

---

# Planning Statement

---

Tudor Centre - Hillingdon Hospital

## Contents

1.	Introduction	1
2.	Site and Surroundings	2
3.	Planning History	4
4.	Pre Application Discussions	6
5.	Proposals	8
6.	Planning Policy Framework	11
7.	Planning Considerations	12
8.	Conclusion	19

## 1. Introduction

- 1.1. This statement has been produced on behalf of our client The Hillingdon Hospitals NHS Foundation Trust in support of a planning application at the Tudor Centre, Hillingdon Hospital ("the Site") for the following development:

*Proposed replacement of the existing rear wing of the Tudor Centre with a new two storey rear extension, installation of mechanical plant, new hard and soft landscaping and other associated alterations.*

- 1.2. The proposals seek to relocate the education and training facilities into one consolidated location within the extended area of the Tudor Centre. These education and training components do not have a clinical function but provide a direct and essential supporting function for the Hospital. The overall planning use of the site would therefore remain unchanged and would continue to operate as a hospital use.

- 1.3. As background, the applicant, Hillingdon Hospital NHS Foundation Trust, has recently been granted planning permission for the redevelopment of Hillingdon Hospital and the wider masterplan (application ref: 4058/APP/2022/1788). The proposals seek to extend the existing Tudor Centre building, which is located to the south of the wider Hospital site. The Tudor Centre is one of three buildings that will not be demolished as part of the redevelopment proposals. However, the northern area of the site (subject to this planning application) includes the new hospital through-road, which will be completed under the wider masterplan. The car parking arrangements proposed under this application are therefore temporary.

- 1.4. This statement provides background information relating to the site, details of the proposal, and addresses the key planning considerations. This statement has been set out under the following headings:

Section 2 – Site and surroundings: describes the site and surrounding area.

Section 3 – Planning history: sets out the planning history for the site

Section 4 – Pre application discussions: provides a summary of pre app discussions.

Section 5 – Proposals: describes the proposed development in more detail.

Section 6 – Planning policy framework: sets out the planning policy framework.

Section 7 – Planning considerations: sets out the case for the proposed development.

Section 8 – Conclusions: summarises the case made.

- 1.5. This statement is supported by and should be read in conjunction with the following documents:

- Design and Access Statement, prepared by Llewelyn Davies;
- Existing and Proposed Drawings, prepared by Llewelyn Davies;
- Landscaping and Planting Design, prepared by Llewelyn Davies;
- Plant Noise Impact Assessment, prepared by Adrian James Acoustics Limited
- Arboricultural Impact Assessment, prepared by Landmark Trees;
- Transport Assessment, prepared by TTP Consulting;
- Ground Investigation Report prepared by EPS;
- Flood Risk Assessment with Sustainable Urban Drainage, prepared by Glanville Group;
- Biodiversity Statement, prepared by ADAS.

## 2. The Site and Surroundings

- 2.1. Hillingdon Hospital is located to the south of Pield Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. The site is located within the Brunel Ward.
- 2.2. The Tudor Centre was constructed in the 1980's, the facade is red stock brick with areas of white and light blue render, with a tiled roof with gable ends (as illustrated in the photograph below). The existing Tudor Centre is a 2 storey building in the shape of a 'T' with a common stair/lift core connecting the 2 parts of the building. The building has several entrances, with the main entrance through the north façade.
- 2.3. The site is neighboured by the Old Creche building to the west, the Woodland Centre building to the east and the three storey Jubilee Building to the north. To the south of the site (rear) lies a row of garages as well as two storey houses positioned on the northern side of Lavender Road, the residential gardens of some of these houses back onto the Site's rear boundary.
- 2.4. The wider hospital site comprises a mix of hospital buildings of various sizes and heights. The remainder of the site consists mainly of surface level car parking and internal access roads, interspersed with pockets of landscaping.

### Site Designations

- 2.5. The site is not subject to any designations such as Green Belt or site allocations. It is also not within a conservation area.
- 2.6. According to the Environment Agency's data, the site falls within Flood Zone 1 and, therefore, has a low probability of flooding.
- 2.7. The site has a PTAL rating of 2. There is a bus stop adjacent to the site on Colham Green Road with links to Uxbridge and Ruislip. A further bus stop is located on Pield Heath Road with links to Heathrow Airport and Hayes Town.



Figure 1 - Photograph of the site from the front

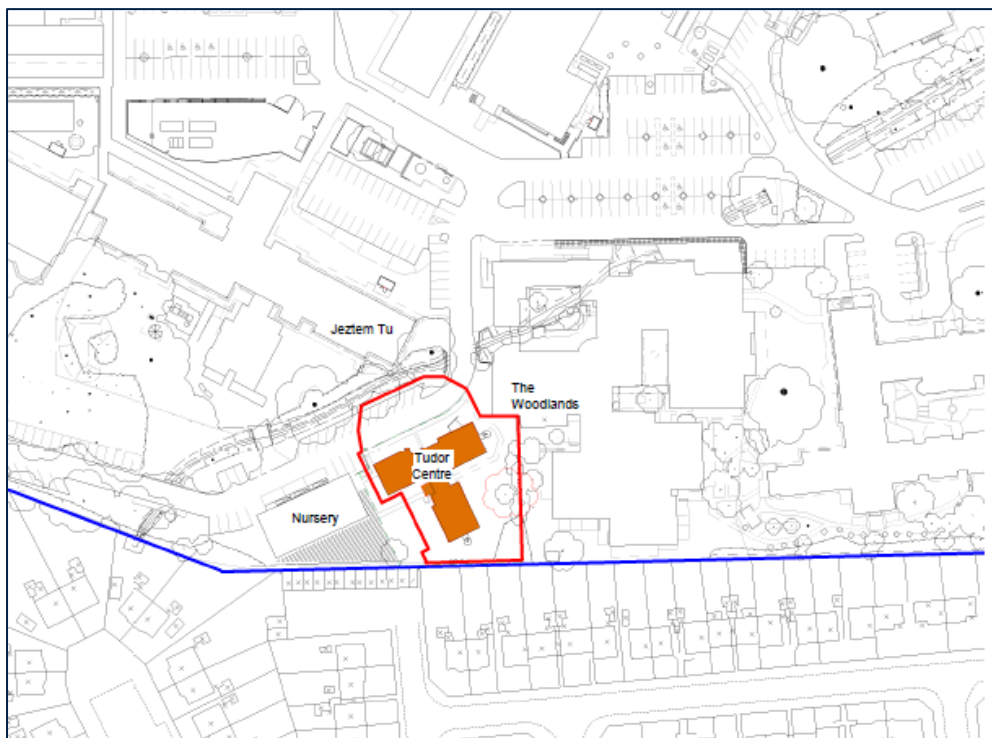


Figure 2 - Site Location Plan

### 3. Planning History

- 3.1. The site has an extensive planning history, which mainly concerns a series of ad-hoc developments throughout the years. Of particular relevance to the planning application is the following permissions:

[Application ref - 4058/APP/2022/1788.](#)

- 3.2. Hybrid planning application for: FULL application seeking planning permission for demolition of existing buildings (excluding the Tudor Centre and the Old Creche) and redevelopment of the site to provide the new Hillingdon Hospital (Use Class C2), multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development; and OUTLINE planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Listed Furze) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking. Details: Comprising a maximum height of 8 storeys, 79,594sqm of Hospital Building (GIA) plus 23,034sqm of Multi-Storey Car Park, 327 residential units and 800sqm of commercial floorspace. Approved 13.10.23
- 3.3. The approved scheme does not propose changes to the Tudor Centre. Although, immediately north of the Tudor Centre building a new hospital through road would be constructed.

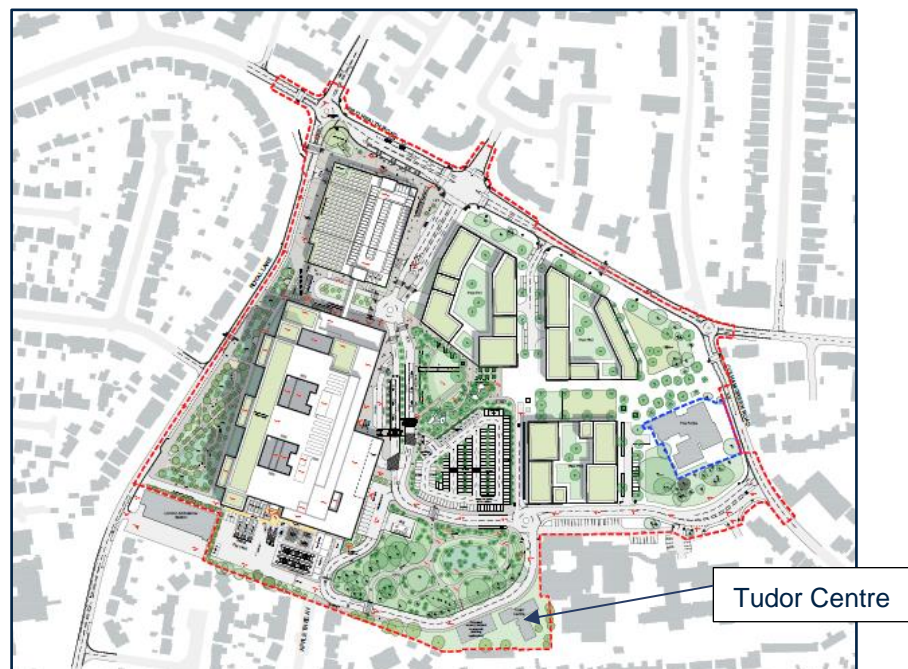


Figure 3 - Proposed Site Plan Drawing for Approved Permission Ref: 4058/APP/2022/1788

# Planning Statement

## Planning Statement

---



[Application ref - 76613/APP/2022/37.](#)

- 3.4. In January 2023 (ref:76613/APP/2022/37) planning permission was granted for the demolition of the existing building and replacement with a two-storey building to be used as a children's nursery. This permission relates to the site located to the immediate west of the Tudor Centre.

## 4. Pre Application Discussions

- 4.1. This submission follows previous pre-application discussion with the Council (ref. 4058/PRC/2022/116). The Council's formal advice letter was received on the 02 May 2023, following the meeting with Officers.
- 4.2. The Council advice letter is summarised below (*in italic*) with the applicant's response provided beneath for each matter.

### Matters of Design

- *The new rear extension and combined plant would be higher than the frontage building. There is a desire for the development to have less height prominence at rear to conform with urban design principles.*
- *Natural light is important for workspaces as it promotes health and wellbeing.*
- *There is an opportunity to deliver an enhanced entrance legibility.*

Applicant's Response - The application is supported by the Design and Access Statement produced by the scheme's architects, Llewelyn Davies, that fully explains the design rationale.

- The plant is now discreetly located, it has a low profile and set back from the building's eaves. The enclosing roof structure has also been reduced. These changes ensure that the new rear wing would be of a comparable height to the retained front part of the building and therefore would be a visually compatible addition.
- There would be sufficient separation between the building's front and rear sections so that good levels of light and outlook are retained for the occupants.
- The design proposals are based upon retaining the front wing of the building for outpatient services (and the existing public entrance off the road), and utilising the existing stair/lift core as the new education and training entrance to ensure separate flows. A new signage 'gateway' is proposed at the front of the building to clearly identify the access to the education and training area of the building.
- The retained building to the front where rendered would have a new white finish applied. This would serve to improve the visual appearance of the retained part.

### Transport and Highways

- *Highways are aware that planning permission has recently been determined for approval by Committee to redevelop the wider hospital site, the parking demands of the redeveloped Tudor Centre would be catered for as part of this wider scheme. Net number of trips generated by the proposal are anticipated to be negligible. The Highway Authority would require a Transport Statement that forecast trip generation and details where visitors would park their car and bicycle.*
- *A future application should clarify how delivery and servicing will be managed as part of the wider hospital site.*



Applicant's Response - These comments are noted, a transport statement has been prepared to support the scheme, please refer to the supporting transport statement.

### Landscaping, Trees and Ecology

- *Extending the built form into the garden area with removal of a tree removes green space that helps climate change resilience and preforms ecological benefits. Any future application should include details of how the proposal would deliver BNG enhancements and Urban Greening.*

Applicant's Response – The application is supported by a scheme of landscaping, which has been reviewed in the biodiversity net gain assessment. This assessment finds that the landscaping demonstrates a 48.74% (+0.08 units) net gain in area habitats is achievable on site

### Neighbour Amenity

- *Potential impact on the privacy of adjacent residents. A future application should provide details of separation distances and where views maybe close a solution needs to be included, some rooms maybe able to incorporate obscured glazing.*

Applicant's Response - The proposal is designed to safeguard existing levels of neighbour amenity. The window design strategy has a limited number of windows to the north elevation to avoid overlooking impact with obscure glazing introduced to both floors, please refer window design details within the Design and Access Statement (page 25).

### Inclusive Access

- *A comprehensive Design and Access Statement should support an application demonstrating the principles of inclusive design would be meet.*

Applicant's Response - Please to the Design and Access Statement that fully details why the proposals would be consistent with Council's inclusive design objectives.

### Flooding and Drainage

- *The site is located within Flood Zone 1 and is previously developed. The development should be incorporated within the wider drainage works for the hospital and incorporates the sustainable drainage hierarchy.*

Applicant's Response – A flood risk assessment has been completed by Glanville. It demonstrates that the scheme will not cause flooding and sets out the scheme's sustainable drainage strategy.

## 5. Proposals

- 5.1. The application proposes to demolish the existing rear 2 storey 'wing' of the Tudor Centre and construct a replacement 2 storey wing that will accommodate hospital education and training facilities. The new 2 storey facility will share the building's existing stair and lift core, with the new floors designed to link through to the existing floor levels of the retained front building.
- 5.2. The new education and training facilities are arranged with the clinical/ technical areas located at ground floor level and with teaching/ meeting room functions at first floor level. The retained front wing of the Tudor Centre will continue to have an outpatients function at ground floor with administration support at first floor.
- 5.3. The front entrance to the Tudor Centre will remain unchanged and allows access for the general public to reach the Outpatients facility. A second entrance to access the rear wing of the building will be created and will include a formed pathway with signage. This access will connect with the building's existing stair and lift core.
- 5.4. The new two-storey wing will feature a flat roof. Necessary mechanical equipment for the building will be centrally located on the roof. This equipment has been thoughtfully designed and positioned to maintain a discreet profile, with a low height and set back from the roof's rear eaves.
- 5.5. The exterior of the new wing will be clad in pressure-treated timber, and the windows will be designed as vertical slots, incorporating double-glazed, aluminium-framed units.
- 5.6. New soft and hard landscaping will be established as part of the proposal, including external garden seating and cycle stands installed.
- 5.7. The retained front part of the Tudor Centre where rendered would have a new white finish applied.



Figure 4 - Existing 3D



Figure 5 - Proposed 3D

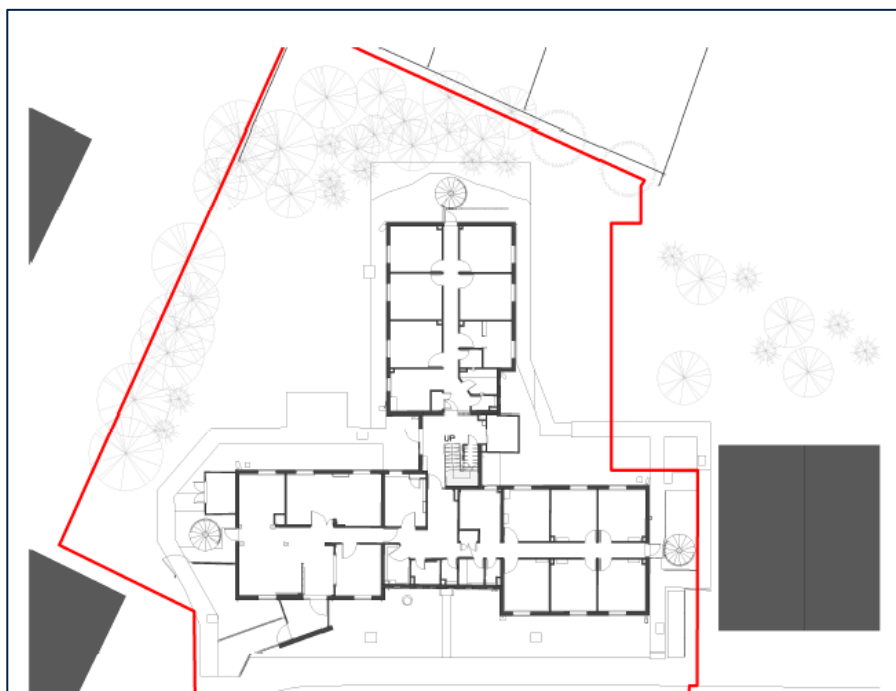


Figure 6 - Existing ground floor plan



Figure 7 - Proposed ground floor plan

## 6. Planning Policy Framework

6.1. Section 38 (6) of the Planning and Compulsory Purchase Act states that applications must be considered in accordance with the development plan for an area, unless material considerations indicate otherwise.

6.2. In this instance, the development plan comprises of:

- The Hillingdon Local Plan: Part 1- Strategic Policies (2012);
- The Hillingdon Local Plan: Part 2 - Development Management Policies (2020);
- The Hillingdon Local Plan: Part 2 - Site Allocations and Designations (2020);
- The London Plan (2021).

### **Other material planning considerations**

6.3. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications. Chapter 8 of the NPPF concerns 'promoting healthy and safe communities'.

6.4. Policy 96 objective is to ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation. It states that local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

6.5. Policy 123 states that: Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

*a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and*

*b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.*

6.6. Other material planning considerations include the Council's recent decision to grant approval for the comprehensive redevelopment of the wider Hillingdon Hospital Site and Masterplan.

## 7. Planning Considerations

7.1. This section of the Planning Statement, assesses the proposals against the Development Plan Policies. The main issues to be considered are:

- Land Use
- Design and Appearance
- Inclusive Access
- Residential Amenity
- Transport and Highways
- Flood Risk and Drainage
- Trees, Landscaping and Biodiversity
- Contamination

### Land Use

- 7.2. The London Plan states that the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs. At the local level, Local Plan Part 2 Development Management Policy DMCI 2 also states that proposals for the refurbishment and re-use of existing premises for community facilities will be supported.
- 7.3. The appendix of the Local Plan Part 1 (Nov 2012) provides a definition for the term community facilities - *"Community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community."*
- 7.4. The proposals seek to extend the existing Trust owned building to allow the relocation of the Education and Training facilities into a purpose built extension which will cater for their long term requirements and needs alongside the new Hillingdon Hospital. The redevelopment seeks to make efficient use of the hospital estate, and the relocation of Education and Training to the Tudor Centre is considered to be the most appropriate way of achieving this.
- 7.5. The Education and Training accommodation has been arranged to comprise mainly clinical/technical areas located at ground floor level with teaching/meeting functions located at first floor level.
- 7.6. The proposals are therefore considered to be compliant with Policy DMCI2, which outlines that the refurbishment and re-use of existing premises for community facilities will be supported. It is also noted from pre-application that there were no objections from the Council to the principle of health related training and education facilities.

### Design and Appearance

- 7.7. Local Plan Part 1 Strategic Objective SO2 sets out the basis for ensuring the creation of neighbourhoods which are of a high quality sustainable design and serve the long term needs of all residents. Policy DMHB 11 states that all development, including extensions, alterations and new buildings will be required to be

designed to the highest standards and, incorporate principles of good design including:

- i) *harmonising with the local context by taking into account the surrounding:*
    - o *scale of development, considering the height, mass and bulk of adjacent structures;*
    - o *building plot sizes and widths, plot coverage and established street patterns;*
    - o *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*
    - o *architectural composition and quality of detailing;*
    - o *local topography, views both from and to the site; and*
    - o *impact on neighbouring open spaces and their environment.*
  - ii) *ensuring the use of high quality building materials and finishes;*
  - iii) *ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;*
  - iv) *protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and*
  - v) *landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.*
- 7.8. The proposals seek to demolish the existing rear wing of the building and replace it with a new two-storey rear wing, which will have a similar height as the existing building. The height and massing of the proposed wing would assimilate well within the retained front half of the building, being of the same height, and it would also fit well within the surrounding context, given that the immediate surrounding buildings are of a comparable size.
- 7.9. A small amount of roof plant will be installed. This plant will encompass a small area of the building's roof and be centrally positioned, set away from the roof eaves. Access to the plant is via a low-profile roof access hatch. The selected design and position of the plant ensure that it appears discreet from external views, either from within hospital land or from the residential houses to the rear of the site. It would therefore be fairly inconspicuous and not visually harmful.
- 7.10. The PV panels to the roof will protrude minimally from the roof and therefore would be a discreet feature.
- 7.11. The proposals use a timber-framed structural design solution, comprising high-pressure treated timber. This has been selected to provide both a 'lighter' visual aesthetic impact and to ensure the visual proportion of the new wing assimilates well with the retained front wing. The supporting Design and Access Statement sets out that careful consideration will be given to the detailing of the proposed timber cladding in terms of corner and edge details, and projecting edge trims to door and window openings, to eliminate water staining. This selected design and material therefore meet policy objectives that require high-quality



detailing and high-quality building materials and finishes.

- 7.12. The retained front part of the Tudor Centre building where rendered would have a new white finish applied. This would serve to improve the visual appearance of the retained part.
- 7.13. The landscaping includes the planting of trees along the southern boundary, which will act to screen the Site from residential neighbours.
- 7.14. The images below show the views from neighbouring properties on Lavender Road. The views illustrate the before and after situation and demonstrate that the proposals would be barely visible from wider public view, given existing screening and new landscaping to the rear of the site.
- 7.15. Notwithstanding the landscape screening, it is important to emphasize the fact that the proposed wing is well separated from neighbouring buildings, being a comparable distance from the rear boundary to the parts of the building that will be demolished. They are also of a comparable height. The new wing, in its own right, is sensitively proportioned, well designed, and uses good-quality materials. The parts visible from external spaces will respect the context and character of the area, and bearing in mind that the Hillingdon Hospital Estate is an established feature of this location.



Figure 8 – Illustrating how the Tudor Centre will appear before and after development

### Inclusive Access

- 7.16. The proposed extension is to be fully accessible in line with British Standard 8300:2018, with lift access being provided to the first floor with step-free access achieved to all services and facilities within the building.



### Neighbouring Amenity

- 7.17. Policy DMHB 11 states that the Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight.
- 7.18. Firstly, regarding sense of enclosure, the proposals seek to replace the existing two-storey rear wing with a new two-storey extension. The proposed extension has a similar rear building line to the wing it replaces. The aerial image below illustrates the distances to the nearest residential properties at the rear. Given the large distance of between 26–37 metres, the proposals would not give rise to any amenity issues for neighbouring residents in terms of overlooking, sense of enclosure, or loss of daylight or sunlight.
- 7.19. At pre-application stage, Officers questioned whether there would be potential views from windows within the new wing, and if these views might cause a loss of privacy to neighbours. The Design and Access Statement provides full details of the window design strategy. The windows will be of a vertical slot design, subdivided into four elements, with the bottom two panes being obscure (a minimum of 1.7m above floor level). This design ensures that sufficient natural daylight enters the internal rooms, while preventing overlooking and views onto the rear residential gardens (to the south).



Figure 9 - Aerial image above showing the distances to neighbouring houses.

- 7.20. Firstly, regarding sense of enclosure, the proposals seek to replace the existing two-storey rear wing with a new two-storey extension. The proposed extension has a similar rear building line to the wing it replaces. The aerial image below illustrates the distances to the nearest residential properties at the rear. Given the large distance of between 26–37 metres, the proposals would not give rise to any amenity issues for neighbouring residents in terms of overlooking, sense of enclosure, or loss of daylight or sunlight.



Figure 10 - Drawing showing the window design, which includes obscure glazed panels.

- 7.21. In terms of noise impacts, a Plant Noise Impact Assessment has been produced by Adrian James Acoustics Limited and submitted to support the application. For this assessment, on-site measurements were taken to determine the representative (lowest typical) background noise level at the nearest noise-sensitive receptors. Manufacturers' data and a computer model were then used to calculate cumulative plant noise levels at the façades of the nearest noise-sensitive receptors, in this case, the residential houses along Lavender Road.
- 7.22. The assessment finds that the calculated rating level is below the daytime background sound level at the assessed locations. This indicates that an adverse impact is unlikely to be experienced at all residential noise-sensitive receptors. No further mitigation is required to reduce noise levels from the proposed plant.
- 7.23. The building itself will predominantly be used between 7am-6pm with occasional evening bookings for meetings.
- 7.24. In summary, the proposals are compliant with Policy DMHB 11.

### Transport and Highways

- 7.25. Policy DMT 1 states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. The Hillingdon Development Management Plan, Appendix C, in relation to car parking, states that parking for hospitals will be determined on an individual basis, using a transport assessment and travel plan and in addition to car parking requirements, provision for pick up and drop off facility to be provided.
- 7.26. A transport statement prepared by Mott MacDonald has been submitted to support the application. It concludes that the development will not have a significant adverse impact on the operation or safety of the surrounding highway network.
- 7.27. The development is not expected to result in an increase in the number of trips made to the site, and therefore no increase in vehicle trips. The trip assessment shows that upon completion and in its final use form, the Tudor Centre will see a reduction of 23 car driver trips from the existing baseline. During the interim period, the number of trips may be slightly higher than the existing situation due to two services

operating simultaneously from the Tudor Centre while the wider hospital site is redeveloped.

- 7.28. The Tudor Centre is currently serviced alongside the wider Hillingdon Hospital Site. There is no dedicated delivery and servicing access from the highway network, and no direct access to the service yard from Field Heath Road. noise
- 7.29. The statement recommends that the parking in front of the Tudor Centre be repurposed into disabled parking bays once the wider hospital parking provision has been relocated to the multi-storey car park (MSCP) that forms part of the broader hospital redevelopment.
- 7.30. The repurposed disabled parking bays are shown on the proposed drawings.
- 7.31. Five Sheffield stands will be provided for cycle parking directly outside the new facility, equating to capacity for ten cycles

### **Flood Risk and Drainage**

- 7.32. Policy DMEI 9 of the LPP2, Management of Flood Risk states that development proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.
- 7.33. A Flood Risk Assessment and Drainage Strategy has been prepared by Glanville Consultants and submitted to support this application.
- 7.34. The assessment identifies that the site is located entirely within Flood Zone 1, beyond the limits of the 1 in 1,000 year fluvial flood event. With the exception of surface water flooding, the proposed development site is considered to be at very low risk from all sources.
- 7.35. The finished floor level (FFL) on the northern side of the proposed extension will be therefore established at a minimum of 37.00m AOD. Whilst the FFL on the south side of the building will be set at 36.90m AOD, the external works will include raised approaches to thresholds set at 37.00m AOD in the form of permanent ramps at all entrances.
- 7.36. The proposed surface water drainage strategy utilises sustainable drainage techniques. Roof water of the proposed extension, as well as run-off from the new tanked footways would be managed by using a geo-cellular storage tank, located within the existing access road to the north of the Tudor Centre.
- 7.37. The proposed surface water drainage scheme will provide storage for the 1 in 100 year plus 40% climate change event without flooding from surface water.
- 7.38. Flood risk will not increase either on-site or elsewhere as a result of the development

### **Trees, Landscaping and Biodiversity**

- 7.39. Policy DMHB 14 states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. Part D of the policy states that 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.

- 7.40. Landmark Trees have completed an Arboricultural Impact Assessment it concludes that the potential impacts of development are very low given no canopy cover will be lost and there are only very minor RPA encroachments of trees retained. In the latter case, the report demonstrates as per BS5837 paragraph 5.3.1 (a) that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA.
- 7.41. The report also proposes a series of mitigation measures to improve the soil environment that is used by the tree for growth. The full potential of the impacts can thus be largely mitigated through design and precautionary measures.
- 7.42. The Biological Net Gain Report produced by ADAS finds that the submitted landscaping design can achieve on site a 48.74% (+0.08 units) net gain in area habitats. Losses to vegetated garden, artificial unvegetated, unsealed surface and the urban tree and other developed land can be compensation through the seeding of 0.0317 ha of Other Neutral Grassland across the site, surrounding the new building. In this new grassland, three Urban Trees are proposed to be planted to replace the loss of the small Urban tree in the baseline.
- 7.43. To compensate for the loss of the Line of Trees that runs along the eastern border of the site, a new 0.0219 km Line of Trees is proposed to run along the site's southern border.
- 7.44. The biological net gain requirements mandated by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), will therefore be achieved.

### Contamination

- 7.45. Policy DMEI 12 states that proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.
- 7.46. The ground investigation conducted by EPS, involved the formation of four boreholes. Ground conditions comprised a limited thickness of topsoil (>0.5m) in areas to the rear of the exiting building, with a similarly limited but thickness of made ground (>0.5m) at the front of the centre. This was followed by London Clay which extended beyond the maximum depth of the boreholes
- 7.47. Groundwater was identified in each borehole. Samples have been collected from throughout the area on a precautionary basis. Laboratory analysis has confirmed that the shallow soils are suitable for the proposed land use.

- 7.48. The report finds that no risks were identified in the investigation which require further assessment or remedial works.

## 8. Conclusion

- 8.1. This statement has been produced on behalf of our client to support a planning application for the following development at The Tudor Centre, Hillingdon Hospital, Pield Heath Road, UB8 3NN:

*Proposed replacement of the existing rear wing of the Tudor Centre with a new two storey rear extension, installation of mechanical plant, new hard and soft landscaping and other associated alterations.*

- 8.2. This formal submission follows pre-application engagement with the Council.
- 8.3. The extension proposed will allow the relocation of the Education and Training facilities into a purpose built wing which will cater for their long term requirements and needs alongside the new Hillingdon Hospital. The extension is of a comparable scale to the existing massing on the site and will utilise a timber framed structural design solution. The design, scale and materials finish proposed ensure that the new wing assimilates well with the retained front part of the building, and would sit comfortably within the surrounding townscape.
- 8.4. The proposals would preserve the amenity of neighbouring residents, as there would be no material impact upon privacy, background noise, sunlight / daylight or outlook.
- 8.5. The planning submission demonstrates the proposals would meet the objectives of the Council's local policies and represents sustainable development in line with the NPPF.