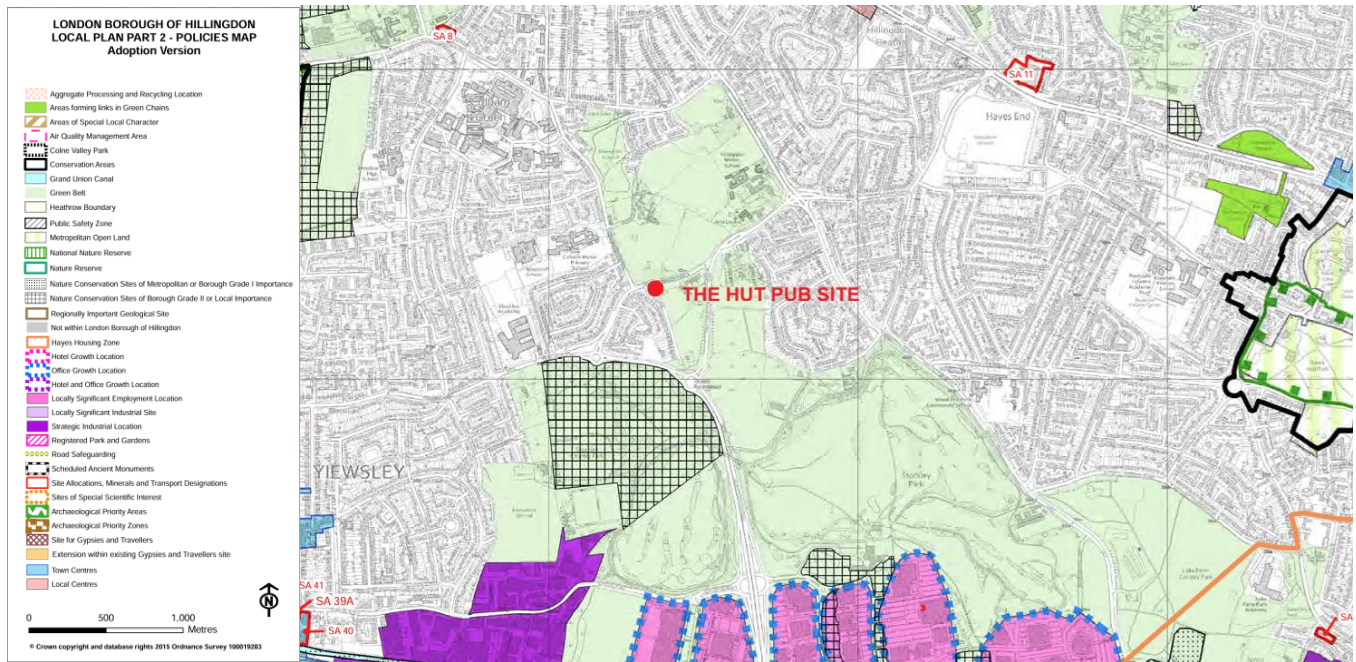


Fig. 1 – Showing Site Located at the Edge of Greenbelt Land within London Brough of Hillingdon



Fig. 2 – Showing Site Located at the Edge of Greenbelt Land within London Brough of Hillingdon

3.0 GREENBELT IMPACT ASSESSMENT

Checking Sprawl: The site is enclosed within an established settlement edge and does not represent unrestricted sprawl of the built-up area.

Preventing Merging of Towns: The proposal does not contribute to any settlement gap and will not lead to coalescence of Uxbridge with neighbouring towns.

Safeguarding Countryside: The land is already used as pub curtilage. Its redevelopment for a single dwelling does not represent encroachment into open countryside.

Preserving Historic Setting: The site does not form part of the setting of a historic town. The proposed housing unit will assist in the maintenance and upkeep of the locally listed pub 'The Hut Pub.' With thousands of pubs across the country having closed the past decade and becoming derelict sites, it would be ideal to support the owners in the retention of this currently thriving local business for the immediate future. Being a family run pub, accommodating the owner's family on site will assist in the day to day operations.

Encouraging Regeneration: The proposal utilises underused land within the pub curtilage, consistent with the objective of re-using developed land.

Demolition, Massing and Sprawl:

The proposed built footprint forms part of the rear curtilage of the pub and is currently split between a managed beer garden (west) and an underutilised storage and waste ground area (east).

The land is not open countryside, but previously developed land associated with the existing public house with part demolition of the existing storage unit of similar build footprint. With the proposal visually and physically contained by boundary treatments and adjoining built form.

There is a sufficient physical gap maintained between buildings and clearly defined boundaries with an appropriate degree of massing; with no introduction or increase of the sprawl of buildings within and around the site.

Impact upon long range views: With the proposed housing development being to the rear of the site away from Old Orchard Close and being generally in line with the existing built footprints on site there is little to no impact on long range views.

Design: Following the demolition works, the proposed scheme is very much modest in scale with a tradition arts and crafts style design. Created by varying roof levels and forms, catslide, hipped and part gable roofs small dormers and materiality that is very much in keeping with the pub to the front of the site.

It is therefore concluded that the development does not materially conflict with the purposes of including land within the Green Belt as set out in NPPF paragraph 138.



Fig. 3 – Streetview Towards Site from Old Orchard Close

LONDON BOROUGH OF HILLINGDON
RESIDENTS SERVICES
BUILDING CONTROL

Section 81 of the Building Act 1984

Notice to person undertaking demolition

To: Gerry Collins
Little Conry
Uxbridge Road
UB10 3PL

Reference: 19165/DE/2022/12

WHEREAS on the first day of June 2022, you served a notice on the Council of the London Borough of Hillingdon (hereinafter called "the Council") specifying certain works of demolition intended to be carried out in respect of the building known as:

THE HUT P.H., 2, OLD ORCHARD CLOSE HILLINGDON

Rear timber shed/hall

TAKE NOTICE that the London Borough of Hillingdon pursuant to Section 81 of the Building Act 1984, HEREBY REQUIRE you to take the following action within 33 days of commencing the demolition of the above building, that is to say:

- (to shore up adjacent buildings)
- (to weatherproof any surfaces of an adjacent building which are exposed by the demolition)
- (to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person employed in it)
- (to remove material or rubbish resulting from the demolition and clearance of the site)
- (to disconnect and seal at each point as the Council may reasonably require any sewer, drain or water pipe in or under the building to be demolished)
- (to remove any sewer, drain or water pipe in or under the building to be demolished and seal any sewer, drain or water pipe with an on the sewer, drain or water pipe to be removed & connected)
- (to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (a) or (f) above)
- (to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building)
- (to make such arrangements with regard to the burning of material on site as may be reasonably required by the Health and Safety Executive and/or Fire Authority)
- (to take such steps as the Council may consider reasonably necessary for the protection of the public and the preservation of Public amenity)
- (to make such application for any Hoarding/Scaffolding, which will be erected either on or adjacent to the highway or mobile equipment, such as conveyors, pickers etc, which will be operated on the highway. Application forms can be obtained from Highway Maintenance, Central Depot, Hillingdon Road, Uxbridge, Middlesex UB8 3EU or Tel. 01895 885700. Applications must be made at least three weeks before the commencement of work as failure to apply for an appropriate licence may result in enforcement action being taken.)

(Before you comply with any requirement of paragraph (a) or (f) above, you must give at least 48 hours' notice to the Council.)
(Before you comply with paragraph (g) above, you must give at least 24 hours' notice to the Council.)
(Failure to give such notice will result liability to a fine not exceeding level 2 on the standard scale)

Attention is directed to the provisions of section 82 (2) (4) (5) (6), Section 83 of the Building Act, 1984, set out overleaf. Any appeal in pursuance of these provisions should be made to the Magistrates' court and must be brought within 21 days from the date of service of this notice.

DATED this sixth day of June 2022

BUILDING CONTROL SERVICES
CIVIC CENTRE, UXBRIDGE, MIDDLESEX UB8 3UW

Signed: James Rodgers
Head of Planning, Transportation and Regeneration

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Fig. 4 – Confirmed Demolition Notice of PH Storage Unite from June 2022



Fig. 5 – Existing Site Plan Showing Part Demolished Unit

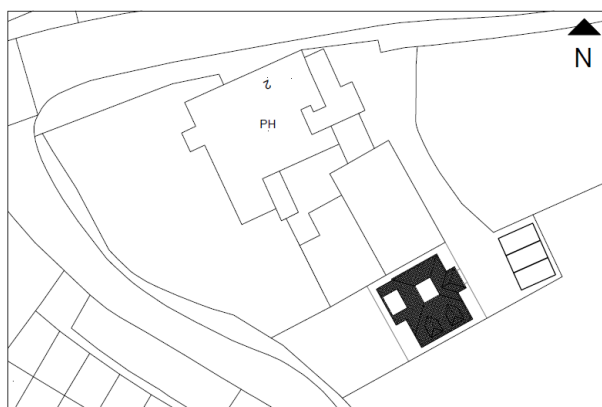


Fig. 6 – Proposed Site Plan Showing Block Plan

4.0 SPECIAL CIRCUMSTANCES

Whilst the development may be viewed as constituting inappropriate development in the Green Belt under NPPF paragraph 147, the following factors comprise “very special circumstances” sufficient to outweigh harm to the Green Belt:

Previously developed land – The site forms part of the curtilage of an established public house, with limited openness or countryside character. The design itself is very sympathetic to the context of the site.

Limited impact on openness – The dwelling is modest in scale and contained within strong site boundaries and not immediately visible from the street scene.

Environmental enhancements – Substantial new plantings, biodiversity gain, and SuDS measures contribute positively to the Green Belt’s ecological and visual functions.

Efficient use of land – Redevelopment of underutilised land aligns with the objectives of the NPPF and London Plan in promoting sustainable development.

There is an unmet housing need within the London borough of Hillingdon. There is also a shortfall in meeting housing targets dictated by Central Government and calculated using the “Standard Method”. It is argued that this development will help address these issues by providing a new custom build home but will assist in the day-to-day operations of the pub as previously stated. This is a special circumstance with the site holding great local importance and requiring our support to be retained. Furthermore, the renovated the landscaping works should be welcomed to the street scene.

5.0 LANDSCAPING DESIGN

The proposal is for a single dwelling of modest scale, set within the existing site envelope. The effect on openness is limited and localised. Especially, following the demolition works on site and reasonable proposed footprint.

A detailed landscape scheme accompanies the application, including native hedgerow planting (hazel, hawthorn, elder, privet, spindle) and new tree plantings (Betula pubescens and Sorbus aucuparia). Rain gardens and ornamental planting for biodiversity enhancement.

The scheme will provide visual screening, strengthen boundary vegetation, and enhance the ecological value of the site, consistent with London Plan Policy G6 (Biodiversity and Access to Nature). Despite the property being a self-build proposal and exempt from BNG calculations, the biodiversity and landscaping on site will be improved overall and should result in an increased net gain through the introduction of the proposed plantings.



Fig. 7 – Proposed Landscaping Plan

6.0 DRAINAGE AND FLOOD RISK ASSESSMENT

A soakaway report undertaken by AG Geo-Consultants Ltd (June 2025) confirms that the site's gravel strata have suitable infiltration rates ($1.25\text{--}1.91 \times 10^{-5}$ m/s).

Sustainable Urban Drainage Systems (SuDS) are incorporated into the scheme, including permeable paving, soakaways, and rain gardens. These measures accord with London Plan Policy SI13 (Sustainable Drainage) and will ensure that surface water run-off is managed appropriately without harm to the Green Belt.

The location of the proposed building is not at risk from tidal flooding. The location of the proposed building lies in Flood Zone 1. The location of the proposed building is therefore not at flood risk from sea and rivers.

The site is in an area with a high susceptibility to groundwater flooding. However, the proposed scheme doesn't involve basement elements, hence any elevated groundwater will not impact on the proposal.

Surface water will be managed in full alignment with the SuDS hierarchy as required under provisions made under the Town and Country Planning Act 1990. While not required for planning permission consent it can be confirmed that all SW on site will be also be designed, installed and tested in full accordance with Part H of the Building Regulations 2010 (as amended 2013), Requirement H3, as made under the Building Act 1984.

The site is not at risk from any identified source of flooding. The use of SuDS techniques on site will meet local and National policy for surface water management. As per Flood Risk Assessment and conceptual SuDS Strategy Prepared by Innervision Design Ltd.

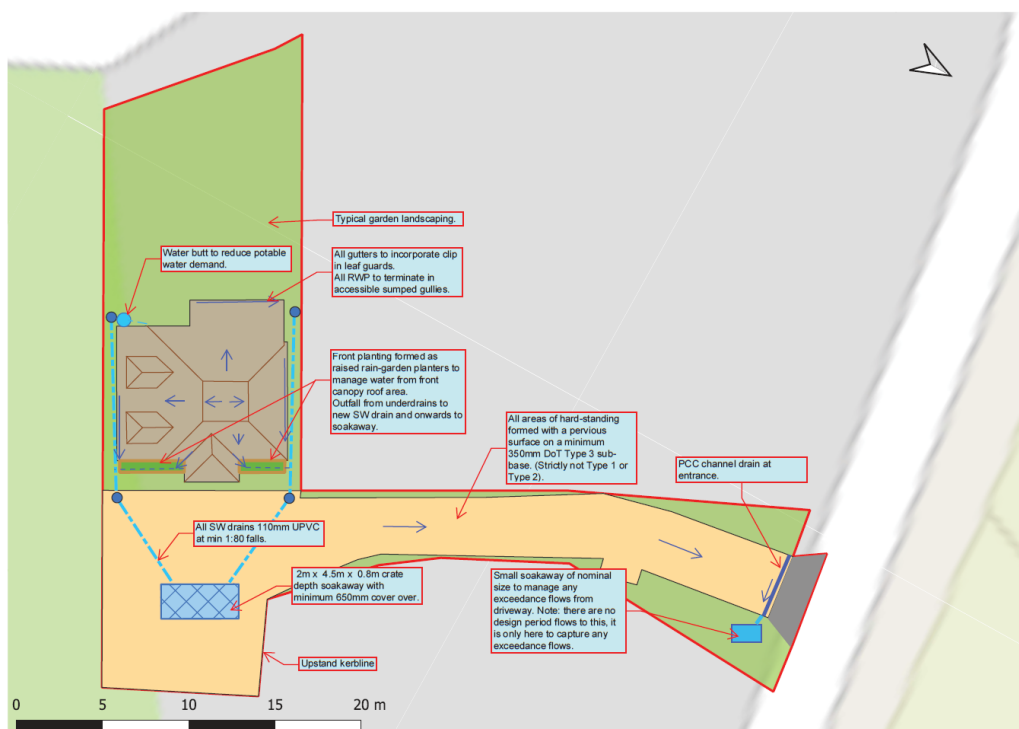


Fig. 8 – SuDS Layout from Innervision Design

7.0 HIGHWAYS & VEHICULAR MOVEMENT

The proposed development and access improvements include relocating the existing crossover to the west for better visibility and safety and reconstructing the redundant crossover area as footway. A new gate line will be set back 6 meters from the highway, allowing for a vehicle reservoir to prevent obstruction on the public highway. The design will also introduce pedestrian intervisibility splays of 2m x 2m, enhancing safety for pedestrians.

The cumulative transport impacts of the proposal are deemed not to be severe, aligning with National Planning Policy Framework (NPPF) guidelines.

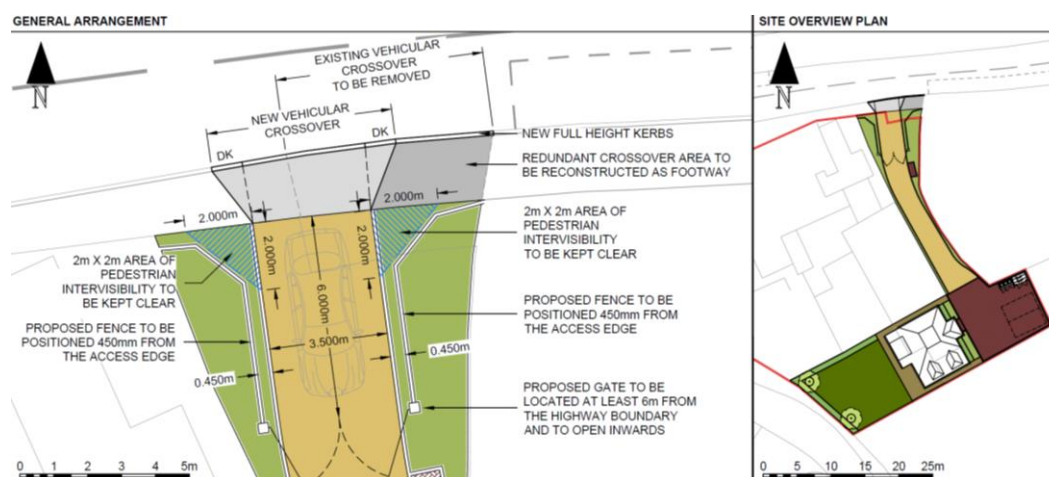


Fig. 9 – Proposed Crossover & Highways Layout from Transport Dynamics

The proposed vehicular access arrangement will result in betterment to the existing vehicular access and offers the ability for an improved engineered design. With the retained but improved vehicular arrangement providing access to a proposed new residential property.

Old Orchard Close it is very lightly trafficked, with most of the traffic entering and exiting from and to the west the proposed junction operates well within capacity at peak times with little to zero impact to the highway.

The cumulative residual transport impacts of the proposal will not be 'severe' on the local highway network and therefore under the guidance of the NPPF, planning permission should not be resisted or refused on traffic and transport grounds. A clear assessment has been undertaken with a carefully considered proposal for the on the access point of the site.

8.0 CONCLUSION

The NPPF does not itself quantify the term 'disproportionate', leaving this to the judgement of the decision maker. Paragraph 147 of the Revised National Planning Policy Framework (NPPF) provides that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When the proposed scheme is assessed wholistically and categorically, we believe planning approval with relevant planning conditions should be granted.

In summary, it is therefore considered that the proposal is acceptable in planning terms and as no such reason in relation to landscaping, biodiversity, flood risk, traffic or transportation justifies a refusal due to the proposal being carefully considered. Moreover, the proposal respects and has been designed to follow greenbelt policy and this statement supports the reasoning for the scheme favourably. We believe it is an appropriate scale development for this site to achieve planning approval.