

5.0

Planning Policy

- 5.0.1 The planning application conforms to national, regional and local planning policy requirements.
- 5.1.0 National Planning Policy Framework (NPPF) 28th March 2012 - The National Planning Policy Framework (NPPF), 28th March 2012 sets out the Government's commitment to '*the presumption in favour of sustainable development*' and the recommendation that Local Authorities should plan positively for new development and '*approve all individual proposals wherever possible*'. The NPPF stresses that significant weight should be placed upon '*the need to support economic growth through the planning system*', (para 19).
- 5.1.1 Within this presumption for sustainable development, the NPPF highlights three particular dimensions of sustainability; economic, social and environmental. Opportunities to provide positive improvements to the quality of the environment should be part of this presumption in favour of sustainable development. In this instance the requirement for sustainable development must also been seen within a heritage context.
- 5.1.2 Considerable weight is given within the NPPF to the definition of the 'significance' of any listed building (para 126-141). This refers to the need to conserve and enhance the historic environment; any listed building and also its setting. Annex 2 of this document provides the policy backdrop to definitions of conservation and the management of change to enhance significance. Annex 2 is also provides useful advice concerning the regulation and management of change, which needs to be conducted in a way that does not adversely affect the significance of the buildings. This methodology, along with planning policy framework for the LBH set out in their Development Plan, has been the foundation of our approach to the changes proposed within this application.
- 5.2.0 The planning policy framework for the LBH comprises the Development Plan and consists of the following:
- The Hillingdon Local Plan: Part 1- Strategic Policies. (Nov 2012)
 - The extant 2007 Saved Unitary Development Plan (1998) policies adopted as the Hillingdon Local Plan: Part 2.
 - The West London Waste Plan
 - The London Plan (consolidated with alterations 2011/ was published by the Mayor incorporating amendments March 2015)

5.2.1 The following UDP Policies are considered relevant to the application:

Part 1 Policies:

- PT1.BE1 (2012) Built Environment (2012)
- PT1.CI1 (2012) Community Infrastructure Provision (2012)
- PT1 EM1 (2012) Climate Change Adaption and Mitigation (2012)
- PT1 E1 Managing the supply of Employment Land (2012)
- PT1 EM6 Flood Risk Assessment (2012)
- PT1 EM7 Biodiversity and Geological Conservation
- PT1 EM8 Land Water and Noise
- PT1 EM11 Sustainable Waste Management
- PT1 H1 Housing Growth (2012)
- PT1 H2 Affordable Housing
- PT1 HE1 Heritage (2012)

Part 2 Policies:

- AM2 – AM9 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity Consideration of traffic generated by proposed developments. Cycling needs and parking.
- AM11 – A15 Development proposals – road design, road safety, parking standards
- BE1 and 4 New development within Archaeological priority areas & Conservation Areas
- BE8-9 Planning applications and LBC for the alteration of existing listed buildings
- B10 Proposals detrimental to the setting of a listed building
- B12 Proposals for alternative use (to historic use) of a listed building
- B13 - B19 Existing Street scene, alteration and extension of existing buildings, design
- BE20 Daylight and Sunlight
- BE21 Siting, bulk and proximity of new buildings and extensions
- BE24 Privacy of neighbours
- BE38 Retention of topographical features, landscaping and planting
- EC3 Effect on nature conservation
- EC5 Retention of ecological features
- H4-H5 Housing mix/size
- H8 CoU non-residential to residential
- LE4 Employment Land outside identified IBA'S
- OE1 Protection of local character
- OE3-OE5 Noise mitigation measures
- OE8 Flood Risk

OL1	Green Belt
R17	Planning obligation recreation/leisure and community facilities
LPP5.12-15	Flood Risk and SUDS (2016)
LPP5.21	Contaminated Land (2016)
LPP5.3 -7	Sustainable Designs and renewable energy(2016)
LPP6.3 -	Assessment of development on site capacity(2016)
LPP6.9 & 13	Cycling (2016) & Parking(2016)
LPP7.13	Safety and security(2016)
LPP6.14	Improvements to air quality(2016)
LPP6.19	Biodiversity (2016)
LPP7.3	Designing out crime (2016)
LPP7.4	Local character (2016)
LPP7.5	Public realm (2016)
LPP7.6	Architecture (2016)
LPP7.8	Heritage assets and archaeology (2016)
LPP8.2	Planning obligations (2016)
LPP8.3	Community Infrastructure Levy(2016)

5.2.2 The following Supplementary Planning Guidance is also of relevance, the Hillingdon Design and Accessibility Statement (HDAS) SPD provides guidance for new development in the borough and comprises a number of sections on the following topics including::

- a. Hillingdon Supplementary Planning Document - Accessible Hillingdon
- b. Hillingdon Supplementary Planning Document – Residential layout
- c. Hillingdon Supplementary Planning Documents - Noise
- d. Hillingdon Supplementary Planning Document - Planning Obligations
- e. Hillingdon Supplementary Planning Guidance - Air Quality
- f. Hillingdon Supplementary Planning Guidance - Community Safety by Design
- g. Hillingdon Supplementary Planning Guidance - Land Contamination

5.3.0 Affordable Housing: The London Plan sets out the requirement for affordable housing delivery, seeking the maximum reasonable amount of affordable housing. This requirement will be subject to a viability assessment which has been prepared by Douglas Birt Associates and is also included within the application submission.

5.4.0 Historic Environment: An assessment of existing policies that are relevant to the heritage aspects of this proposal is set out within the Heritage Assessment provided by Heritage

Collective. The implications of the listed buildings and the HVCA are considered within that document. This also considers the relevance of the Historic Environment and Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2015). This document outlines our approach to the development, considering the impact of the proposed changes on the significance of Manor Farm and the adjoining listed buildings. It also emphasises that by removing certain elements of an existing development, new development proposals may reduce or remove harm. A Conservation Management Plan and repairs methodology and schedule will be provided to secure the long term maintenance of the application site.

5.5.0 Planning Obligations - We can confirm the various landowners/developers are willing and able to enter into the necessary agreements.

5.6.0 Green Belt – the site is partially within the green belt and as such is subject to the appropriate policy restrictions and considerations.

5.7.0 Change of Use and Loss of Employment – the clear advantages to both Harmondsworth Village and local residents by way of predicted reduction in traffic impact and also improvements to local amenity and the character of the area, justify the loss of the existing office use. The listing of the buildings, either individually or by association, makes redevelopment of this site for commercial purposes unsuitable and uneconomic, both now and in the future. The site is not an identified employment site and whilst it is acknowledged that policy concerning the potential loss of required employment land must be considered, ref Saved Policy LE4 and H8 of the Hillingdon Local Plan: Part 2- Saved UDP Policy (2012), it is also clear that dependency for floorspace on inappropriate commercial sites such as Manor Court is not necessary. The URS study for London Borough of Hillingdon — ‘2014 Employment Land Study Update’ has identified suitable Locally Significant Employment Areas that will accommodate anticipated growth.

‘R5: There is a net additional demand for approximately 175,000 m2 to of B1 floorspace up to 2026. Approximately 80% of this additional demand could be met through known development proposals at the following existing ‘out of town centre’ employment clusters. The office element of these clusters should be designated as Locally Significant Employment Areas (LSES) to afford it formal planning policy protection: a) Stockley Park (Cluster 6) – approximately 67,500 m2 of office development proposed b) Millington Road (Cluster 15) – approximately 20,000 m2 proposed c) Blyth Road ‘Old Vinyl Factory’ (Cluster 13) – approximately 50,000 m2 with planning permission

R6: The residual 20% additional demand for office floorspace to 2026 could be accommodated in Uxbridge Town Centre, other local town centres and through the redevelopment of RAF Uxbridge.'

Ref: URS London Borough of Hillingdon — 2014 Employment Land Study Update
file:///C:/Downloads/Employment_Land_Study.pdf

- 5.7.1 The existing buildings are therefore unlikely to be required for the existing commercial use and they are 'unlikely to meet demand for such' in line with policy H8(ii). In addition the plans provided demonstrate that a satisfactory residential environment can be provided for future occupiers in line with the criteria in H8(i). Furthermore the application proposals are consistent with other objectives of the plan such as green belt policy and heritage policy in line with H8(iii).

6.0

Ecology, Biodiversity and Landscaping

6.1.0 Ecology and Biodiversity: The NPPF at Section 11, 'Conserving and enhancing the natural environment' advises that the planning system should contribute to the Government's commitment to halt the overall decline in biodiversity. Several Ecological Surveys have been carried out by RSK, including an Extended Phase 1 Survey, Preliminary Roost Assessment for Bats and Bat Activity. This were undertaken so as to establish the ecological value of the site and its potential to support European or nationally protected species.

6.1.1 The outcome of these surveys, based on information collected during an initial field survey completed on 22 February 2016 and emergence surveys during June and July 2017, is that the habitats within the site are seen to be generally of low ecological value. Full details are provided with the RSK Initial Bat Survey March 2016 and the Bat Surveys Report August 2017. The recommendations within the report can be summarised as follows:

'The survey results indicate that bats are not using the Stable Block or the Office Barn and these results indicate that no European Protected Species licence will be required for the development to proceed. However it should be noted that the potential opportunities for bats remains and bats are constantly seeking new roosts and as a result update surveys should be carried out if no development proceeds after the expiration of 12 months from the date of this report.

It is important that development of the site also provides for the bats that are present within the Listed Barn. To enhance the site generally a single Schwegler 1 FQ bat box should be erected on the exterior of both the Stable Block and the office barn once these buildings have been converted. The boxes should be located on the southern elevation of each building at eaves level. This will provide additional quality roosting habitat for bats at the site.

Lighting at the site should be designed so that no artificial light illuminates the hedgerows on the east and west boundaries of the site so that the hedgerows used by bats as commuting routes and foraging areas remain uncompromised, and also that the Listed Barn is also kept dark. This is particularly important in the case of the Brown Long-eared bats present at the site which are extremely light averse and additional lighting on the hedges and on the barn are likely to deter bats from using these areas.' Ref: RSK Bat Survey Report Manor Court Harmondsworth Aug 2017

6.2.0 Landscaping: The aim of the landscape design prepared by DCCLA is to provide a high quality, aesthetically pleasing and ecological diverse landscaping for residents. These proposals include the retention of boundary vegetation and the use of hard and soft landscape materials that reflect the surrounding landscape. The scheme does not promote

7.0

Archaeology

7.0.1 The NPPF at Section 12 'Conserving and enhancing the historic environment' and the London Plan (2011 Policy 7.8), require that an applicant describes the significance of any heritage assets affected by the application. This includes the consideration of archaeological significance. Advice has been sought from the Archaeological Advice Department at Historic England as to the appropriate amount of information required. Historic England (HE) responded to our enquiry by letter in December 2016.

7.0.2 The following extract from that letter sets out that HE do not consider that the proposals within this application will have any impact, with an appropriate, suggested condition proposed,

'The site lies in an area where highly significant archaeological remains, dating from the prehistoric through to the medieval periods have been recorded. The site also lies adjacent to the medieval grade I listed Great Barn.

The change of use of the existing building will not have had an archaeological impact. The only archaeological impact would arise from any ground excavation/reduction required for the landscaping proposals, any new services and any additional foundations required for the replacement extension. Although the impacts will be small and localised, given the archaeological significance of the site, an archaeological watching brief should be carried out during all works which would have a below ground impact. Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI'

Ref: Letter from Historic England CLO22140 09.12.16

8.0

The Planning Application

8.0.1 The detailed application for the residential proposal consists of the following:

- The residential development of the site to provide 15 units, including all roads, hardstanding, parking and landscaping. The density of the residential site is just over 19dph (19.2dph).
- Based upon the viability appraisal there will be no affordable housing units.
- There will be no additional access points, the existing access to the site will be utilised for this scheme. This access also provides access to the Great Barn which is outside the application site.
- The provision of a comprehensive landscaping scheme, including pond
- The provision of a comprehensive parking scheme for cars and cycles

8.0.2 There is no objection to the principle of residential development of this site. The application site is within a Conservation Area. Each of the 15 units will have its own refuse and recycling bin storage. Each bin store will be of an appropriate size to accommodate the required refuse and recycling. Secure parking for the appropriate number of bikes for each unit will be provided within secure communal cycle stores.

8.0.3 The orientation of the proposed units, the internal configuration of the rooms, their relationship to the existing buildings and the distances from surrounding properties ensures that the proposed units will have sufficient levels of daylight and privacy, and there will be no detrimental impact on neighbouring properties.

8.1.0 Number and mix of units: 15 units provided in total (1 x studio flat; 5 x 1 bedroom flats, 2 x 2 bedroom flats 4 x 2 bedroom house and 1 x 3 bedroom house, 2 x 4 bedroom houses,)

Manor Lodge –	2 units (2 x 4 bedroom houses);
The Stables –	8 units (4 x 1 bedroom flats, 2 x 2 bedroom flats and 2 x 2 bedroom houses);
The Office Barn –	5 units (1 x studio flat; 1 x 1 bedroom flats, 2 x 2 bedroom houses and 1 x 3 bedroom house).

8.2.0 List of Plans (*see drawings list and selected reduced plans in Appendix IV).

9.0.

Design, Layout and Materials

- 9.0.1 The NPPF emphasises the importance of good design of the built environment. *'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'* NPPF Pg 56. Key elements of the scheme show compliance with these objectives:
- 9.1.0 The redevelopment of this site for residential use, offers sustainable re-use of what are currently underutilised buildings within the village, in line with national and local policy. This redevelopment is achieved without jeopardy to the significance of the listed buildings or the HVCA, offering change that is sympathetic to the heritage value of the site and the surrounding area. The design, materials and detailing of the proposed dwellings reflects the design tradition of the existing buildings.
- 9.1.1 The number of units proposed is low in terms of dph and when considered against the requirements set out in both the London Plan and the UDP. However given the sites location, in part within the Green Belt, and the implications of development adjoining listed buildings, the density is considered to be appropriate for this site. The wide mix of units proposed is also considered to be appropriate in this location, making the best use of the existing buildings.
- 9.1.2 The proposals are compliant with both local and national planning policy. The quality of the built environment is maintained and preserved through adherence to local policy, as set out within the Hillingdon Local Plan (HLP) Policy: Part 1 BE1. Further detail found within HLP: Part 2- saved policies, BE13,19 and 38 seeks the retention of suitable topographical and landscape features on any site and provision of new planting and landscaping in development proposals. Overall, it is considered that the proposal, given its scale and site coverage would constitute an entirely suitable form of development that will offer significant improvements to the established character of the area, the setting of the listed buildings and the environment for existing and future residents
- 9.1.3 Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. The scheme complies with these requirements and the landscaping scheme proposes with re-enforce level of privacy offered.

9.2.0 Amenity -The HDAS and national space standards for the units are met, to give good levels of internal amenity. The HDAS also sets out minimum standards for external amenity and the proposed amenity areas for the dwellings are listed within the table set out below. The level of amenity offered is in excess of HDAS requirements.

Unit	Type	Amenity Area m ²
1	4 Bed House	961
2	4 Bed House	1263
3	2 Bed Flat	263
4	1 Bed Flat	
5	1 Bed Flat	
6	2 Bed Flat	
7	1 Bed Flat	
8	1 Bed Flat	
9	2 Bed House	60
10	2 Bed House	90
11	3 Bed House	84
12	2 Bed House	56
13	2 Bed House	162
14	1 Bed Flat	172
15	1 Bed Studio	274
	Total	3385

Fig 23: Amenity Areas

9.3.0 Further details of the work to be undertaken to each of the buildings is set out within the Heritage Statement July 2017, prepared by The Heritage Collective. The changes proposed for each of the buildings are considered to be relatively minor and not capable of affecting the significance of the nearby listed buildings, (including the grade 1 listed Great Barn, grade II* St. Mary's Church, the grade II Five Bell's Public House and Sun House) or the HVCA. In line with HBC own request, the pond has been re-instated as part of these proposals and the grain store retained for storage use in association with the proposed new dwellings.

- 9.4.0 Materials - All proposed materials are to be in keeping with surrounding buildings and will be agreed as part of the conditions.
- 9.5.0 Noise - In respect to adverse acoustic impact and given the proximity of Heathrow Airport and the M4 motorway, an Environmental Noise Assessment has been prepared by AIRO and this forms part of the planning application. AIRO have also been able to offer suggestions for mitigation where appropriate, further details are supplied within their documentation.
- 9.6.0 Lighting – A fully detailed lighting scheme will be provided as part of the conditions required post consent. This will meet the particular requirements of this site, including the particular constraints that need to be allowed for given the proximity of protected species and the airport.

10.0 Transportation, Access and Parking

- 10.1.0 Transportation and Access: Section 4 of the NPPF 'Promoting Sustainable Transport' requires authorities to ensure that development achieves safe and suitable access to the site for all people. The scheme will comply with the London Plan accessibility requirements outlined in policy 3.8 and the BR part M, as far as possible. Where these standards cannot be met a detailed justification of why can be provided. In addition the proposals seek to create safe and secure layouts which minimise conflict between traffic, cyclists and pedestrians. The transport and highways impacts of the development are outlined in the report prepared by Milestone Transport and Planning. The NPPF supports the sustainable location of this site, which is located within proximity of several public transport modes.
- 10.2.0 Parking: The London Plan Parking Standards outline a maximum car parking allowance based on curtilage parking. Hillingdon Borough Council have determined Parking Standards specifically for communal parking as outlined in the Hillingdon Unitary Development Plan Saved Policies (2007). These dictate a maximum of 1.5 spaces per unit within the development. Based on this, the suggested level of parking to accord with local policy would be 23 spaces, the application scheme provides for a higher total of 28 spaces. A breakdown of parking allocation is provided at Fig 24.

UNIT SIZE	NO. OF UNITS	ALLOCATION	TOTAL
1 bed	6	1	6
2 bed	6	2	12
3 and 4 bed	3	3	9
Visitor	-	1	1
Total	-	-	28

Fig 24: Parking provision

- 10.2.1 Parking for The Office and Stables is to be provided as communal parking located close to each building. The two units within Manor Lodge will have a double space car port and allocated space along the eastern boundary.
- 10.2.2 Of the proposed parking, three spaces are to be disabled parking spaces to meet criteria outlined in the London Plan which states that 10% of total parking must be allocated for Blue Badge holders. In addition, 10% of the spaces will be provided with Electric Charging Points with the plan to provide another 10% within future years, to accord with the London Plan.
- 10.2.3 The application site will be provided with secured and sheltered cycle storage units that will collectively provide 18 cycle spaces. As such, cycle storage on site will be in line with the Borough's minimum requirement of 18 spaces.
- 10.3.0 Refuse Collection - Given the size of the proposed development, the number of service deliveries would be low and generally limited to a weekly collection of refuse, plus the occasional home delivery service. There is sufficient vehicle space within the site to allow easy manoeuvre of these vehicles in and out of the site.
- 10.4.0 Conclusions from the Transport Assessment: In the context of the guidelines within para. 32 of the NPPF and supporting local policy it is considered that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network. For full details please refer to Milestone Transport Planning's Transport Statement 2016. A summary of the findings within the Transport Statement are provided below:

- The site is in walking and cycling distance of a wide range of amenities and facilities in the local area
 - as well as bus and rail services that are well connected to key local destinations. The nearest bus stops are a short walking distance from the site providing regular services to key destinations inclusive of the West Drayton Rail Station and Heathrow Airport;
 - The existing access is deemed suitable to continue serving the site and is to be retained in its current form and location;
 - Car parking will be provided within the site to meet the Hillingdon Borough Council Parking Standards;
- Refuse collection can be safely and conveniently accommodated;
- It is concluded that the proposals would provide safe and convenient access; secure, sustainable travel patterns by being accessible by non-car means; and demonstrate that related traffic movements and the cumulative impact of development would not materially impact on the operational capacity and safety of the transport network.

11.0 Contamination, Flood Risk and Drainage

11.1.0 Contamination: The NPPF advises at Paragraph 120 that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate. Specific Land Contamination Supplementary Planning Guidance to the Hillingdon Unitary Development Plan, prepared by the Transportation Services Environmental Protection Unit, LBH January 2004, has been considered. Given the current uses of the site it is not considered necessary to provide further information.

11.2.0 Flood Risk: The NPPF at Section 10 requires that planning authorities should require site specific flood risk assessments to ensure that flood risk is not increased elsewhere, that the development is flood resilient and that safe access and escape can be managed. The development area of the site is entirely located in the Environment Agency's Flood Zone 1 where there is less than 1 in 1,000 annual probability of river or sea flooding. Consequently, the site passes the Sequential Test by default.

- 11.2.1 There proposals are to reuse the existing buildings and therefore the existing drainage system will also be reused, there has been no historic flooding on site so the soakaways are currently able to deal with the runoff for the buildings. The additional hardstanding's areas will be permeable paving so there will be no increase in the runoff from the site resulting from these proposals and therefore there is no increased risk of flood to the development or surrounding area.
- 11.2.2 For the above reasons, we do not believe the proposed development will have any impact on the current flood regime or result in an increased flood risk. For details of the Flood Risk Assessment please refer to Lanmor Consulting documents accompanying the application.
- 11.2.3 The proposed drainage strategy will therefore be to retain the existing foul and surface water regimes for the buildings and hardstanding areas as they will not change. The increase in surface water runoff from the new parking areas will use permeable surfacing and a gravel storage layer to attenuate surface water runoff from these areas to allow runoff to soak into the ground. This approach was supported by percolation testing. Drainage calculations have proved the permeable paving is a suitable form of SUDs to cater for the new parking areas. For details of the Drainage Strategy please refer to Lanmor Consulting documents accompanying the application.
- 11.2.4 This report has found that an adequate drainage strategy can be provided for the proposed development at Manor Court in accordance with the Sustainable Drainage Hierarchy. Therefore, suitable foul and surface water drainage can be provided for the proposed development. For the reasons outlined within this drainage strategy, we see no reason to why planning permission should be refused on the grounds of there being insufficient capacity to discharge run-off from the development.

12.0

Crime and Security

- 12.0.1 HBC Supplementary Planning Guidance: Community Safety By Design 2004 requires that the design of all proposals should incorporate measures to assist crime prevention and help increase personal safety. The layout has been designed to the requirement of the Building Regulations, Part Q, which incorporates the recommendations of the document 'Secure by Design'.
- 12.0.2 Following the preliminary site layout design recommendations have been incorporated into the design to comply with safety and security objectives. Boundary Treatment will be agreed as part of the application scheme.
- 12.0.3 Routes through the site have been designed to be clearly legible and convenient to use. All buildings front onto the key routes within the scheme making surveillance possible.
- 12.0.4 All windows and doors will be provided with locks in accordance with Part Q and the requirements of Secure by Design. Access controls will be fitted where suitable.
- 12.0.5 Secure cycle storage is to be provided.
- 12.0.6 Where landscaping has been incorporated into the scheme defensible planting principles will be used.
- 12.0.7 The principles of 'Secured By Design', have been applied to the new development including:
- a. An integrated approach
 - b. Natural surveillance
 - c. Access and footpaths
 - d. Open space provision and management
 - e. Lighting - It should be noted that lighting requirements have been tempered in the consideration of ecological requirements given the presence of bats in proximity of the buildings. Ref RSK reports that form part of this application

13.0

Sustainability and Energy

13.1.0 It is made clear in the NPPF, that a continuing assessment of environmental objectives to preserve energy and promote sustainability is required. In keeping with requirements of both national and local policy Abbey Consultants have prepared an Energy Demand Statement for this refurbishment project which includes;

- A Building Regulation baseline energy assessment for the proposed development.
- Energy conservation measures to be undertaken in the design of the development.
- A calculation of CO2 savings that are to be achieved by energy efficient measures.

13.2.0 The applicants have placed considerable emphasis on utilising passive design measures and targeting fabric efficiency in order to mitigate energy use. This is seen as a more sustainable option as it deals with the building fabric, a low technology solution, rather than the high technology of efficient plant, which does not have the same lifespan and requires additional long term maintenance.

13.3.0 The Statement prepared by Abbey Consultants concludes that the overall fabric energy efficiency specification significantly improves on the requirements of Part L1B 2013 , and shows that the development will reduce CO2 requirements and supply energy efficiently. The proposal demonstrates that all units will achieve a reduction in Dwelling Emission Rates 20.47 % better than a Part L1B 2013 baseline. It has been decided that the policy can be met by adopting fabric only approach. The improved fabric and energy efficient measures have reduced the CO2 emissions. Further details can be found within this document that forms part of the application submission.

14.0

Air Quality Assessment

15.1.0 The site is located within an Air Quality Management Area (AQMA), which has been declared by LBH due to high nitrogen dioxide (NO2) concentrations. As such, there is the potential for elevated pollution levels at the proposed location, as well as adverse impacts as a result of the scheme within this sensitive area. An Air Quality Assessment has therefore been provided by Syntegra Consulting in order to define baseline conditions and provide consideration of air quality effects associated with the development. Based on the assessment results, air quality issues are not considered a constraint to planning consent for the development. Further details are provided within the Syntegra Air Quality Assessment August 2017, which supports this application.

15.0

Conclusions

15.0.1 The development takes full account of the sites location, the proximity of listed buildings and the HVCA. The design has taken full consideration of the amenities of the proposed occupants and those of the adjoining owners, including consideration of their future requirements. The scheme provides residential accommodation within a sustainable location.

The planning application:

- Conforms to national, regional and local planning policy and in particular policy that relates to the heritage aspects of this site and the HVCA.
- Promotes high standards of layout and design, and enhances the village centre.
- Integrates well with the surrounding development within the existing village and reduces related traffic movements and the cumulative impact of development in this location.
- Responds well to the particular site characteristics in respect to Heritage, Ecology, Landscaping and Sustainability. Addresses site specific issues arising from the new development such as Access, Parking, Ecology, Landscaping and Design.

wal/h1 3001