

Planning Statement

Proposals for re-development of Charville Lane Children's Home UB4 8PD

Date: August 2023

Prepared by Hunters on behalf of London Borough of Hillingdon

1.Introduction:

This planning statement is submitted on behalf of the London borough of Hillingdon in support of the planning application for the proposed redevelopment of the former 13 bed Ofsted regulated children's home provided predominantly for Unaccompanied Asylum-seeking young people located at 113 Charville Lane, Hayes.

The purpose of this planning statement is to appraise the scheme within the context of the allocations that apply to the site and the planning policies set out in the NPPF and the Development Plan. It also seeks to demonstrate that the applicant has been proactive and engaged throughout the process with the planning authorities in order to deliver the most viable and appropriate scheme.

The objective of this redevelopment is to demolish the current existing facility and provide a new 12 bed Ofsted regulated children's home that provides quality residential care for young people under the age of 18 years with needs that require them to be looked after by the local authority. The new proposed development comprises of 2 no. two-bedroom (accommodation for 1 end user and 1 staff member), 2 three-bedroom (accommodation for 2 end users and 1 staff member), and 2 four-bedroom units (accommodation for 3 end users and 1 staff member) and seeks to modernize, upgrade and future-proof the councils' assets to provide better levels of care. The development will consist of 6 two-storey buildings and one associated educational building, along with necessary access, parking, landscaping and amenity space.

2.Existing Site and Surrounds:

The existing Charville Lane Children's home is a residential home and therefore has staff on site 24 hours. The home supports up to 13 unaccompanied asylum-seeking children and local children under the age of 16. The home has communal areas so recreational activities can be facilitated and there is an education room where young people have access to PCs for homework.

The site is located within a residential area characterised by a mix of flatted developments and dwellinghouses.

The site is identified as a Critical Drainage Area and at high risk for Surface Water Flooding.

There is a belt of trees along the Charville Road frontage protected by Tree Preservation Area Order 24 which covers all oak trees.

3. Project Overview:

The redevelopment aims to repurpose the existing Children's Home site to better meet and deliver safer and more suitable accommodation for vulnerable individuals and their carers within the local community. Each young person is unique in their level of need and vulnerabilities and indeed the reason why placement at that point in time is the best option for them. However, these vulnerabilities may include a history of abuse, neglect or exploitation, a requirement for emotional

and behavioural support, a particular learning difficulty or disability or a place of safety when they cannot live in their own home.

Each separate unit will be staffed 24 hours per day with a minimum of 2 staff between 7am - 10pm and a minimum of 1 staff member between 10pm - 7am sleeping on the premises. There will be 1 end user/occupant in the 2 bed units, 2 in the 3 bed units and 3 in the 4 bed units. Young people will be resident potentially up to 1 year, but this will be dictated by their needs and availability of move on placement.

The proposed development has been designed to reduce the numbers which managers are trying to risk match, will provide services more akin to a 'family home' rather than a large group living facility, and can provide wrap around support for vulnerable young people requiring care in Ofsted registered provisions.

Each 'row' of units will be managed by a registered manager, supported by a deputy manager. They will be Ofsted regulated provisions and will have access to all of Hillingdon's departments for Facilities/Cleaning/training etc. In relation to CCTV and security, external cameras only will be included to each property and throughout the site.

This site will not be open to the public. The proposed educational building will be accessed by professionals working with the young people resident on site to provide 1:1 link work sessions, educational sessions with a tutor, CAMHS sessions, it may be used as a base for team meetings for staff on site, reflective supervision with the MAPS team.

4. Planning Benefits:

The proposal will deliver some key planning benefits that will collectively support the three strands to sustainable development set out in the NPPF (National Planning Policy Framework) – economic, social and environmental. These benefits include:

1. Delivering a high-quality scheme in an accessible location that will address the councils need to house vulnerable young people.
2. Providing an exemplar in terms of the standard of facilities and in the provision of support and care. As such, the proposal will improve the wellbeing of prospective residents and offer better health and lifestyle outcomes.
3. Supporting the creation of a mixed and balanced community that addresses inter-generational needs and aspirations and is inclusive and supportive of all.
4. Creating and preserving significant local employment opportunities both at the construction and operational stages

5. Scope of Supporting Information

In accordance with the Council's list of local validation requirements, and following the Council's pre-application advice, the application is accompanied by the following drawings and supporting documents:

Drawings submitted for Formal Determination-

APL001 1:1250@A4 Site Location Plan

<i>APL002 1:200@A0</i>	<i>Topographical Plan</i>
<i>APL003 1:100@A0</i>	<i>Existing Building Plans and Elevations</i>
<i>APL004 1:100@A0</i>	<i>Proposed Site Plan</i>
<i>APL005 1:100@A0</i>	<i>Proposed Landscape Plan</i>
<i>APL006 1:100@A1</i>	<i>Proposed Ground Floor Plan</i>
<i>APL007 1:100@A1</i>	<i>Proposed First Floor Plan</i>
<i>APL008 1:100@A0</i>	<i>Proposed Roof Plan</i>
<i>APL009 1:100@A1</i>	<i>Proposed Elevations A - C</i>
<i>APL010 1:100@A1</i>	<i>Proposed Elevations D - F</i>
<i>APL011 1:100@A1</i>	<i>Proposed Elevations G - I</i>

Drawings submitted for Information Purposes Only -

<i>APL012 NTS</i>	<i>Artist's impression – Proposed Perspective - Bird's Eye View</i>
<i>APL013 NTS</i>	<i>Artist's impression – Proposed Perspective - Communal Garden</i>
<i>APL014 NTS</i>	<i>Artist's impression – Proposed Perspective - Approach from Charville Lane</i>

Supporting Information-

Planning Application Form

CIL Information Form

Covering Letter/Planning Statement

Design and Access Statement

Ecology report

Arboricultural Impact Assessment and Tree Protection Statement

Tree Protection Plan

Transport Assessment

Flood Risk Assessment

Drainage and SUDS Strategy

Contaminated land survey

6. Planning History:

The site's planning history comprises only minor works to the existing building.

7. Pre-application Discussions:

Hillingdon Council has engaged positively with planning officers to discuss the proposed development and to gain feedback on the scheme design and other environmental matters. This

approach is consistent with guidance in the NPPF which encourage both applicants and local planning authorities to take maximum advantage of the pre-application stage, noting at paragraph 41 that “the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”

Pre-app Consultation October 2022 (Proposal 02) -

- Proposal 02 was amended from a single children’s home to two clusters of specialist supported accommodation each with 1no. 2-bed unit (accommodation for 1 end user and 1 staff member), 1no. 3-bed unit (accommodation for 2 end users and 1 staff member) & 1 no. 4-bed unit (accommodation for 3 end users and 1 staff member) to embed the scheme within the surrounding urban grain, and further reinforce the domestic scale context.
- Market sale properties (2no. 3B5P units) introduced to complete the street of Blake Close. Private parking is provided to the front.

Pre-app Consultation Feedback (Proposal 02) -

The principle of the redevelopment is supported subject to detail design.

PLANNING COMMENTS

- The proposal to demolish the existing children's home and to erect, at a higher density, four independent properties for young people at a very high level of need and risk appears to be acceptable in principle, subject to compliance with all relevant development plan policies. All the usual staff facilities and other communal space as well as gardens for the occupiers and parking for staff and visitors should be provided.
- Policy DMHB 11 Design of New Development of the Local Plan Part 2 requires all new development to be designed to the highest standards and to incorporate the principles of good design. Part of the site fronting Charville Lane is covered by TPO 24 g1. Any future application should be supported by a tree survey and report and an arboricultural impact assessment. Existing trees should be retained in accordance with the requirements of Policy DMHB 14 Trees and Landscaping of the Local Plan Part 2.
- Paragraph 5.38 of the Local Plan Part 2 requires that there is sufficient privacy for residents. The Council will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and prevent the possibility of overlooking.
- The proposed development should be well designed, all habitable rooms should be well served by natural light and should meet or exceed the minimum internal space standards set out in Table 5.1 of the Local Plan Part 2. Good quality, useable private outdoor amenity space should be provided in accordance with the minimum standards set out in Table 5.3 of the Local Plan Part 2. Car parking and cycle parking provision should meet the Parking Standards set out in Appendix C of the Local Plan Part 2 unless lower provision can be justified in planning policy terms.
- A sustainable drainage system (SuDS) is likely to be required to manage surface water runoff from the proposed development.

Internal Staff Consultation (Proposal 02) -

Internal consultation with existing Charville Children’s Home staff has also taken place. The proposed plans have been shared with staff for comments/ suggestions, including the current development programme.

The existing staff will be offered phased relocation to equivalent roles in Council’s other provisions and offered opportunities to return to the site once the redevelopment has completed.

Pre-app Consultation June 2023 (Proposal 03) -

Since the Oct 2022 pre-app, the design team continue to engage with LBH client team to develop Proposal 03 to improve and optimise the proposal from operational and urban planning perspective. Proposal 03 was presented to LBH for pre-app advice in June 2023. A number of changes have been incorporated as summarised below:

KEY AMENDMENTS

- Removal of 2no. 3 – bed market units and access via Blake Close. All pedestrian and vehicular access to site is now via Charville Lane.
- Relocation of units from eastern boundary of site to west, aligning with the properties of Heatherwood Drive, further embedding the scheme into its setting.
- Relocation of educational building to north of site, with disabled parking provision.
- Car parking reconfigured from individual parking at each property to a centralised bank serving the entire site. This facilitated the removal of a large proportion of road and hardstanding.
- Multi-Use Games Area (MUGA) has been centred between specialist supported accommodations to provide increased natural surveillance to communal areas.
- An increased number of existing trees have been able to be retained by making the above amendments, improving the ecology and biodiversity of the site.

Pre-app Consultation Feedback (Proposal 03) –

Proposal 03 overall layout and massing submitted to this preapplication is the current submitted proposal with several important variations responding to officers' comments as outlined below.

PLANNING COMMENTS

- Supportive of the principle of redevelopment- albeit more details on the running, staffing and workings of the scheme needed.
- Generally supportive of the layout, scale and massing of the proposal subject to the reorientation of the backs of houses A, B,C to face the multi-activities pitch.
- Supportive about the preservation of trees on site. Redevelopment offers an opportunity to make improvements to the appearance of the site by enhancing soft landscaping.
- Concerns around levels of parking provision. More details and justification required for the parking provision being proposed. An air quality impact assessment might be necessary.
- the site lies in a Critical Drainage Area (CDA) and an area susceptible to high Surface Water Risk. Therefore, a Flood Risk Assessment, and Sustainable Urban Drainage Scheme needed with application.
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HOW THE CURRENT SUBMITTED PROPOSAL RESPONDS TO THESE COMMENTS:

- The proposal falls under C2 Use Class – Residential institutions. Further details on operational requirements are provided on this document and the planning statement.
- Houses A,B,C turned to face the multi-activities pitch mimicking layout of neighbouring state and improving active surveillance of the communal areas.
- Landscape proposal produced following ecological report recommendations and all needed arboriculture reports and plans submitted with this application.
- Due to the shift patterns and level of care needed and the low PTAL of the site more evidence has been put forward to justify the proposed provision of parking.
- Sustainable urban drainage scheme for the proposal produced and finish floor levels raised to futureproof and further mitigate potential surface flooding risk.
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8. Planning Considerations:

This section of the Statement assesses the current proposal against the relevant Development Plan policies and having regard to the wider strands to sustainable development set out in the NPPF. It

seeks to demonstrate how the proposed redevelopment aligns with the relevant planning policies and guidelines set out by the London Borough of Hillingdon Council.

1. Principle of development & Use-

The principle of development has been deemed acceptable during the pre-application process and seeks to provide, modernize, future-proof and improve the level of care and accommodation the council provides to vulnerable young people.

The type of accommodation being provided in this children's home falls under **C2 Use Class – Residential institutions**. The Use class proposed is therefore unchanged from the current existing use.

The proposed development is just under 1000sqm and constitutes less than 9 units and is therefore deemed a minor development.

2. Design

A. Policy context

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Strategic Policy BE1 of the Hillingdon Local Plan: Part One (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

B. How the scheme addresses this

The buildings have been designed to blend harmoniously with the surrounding residential area, utilizing high-quality materials and a domestic scale and appearance. The layout of the development mimics that of the surrounding states and the suburban residential feel of the area.

The new design will facilitate appropriate and optimal care in an Ofsted regulated environment and has been designed around the needs and aspirations of the council to deliver high quality accommodation for vulnerable young people.

In order to be compliant with the Children's Home Regulations and Quality Standards of 2015, the development has been carefully thought through to eliminate risks to young people as far as practicable, including fenced off private gardens, deliberate separation of the 12 end user beds (across 6 units), no access to communal gardens/ multi-use games area or educational building without staff support/controlled access. A gated entrance to ensure the 'campus' is unable to be accessed without agreement, sufficient parking for professionals and family visitors, no flat roofs on any property to

prevent incidents, specific sized windows with restrictors and acknowledgement that CCTV covering external areas is required on site for the safety of young people.

3. Trees and Landscaping

A. Policy context

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high-rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

B. How the scheme addresses this

This application is being submitted along with an arboriculture report, a tree protection plan, an ecological report and a proposed landscape concept plan.

A large proportion of the site is currently covered in hard surfacing. All mature trees will be preserved, and careful consideration has been taken to minimize impact on root protection areas. One proposed block does occupy a small part of the outer RPA of an existing oak tree but within area currently covered by existing hardstanding and all mitigation measures are outlined in the arboriculture report.

All proposed new species are specified as native where possible. Existing Boundary hedgerows will be preserved, enhanced and extended to also cover the north and western boundaries. Whilst private amenity gardens will mostly consist of managed lawn to enable play, native high botanical diversity grassland with a sward height of greater than 7 cm will be provided in all non-residential patches of grassland to provide habitats for wildlife. Bird, bat boxes and bug hotels to be part of the landscape design.

4. Amenity

A. Policy context

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space.

B. How the scheme addresses this

All buildings within the scheme have a private external garden. There is also provision for communal gardens and a multi-use games area for the benefit of all residents. All amenity areas are safely enclosed and have easy access controlled as per the councils' requirements for this sort of care.

When it comes to safeguarding the privacy and amenity of neighbouring properties the site layout has been optimized to deliver the best possible outcome. The flank walls of Nos. 31-40 and 41-50 Heatherwood Drive facing the site comprise high level windows at ground floor and first floor levels. The development would be set away 9 metres at an angle from 41-50 Heatherwood Drive to the SW and separated by trees. It appears unlikely that the development would impact on the amenity of these properties. House G would be set away 1.9metres from side boundary which is deemed acceptable. The proposed educational building (Building D) would be sited 9.7metres to the boundary with No.4 Blake Close to the north, with both windows on this façade specified with obscured glazing.

5. Highways

A. Policy context

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

B. How the scheme addresses this

Although the Site has a PTAL rating of 1b it is within reasonable access to local services, facilities and public transport options that support the Council's aspirations to manage travel demand.

The proposal therefore adopts a restraint-based approach to car parking provision. A total of 20 parking spaces are to be provided for visitors and staff (with no residents owning cars). Within this, provision is made for 2 blue-badge parking bays and three people carriers that will be on site 24/7. 20% of the spaces are to have active electric vehicle charging points. Further allowance is made for 12 cycle parking spaces.

Although the car parking provision is above that set out in policy, an uplift is considered applicable given the PTAL 1b rating and having regard to the high care requirements of residents and the likely staffing demands. Trip generation details and staffing demands for the development to justify the parking provision proposed are outlined in the Transport report.

4. Drainage

A. Policy context

Policy DMEI 10 part E) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

According to the Council's GIS, the site lies in a Critical Drainage Area (CDA) and an area susceptible to high Surface Water Risk. Therefore, a Flood Risk Assessment, and Sustainable Urban Drainage Scheme (in accordance with the Mayor's SUDS hierarchy in London Policy SI13) would therefore need to be submitted with any planning application.

B. How the scheme addresses this

Although the surface water flooding risk for the site is currently deemed high on site, with appropriate SUD measures set out in the drainage design plan and drainage statement submitted with this application the risk can be reduced to low.

All other sources of flood risk are considered low (fluvial, groundwater, local sewerage network, reservoirs, canals or other artificial sources) Therefore, in line with the recommendations of the National Planning Policy Framework, the development site lies within land classified as flood zone 1, which is considered at a low risk of flooding, and therefore appropriate for a development of this nature.

In addition, the actual design and layout has considered flood risk and seeks to minimize its effects by raising the ground finished floor level 450mm above the current existing level.

9. Conclusion:

In conclusion, this proposal will meet a clear need for the council to deliver quality vulnerable young person's housing in the local area and will respond positively to the three overarching objectives of sustainable development as set out in the NPPF.

Sustainability: The Economic Dimension

In accordance with paragraphs 80 and 81 of the NPPF, which place significant weight on securing economic growth to create jobs and prosperity, the proposed development will support new and existing employment for local people during both the construction and operational phases.

Sustainability: The Social Dimension

The proposed development will offer significant social benefits for the local area, delivering high quality care home accommodation for vulnerable local young people within the community; promoting health and well-being; and being in a sustainable location close to local services and facilities. The scheme therefore unquestionably fulfils the social objectives of sustainable development.

Sustainability: The Environmental Dimension

The new residential care homes will create an attractive living environment that is designed to complement its surroundings. The scheme will provide a stronger identity within the street scene and will incorporate enhanced levels of landscaping. The new buildings will be an exemplar in terms of design quality and will be constructed to high standards of sustainable design, having low carbon heating systems and high energy efficiency.

The positioning and orientation of the buildings respects the amenity of neighbouring properties as well as creating a high-quality living environment for prospective residents and occupiers.

All other environmental matters relating to drainage, trees, ecology, contamination, heritage and sustainability have been addressed in full within the technical documents accompanying this submission.

The applicant has engaged in detailed pre-application discussions with the local planning authority, local stakeholders and the existing Charville Children's Home staff and has sought to respond positively to the comments received.

For all the aforementioned reasons, we believe that the proposed redevelopment of the former Children's Home will deliver much-needed quality accommodation for vulnerable individuals that will allow for better levels of care and integration in the community. The development has been carefully designed to integrate with the surrounding area and comply with planning policies and the specific needs of specialized residential care for the young. We kindly request the Hillingdon Council's favourable consideration and approval for this project.