

Sustainability Statement

279 Long Lane, Hillingdon, Uxbridge UB10 9JS

By Anva

Site Address: 279 Long Lane, Hillingdon, Uxbridge, UB10 9JS

Proposal: Erection of a detached two-storey 4-bedroom single dwelling house with associated access, parking, cycle storage, refuse storage and landscaping at rear garden land with access onto Hartshill Close, Hillingdon.

1. INTRODUCTION

This Sustainability Statement has been prepared in support of the proposed residential development at Hartshill Close, Hillingdon.

The statement demonstrates how the proposed development incorporates sustainable design principles in accordance with:

- The National Planning Policy Framework (NPPF) (2024);
- The London Plan (2021);
- The Hillingdon Local Plan;
- Relevant Building Regulations and environmental guidance.

The proposed development seeks to deliver a sustainable, energy-efficient and policy-compliant family dwelling while responding positively to the surrounding residential context.

2. POLICY CONTEXT

The proposal has been designed having regard to the following sustainability-related planning policies:

National Planning Policy Framework (2024)

- Supporting sustainable development;
- Efficient use of land;
- Climate change mitigation;
- Biodiversity enhancement;
- High-quality and sustainable design.

London Plan (2021)

- Policy SI 2 – Minimising greenhouse gas emissions;
- Policy SI 5 – Water infrastructure;
- Policy G5 – Urban greening;
- Policy G6 – Biodiversity and access to nature;
- Policies T5 and T6 – Sustainable transport and cycling.

Hillingdon Local Plan

- Policy EM1 – Climate change adaptation and mitigation;
- Policy EM7 – Biodiversity and nature conservation;
- Policy DMHB 14 – Landscaping and trees;
- Policies DMT 5 and DMT 6 – Sustainable transport and parking.

3. SUSTAINABLE DESIGN APPROACH

The proposed dwelling has been designed to maximise sustainability through:

- Efficient use of an existing residential plot;
- High-quality thermal building fabric;
- Sustainable transport measures;

- Landscaping and biodiversity enhancement;
- Efficient use of natural daylight and ventilation;
- Long-term adaptable residential accommodation.

The development represents efficient use of land within an established residential area in accordance with the objectives of the London Plan and the NPPF.

4. ENERGY EFFICIENCY

The dwelling will be designed and constructed to comply with current Building Regulations energy efficiency requirements.

Energy efficiency measures are anticipated to include:

- High-performance insulation to walls, roof and floors;
- Energy-efficient glazing;
- Airtight construction methods;
- Low-energy lighting;
- Energy-efficient heating and hot water systems;
- Efficient building fabric to reduce heat loss.

The dwelling has been designed to benefit from natural daylight and ventilation, helping reduce operational energy demand.

5. WATER EFFICIENCY

The development will incorporate water efficiency measures in accordance with relevant Building Regulations requirements.

Measures are anticipated to include:

- Water-efficient sanitary fittings;
- Dual flush WC systems;
- Efficient taps and appliances;
- Responsible water consumption measures.

The proposal seeks to minimise unnecessary water use while providing a high-quality residential environment.

6. SUSTAINABLE TRANSPORT

The site is located within an established residential area with access to local services and public transport connections.

The development supports sustainable transport objectives through:

- Provision of 2 no. secure cycle parking spaces;
- Provision of a single off-street car parking space in accordance with London Plan parking standards;
- Safe pedestrian and vehicular access arrangements.

The proposal therefore supports sustainable travel choices consistent with Policies T5 and T6 of the London Plan.

7. LANDSCAPING AND URBAN GREENING

The proposal incorporates soft landscaping and planting measures designed to maintain and reinforce the verdant character of the surrounding area.

The landscaping strategy includes:

- Soft planted areas;
- Boundary planting;
- Retention of landscaping where possible;
- Additional planting opportunities;
- Permeable landscaping treatments where appropriate.

The landscaping proposals contribute positively toward urban greening objectives in accordance with Policy G5 of the London Plan.

8. TREES AND ARBORICULTURAL CONSIDERATIONS

The proposed development has been designed with consideration given to existing trees and surrounding vegetation.

Supporting arboricultural information will accompany the planning application, including:

- Tree Survey;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Tree Protection Plan.

Tree protection measures during construction will be implemented in accordance with BS5837:2012.

The proposal seeks to retain and protect existing trees where possible while integrating additional landscaping improvements.

9. BIODIVERSITY NET GAIN

The development will seek to provide biodiversity enhancement in accordance with mandatory Biodiversity Net Gain (BNG) requirements.

Measures are anticipated to include:

- Soft landscaping;
- Native and ornamental planting;
- Habitat enhancement opportunities;
- Retention of permeable and planted areas.

A separate Biodiversity Net Gain assessment and supporting information will accompany the planning application where required.

10. WASTE MANAGEMENT

The proposed development includes dedicated refuse storage areas positioned for convenient collection access from Hartshill Close.

Construction waste will be managed responsibly during the build process in accordance with the submitted Construction Management Plan.

11. CONCLUSION

The proposed development has been designed to incorporate sustainable design principles appropriate to the scale and nature of the scheme.

The proposal:

- Makes efficient use of land;
- Promotes sustainable transport;
- Incorporates landscaping and biodiversity enhancement;
- Supports urban greening objectives;
- Provides an energy-efficient residential dwelling;
- Responds positively to relevant national and local sustainability policies.

The development is therefore considered to represent sustainable development in accordance with the National Planning Policy Framework (2024), the London Plan (2021) and the Hillingdon Local Plan.

ANVA

22/05/2026