

December 2016

Planning Statement

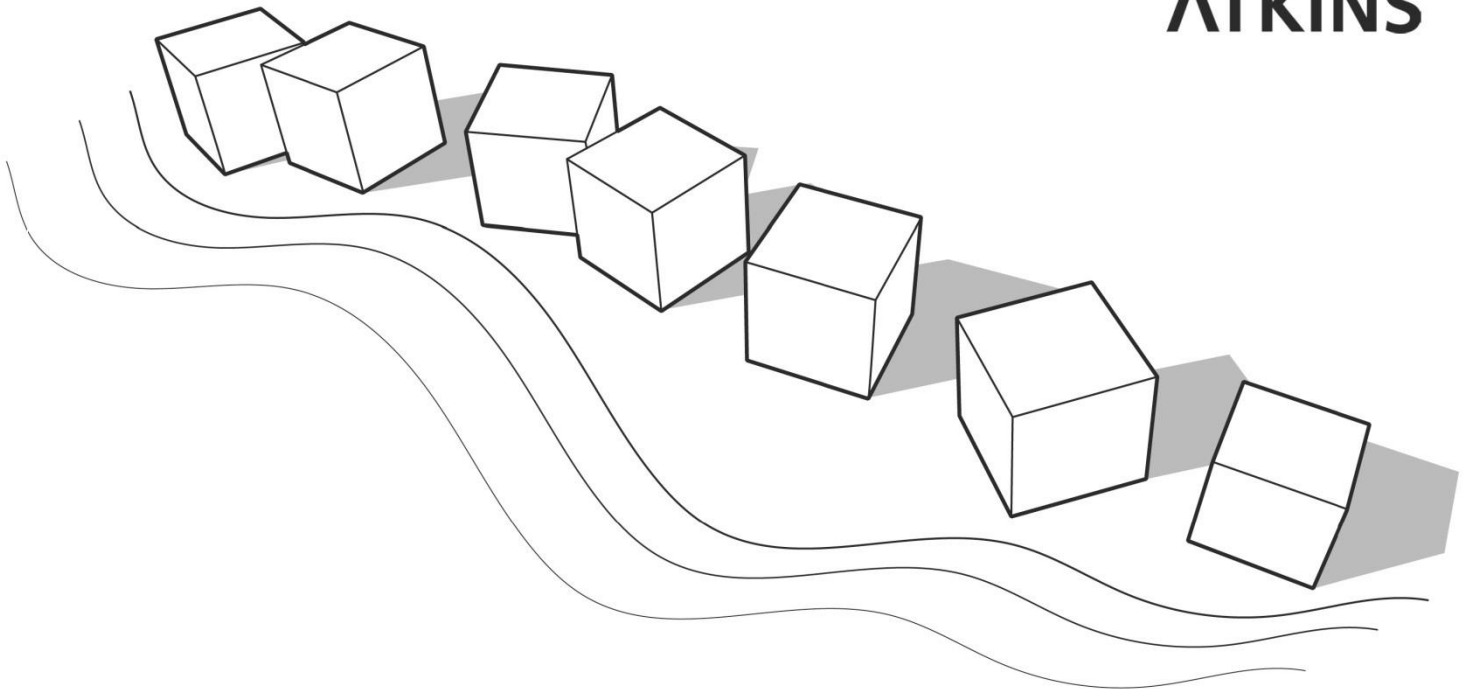
The Dice – St Andrew's Park



PRP

Allen Pyke Associates
Landscape architecture | Urban design | Environmental planning

ATKINS



Turley

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Client
VSM Estates Ltd

Our reference
STMQ3005

Dec 2016

1. Introduction

- 1.1 This Planning Statement is submitted on behalf of VSM Estates Ltd in respect of an application for the approval of reserved matters in connection with the development of 101 no. dwellings at St Andrew's Park, Uxbridge. The application seeks approval for:
- 'Erection of 101 dwellings together with associated parking and landscaping, and all details required by Conditions 2 and 3 of permission 585/APP/2015/848 relating to the reserved matters of layout, scale, appearance and landscaping.'*
- 1.2 This reserved matters application is submitted pursuant to planning permission reference 585/APP/2015/848. This permission supersedes the original outline permission reference 585/APP/2009/2752. The 2015 permission varied condition 5 on the outline planning permission to substitute the approved parameter plans with revised versions to enable reconfiguration of the land uses within the town centre extension. The 87 conditions associated with the 2009 permission were subsequently carried forward. Informative 69 on the permission specifies that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of any new permissions where the details would remain the same.
- 1.3 The reserved matters submission is not an application for planning permission as this has already been established through the outline planning consent. The process simply seeks approval from the Local Planning Authority over the matters reserved (i.e. layout, appearance, scale and landscaping).
- 1.4 In addition to this Statement, the application comprises the following supporting reports:
- Design and Access Statement
 - Plans Document (including all drawings submitted for approval)
 - Transport Statement
 - Landscape Specification
 - Landscape Maintenance Specification
 - Tree Protection Method Statement
 - Drainage Strategy
- 1.5 A full schedule of application drawings is provided in the Covering Letter that accompanies this submission.
- 1.6 This Statement describes the proposed development, the relationship with the outline planning permission and provides planning analysis of the key material issues, before demonstrating why the matters submitted are appropriate and should be approved.

2. Background and Planning History

- 2.1 Following a Defence Spending Review, it was decided in 2002 to reduce the number of military sites in Greater London. This resulted in the closure of six sites and the relocation of personnel and facilities to refurbished and extended facilities at RAF Northolt. The process was entitled 'Project MoDEL' (Ministry of Defence Estates London) and following a competitive PQQ process in 2005, a joint venture between St Modwen Properties and Vinci (VSM Estates Ltd) was appointed as a 'preferred bidder' in March 2006.
- 2.2 RAF Uxbridge was a non-flying station built within the grounds of Hillingdon House in 1915. It became the HQ of No11 Group RAF, commanded by Air Chief Marshall Keith Park – epitomised by the Grade 1 listed Battle of Britain bunker which is still found within the grounds.
- 2.3 A hybrid planning application for the comprehensive redevelopment of the site for residential-led mixed use development was submitted to the London Borough of Hillingdon in 2009 and planning permission was granted in January 2012 (Application Ref. 585/APP/2009/2752). The hybrid planning permission (all matters reserved except for access), was granted subject to conditions and a S106 Agreement. A Section 73 permission has superseded this permission, and varied condition 5 (parameter plans) (Ref. 585/APP/2015/848).
- 2.4 Within the hybrid application, full planning permission was granted for:
 - (a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
 - (b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
 - (c) Change of use and alterations to the Carpenters building to provide 1 residential dwellings (Class C3);
 - (d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
 - (e) Change of use of Mons barrack block (building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
 - (f) Change of use of the Grade II listed former cinema building to provide 600sq m Class D1/2 (no building works proposed);
 - (g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq m for a restaurant (Class A3) on the ground floor and 1,500sq m of office (Class B1) on the ground, first and second floors.
- 2.5 The outline planning permission granted permission for:

- (a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- (b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- (c) Creation of a three form entry primary school of 2 storeys;
- (d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- (e) Creation of 1 1,200 seat theatre with ancillary café (sui generis); office (Class B1a) of up to 13,860sqm; energy centre (sui generis) of up to 1,200sqm; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sqm; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- (f) Creation of a local centre to provide up to 150sqm of retail (Class A1 and A2) and 225sqm GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2.6 The grant of outline planning permission was subject to the submission of reserved matters as required by Condition 2, which states:

Unless otherwise agreed in writing by the Local Planning Authority, applications for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Landscaping

2.7 An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (Application Ref. 585/APP/2014/4023). The amendment sought to bring forward the residential phase to the south of the District Park, making the town centre extension (TCE) an independent phase. This has enabled the latter phases, phases 4, 5 and 6 to be brought forward in the construction programme.

2.8 Various applications for Reserved Matters relating to Phases 1, 2, 3 and 4 have since been submitted and development has commenced on site. A Reserved Matters application relating to residential development on Phase 6 was submitted on 5 October 2016 (ref. 585/APP/2016/3733) and is currently pending determination.

Current Applications

2.9 An application for a non-material amendment to alter the scale, landscape and access and movement parameter plans has recently been submitted to the council.

- 2.10 In respect of The Dice amendments to the Scale Parameter Plan (ref (PL) A (00) 009 F) are sought to amend the maximum basement depth as defined on the plan. These amendments have been reflected in the accompanying reserved matters application.
- 2.11 The two southernmost Dice blocks were not part of the 2015 S73 amendment so were not shown on the updated scale parameters plan. For simplicity, these two blocks have been added on to the S73 approved Scale Parameters Plan which is now proposed to be revised through this non-material amendment application.
- 2.12 The approved Scale Parameter Plans allowed basement depths up to a maximum of 2 metres within the Dice site. Ground levels across parts of the Dice site have increased by up to 2m since the time that the original scale parameters were set as a result of site clearance and works within the District Park. In turn this will trigger a requirement for a greater amount of excavation to deliver the same basement depths. As a result, this application seeks to increase the maximum basement depth to up to 4m for blocks 2-5 and up to 3m for blocks 6-7 below existing ground level. This is an increase of between 1m and 2m for all blocks except the northernmost block.
- 2.13 In addition to this change, the application seeks to amend the number of storeys within blocks 2 to 4 of the Dice development (labelled 1.14 and 1.15 on the approved Scale Parameters Plan). The approved plan shows blocks 2 and 4 as four storey and blocks 3 and 5 as three storey (where block 1 is the northernmost block and block 7 is the southernmost block). The proposed amendment is to swap this arrangement so that blocks 2 and 4 become the three storey blocks and blocks 3 and 5 become the four storey blocks. This does not increase the maximum height of the blocks within the Dice site.
- 2.14 Whilst seeking these amendments, the opportunity has been taken to update the Landscape Parameter Plan (ref: (PL A (00) 007 E) to reflect minor changes to the detail of the landscape arrangement around the footprint of the Dice blocks. The updated Landscape Parameter Plan (ref: (PL A (00) 007 G) takes account of the proposed layout of the Dice blocks subject to the forthcoming reserved matters application, and the removal of the Dice block that was shown further to the east that is no longer proposed.
- 2.15 Determination of the NMA application is awaited.
- 2.16 A Reserved Matters application for the Town Centre West Phase is being submitted simultaneously with the Dice application, comprising erection of 294 dwellings and up to 469 sqm of retail floorspace (use class A1-5) development together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping.
- 2.17 The intention of the Dice application is to bring forward another phase of development in accordance with the approved phasing and parameter plans.

3. Site Description

- 3.1 The application site, known as The Dice is situated within the former RAF Uxbridge site (now known as St Andrew's Park) and is located in Uxbridge to the west of central London. The site is approximately 3.2km (2 miles) from Junction 1 of the M40.
- 3.2 The Dice phase is located east of the Town Centre Extension and as described in the Design Code "*acts as the final foil between the Town Centre Extension and the District Park*".
- 3.3 The District Park was approved as part of the outline permission and is currently undergoing works permitted in the two reserved matters applications that have since been approved (ref 585/APP/2013/2719 and 585/APP/2013/979).
- 3.4 The edge of the retail core of Uxbridge Town Centre lies approximately 500m to the west which provides access to Uxbridge tube station (Piccadilly/ Metropolitan line), and a range of shops and facilities including the Intu Uxbridge shopping centre, The Pavillions Shopping Centre and Uxbridge Library.

4. Reserved Matters and Planning Analysis

4.1 The reserved matters process requires the applicant to obtain approval of the Local Planning Authority for the following matters, as set out in Condition 2 on the outline planning permission (585/APP/2015/848):

- The layout of the site and its relationship with adjoining buildings
- The scale of the buildings
- The appearance of the buildings
- The landscaping of the site

4.2 This section of the Statement sets out details of the reserved matters and assesses the proposal's compliance with the parameter plans and associated conditions on the outline planning permission.

Outline Planning Permission: Illustrative Masterplan

4.3 The approved illustrative masterplan that supports the outline planning permission proposes residential uses on this site. The proposals that form this Reserved Matters submission accord with this mix of uses and the number of dwellings proposed on this phase at outline stage.

4.4 The proposals are in accordance with the approved parameter plans (Access and Movement, Landscape, Land Use, Character Areas), as amended by the recent non-material amendment (reference 585/APP/2016/4052).

Reserved Matters

Layout

4.5 The National Planning Policy Guidance (2014) defines the matter of 'layout' as:

"the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development."

4.6 The proposed development comprises 101 dwellings providing a mix of 1, 2 and 3 bedroom dwellings.

4.7 In accordance with condition 30 of the outline permission and Hillingdon's Accessible Hillingdon Supplementary Planning Document (SPD) 10% of accommodation has been designed to be fully wheelchair accessible (or easily adaptable for resident who are wheelchair users).

4.8 The overall housing mix comprises:

Block 1

Property Size (No. of bedrooms)	Number	Percentage
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2 bed (4 people)	5	100%
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Block 2

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	43%
2 bed (4 people)	5	36%
3 bed (5 people)	3	21%

Block 3

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	33%
2 bed (4 people)	10	56%
3 bed (5 people)	2	11%

Block 4

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	43%
2 bed (4 people)	6	43%
3 bed (5 people)	2	14%

Block 5

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	33%
2 bed (4 people)	9	50%
3 bed (5 people)	3	17%

Block 6

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	43%
2 bed (4 people)	6	43%
3 bed (5 people)	2	14%

Block 7

Property Size (No. of bedrooms)	Number	Percentage
1 bed (2 people)	6	33%
2 bed (4 people)	9	50%
3 bed (5 people)	3	17%

- 4.9 The site layout plan follows the approved parameters plan (as amended by the NMA application reference 585/APP/2016/4052). The layout follows principles set in the Design Guide and the Hillingdon Design and Access Statement (HDAS).

Car Parking

- 4.10 Basement parking is the primary provision of car parking. A basement is provided under blocks 3, 4 & 5. A semi basement is incorporated under blocks 6 & 7. Both of these are accessed via a ramp that is located between blocks 5 & 6. There will be 88 spaces provided between the basements and semi basements of blocks 3 -7. All of the basement parking spaces will be allocated.
- 4.11 In total there will be 109 parking spaces, of which 108 are allocated and one visitor space is provided. Of the 23 surface spaces, 10 will be wheelchair accessible. Nine wheelchair spaces will be provided at ground level along Gray's Road, the tenth wheelchair space is located between Block 1 and Block 2.
- 4.12 A policy compliant level of parking is provided, which is visible, secure and benefits from natural surveillance.
- 4.13 Provision accords with the outline Car Park Management Plan. The parking schedule is detailed within the Design and Access Statement.

Scale

- 4.14 The matter of 'scale' in the National Planning Policy Guidance is defined as:
- "The height, width and length of each building proposed within the development in relation to its surroundings."*
- 4.15 The proposed development consists generally of three to four storey apartment buildings in accordance with the approved parameters plan (drawing 3300-10-113, as updated in the recent NMA) and Design Code. The width and length of the apartment buildings accord with the recommended widths and lengths in the Design Code.

Appearance

- 4.16 The National Planning Policy Guidance defines the matter of 'appearance' as:

“The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”

- 4.17 The material treatment of The Dice differs from the proposed buildings that form the Town Centre Extension and incorporate the Dice’s connection and location adjacent to the District Park, and immediately abutting the Green Belt boundary
- 4.18 The material schedule is detailed within the Design and Access Statement (page 45) and the elevation drawings (please see drawing schedule) detail the proposed building materials.
- 4.19 Further detail is provided in the Design and Access Statement and Plans Document that are submitted in support of the accompanying submission.

Landscaping

- 4.20 The National Planning Policy Guidance defines landscaping as:

“The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out of provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.”

- 4.21 The position of the Dice between the town centre and the edge of the District Park gives it a unique character within the wider St Andrew’s Park development. The landscape proposals seek to provide transition between the urban character to the east and undeveloped green belt to the west.
- 4.22 An active street frontage will be created along Grays Road, with car parking, a wide public footpath and feature entrance areas.
- 4.23 The landscape proposals respond to the scale and design of the buildings and the existing row of hornbeams which create a defined street edge between The Dice and the Triangle Site.
- 4.24 The paving and hard surface materials have been selected to complement the facades and treatments of the buildings and the site’s context to the District Park and Green Belt further afield. Soft landscaping has been included wherever possible within the development parcel. The retained Hornbeams have been incorporated into the landscaping scheme of the site and the green link established in the triangle site has been continued.

Design Code

- 4.25 A Design Code was developed and approved as part of the outline permission. Although not part of the Development Plan or a formally adopted Supplementary Planning Document, the Design Code is nevertheless a material consideration as specified in

condition 25 which states “*the development shall not be carried out otherwise than in strict accordance with the plans and supporting information, and in particular the Design Code...*”. The proposed layout is in conformity with the vision for the Northern Area.

- 4.26 The Design Code set out principles to guide the form and layout of the main character areas across the wider site.
- 4.27 The Town Centre Extension forms one of these character areas and has been split into six key areas. The Dice is specified as a key area in the Design Code.
- 4.28 The key design principles for the Town Centre Extension are:
- Reinforcement of the connection to the High Street in order to extend the town centre of Uxbridge
 - Flow of movement between the New Public Square and the District Park
 - Strong frontages to define the New Public Square
 - Framed views between the District Park and Uxbridge Town Centre between the ‘Dice’
 - The primary street acting as a spine through the development, providing a number of events for movement through the site
- 4.29 The reserved matters application complies with the outline requirements of the approved Design Code and the overall design ethos of the whole development. Discussions have taken place with officers of London Borough of Hillingdon (LBH) prior to the submission of this application and changes have been made to incorporate the comments and advice given by the Officers.

Outline Planning Permission: Condition 3

- 4.30 Condition 3 of the outline planning permission sets out further information requirements to be submitted alongside an application for reserved matters. The following section assesses each of the requirements, and where relevant draws on technical information submitted in support of the application to demonstrate how the conditions has been satisfied.

Hard and soft landscaping plans including drawings, specification, and supporting details which shall include: an accurate survey plan at a scale of not less than 1:200, showing:

- ***Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.***
- ***A clear indication of trees, hedges and shrubs to be retained and removed.***

The Tree Survey and Constraints report details all of the existing trees on site (APA/UX-SMDN/TCR/01).

The Tree Protection Plan (2682-TS-01) identifies those trees that are to be retained or removed and the root protection areas.

Routes of any existing or proposed underground works and overhead lines including their manner of construction.

- 4.31 All services will be accommodated outside the root protection area of retained trees. Services generally run under roads and pavements.

Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

- 4.32 Tree protection measures are shown on drawing 2682-TS-01.

Planting plans (at not less than a scale of 1:100 or an appropriate scale to be agreed with the Local Planning Authority)

- ***Written specification of planting and cultivation works to be undertaken***
- ***Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate***
- ***Implementation programme***

- 4.33 The details are provided in the Landscape Specification 2682-SP-01). Schedules of plants, including species, plant size and proposed numbers / densities are on the Planting Plans (2682-PP-01 and 2682-PP-02).

Proposed finishing levels or contours

- 4.34 Existing and proposed levels are shown on the topographical survey (AA6352-2004 and AA6352-2005) and the section drawings.

Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility plays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local Planning Authority.

- 4.35 Means of enclosure and boundary treatments are detailed on the General Arrangement drawings (2862-LA-02 and 2862-LA-03).

Private and communal external garden and other amenity spaces

- 4.36 Communal garden areas are detailed on the General Arrangement drawings (2862-LA-02 and 2862-LA-03).

Outdoor children's playspace

- 4.37 There are no children's playspaces included in this phase, which accords with the masterplan. The Dice are located immediately adjacent to the district park, which provides a destination play area within easy reach of residents.

Car parking layouts (including landscaping around car parking areas)

- 4.38 The parking layout is shown on the site layout and basement floor plan and should be read in conjunction with the parking and cycle sections of the Design and Access Statement. The proposed development comprises 109 parking spaces of which 108 are allocated.

Other vehicle and pedestrian access and circulation areas

- 4.39 The vehicle and pedestrian access is shown on the Site Layout (AA6352-2006). The Landscape General Arrangements plan (2862-LA-02 and 2862-LA-03) indicates the different surfaces used for pedestrians and vehicles. A swept path analysis and visibility splay assessment plan (5105977-ATK-UXB-TCE-DR-0110-P03) accompanies the submission and confirms that a large cars can easily manoeuvre in and out of the basements.

Hard surfacing materials proposed

- 4.40 The hard landscaping treatments across the scheme are indicated on the Landscape General Arrangement drawings (2862-LA-02 and 2862-LA-03) and further detail is provided in the Design and Access Statement.

Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets)

- 4.41 Detail of dwelling refuse storage is provided in the Design and Access statement and on the Ground Floor Plans (please see drawing schedule for reference numbers).
- 4.42 The refuse storage areas are located on the ground floor of each block, typically on the western elevation to enable easy servicing and access from the street.

Details and the retention of any existing features or artefacts on the site

- 4.43 There are no retained buildings with the redline boundary.

The final design and specification of play equipment and play areas including the style of enclosure and security measures as well as any associated furniture and features applicable.

- 4.44 There are no children's playspaces included in this phase, which accords with the masterplan. The Dice are located immediately adjacent to the district park, which provides a destination play area within easy reach of residents.

Existing and proposed functional service above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures)

- 4.45 The drainage layout follows the principles set out in the approved Drainage Strategy. The proposed Drainage Strategy is detailed on drawing number (2016-259 101).
- 4.46 All the surface water sewers are designed to convey the flows produced by the 1:100 year event plus an allowance for 30% for climate change into the site wide strategic

network and attenuation. SuDS features will be incorporated through permeable paving and on plot attenuation

- 4.47 All other functional services will be located within footpaths and roads.

Retained historic landscape features and proposals for their restoration where relevant

- 4.48 There are no historic landscape features within the site.

A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangement for its implementation

- 4.49 The details are provided in the Landscape Maintenance Specification (2682-MP-01).

Signs and lighting including flood lighting and street lighting

- 4.50 Appropriate lighting will be provided within the site as required by Secured by Design requirements, the details of which will be submitted as part of the Condition 32 submission. There is no signage proposed in this part of the site.

Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings

- 4.51 Existing and proposed levels are shown on the topographical survey (AA6352-2004 and AA6352-2005) and the section drawings.

Full plans of the buildings including roof form and details of photovoltaic, living roofs and walls, lift overruns, plant and any other features/installations/projections

- 4.52 Floor plans are provided for each floor and roof plans have been prepared for each block. The full drawing schedule can be found at appendix 2 of this statement.
- 4.53 It is proposed to include photovoltaic cells on the roof space of a number of buildings. Each roof plan illustrates the indicative location of the photovoltaic panels. This provides one option for contributing to the site-wide target of achieving a 15% reduction in emissions from a renewable energy source as required by the S106 Agreement.

Elevations of the buildings including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale

- 4.54 The proposed materials for the development are indicated on the block elevations (please see drawing schedule for reference numbers) and on the General Arrangement drawings (2862-LA-02 and 2862-LA-03).

Details at an appropriate scale showing the provision of bat and bird boxes in the façade

4.55 There are no proposals to incorporate bat and bird boxes in to the proposed development.

Design of lower floor elevation of commercial units including shopfronts at an appropriate scale

4.56 This is not relevant to this application for Reserved Matters.

Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the assisted living retirement village. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork

4.57 This is not relevant to this application for Reserved Matters.

Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials

4.58 The General Arrangement drawings provide full details of all boundary treatment and means of enclosure (2862-LA-02 and 2862-LA-03).

Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials

4.59 Plans and elevations for the apartment buildings are included within the submission. The drawing schedule details the full list of drawings. Details of materials are provided within the Design and Access Statement and on the Block elevation drawings.

Full drawings showing the siting, design and finish heights of all obscure glazed privacy screens on all balconies and terraces

4.60 The block elevation drawings provide detail on the finish to the glazed balconies (please refer to drawing schedule for reference number).

Other Matters

4.61 It is not proposed to provide Affordable Housing in this phase of the Town Centre Extension.

4.62 The 15% requirement has been provided in the Triangle and Town Centre West phase as summarised within the table below. As such, the proposals are compliant with the obligations set out within the Section 106 agreement.

Phase	Sub-phase	Overall	Market No.	Affordable	Affordable %
TCE	Triangle	249	207	42	17%
	Town Centre West/ Phase 5	293	237	56	19%
	The Dice	101	101	0	0%
TCE Total		643	545	98	15%

- 4.63 Appendix 1 of this Statement details the site wide affordable housing provision.
- 4.64 10% of the total number of dwellings have been designed to be easily adaptable for wheelchair users. The ten adaptable units are all located on the ground floor (please refer to the Design and Access Statement, page 36 for further detail).
- 4.65 In accordance with the requirements of the outline planning permission, the development will achieve **Code for Sustainable Homes** Level 4 and Level 6 (Townhouses), **Lifetime Homes**, and will include security measures to achieve the '**Secured by Design**' accreditation
- 4.66 The proposed development is likely to support a substantial number of direct (temporary) employment opportunities for professionals, managers and trades people in the construction industry. The proposed development is predicted to increase levels of local retail expenditure by on-site construction workers which could create indirect employment opportunities. Construction works would also lead to increases in expenditure in construction supply chain industries / businesses in the local, regional and national marketplace. The Royal Institute of Chartered Surveyors estimate that the creation of 1 construction job creates 2 further jobs elsewhere, both directly and indirectly.

5. Conclusion

- 5.1 This application seeks London Borough of Hillingdon's approval of reserved matters for the:

“Erection of 101 dwellings together with associated parking and landscaping, and all details required by Conditions 2 and 3 of permission 585/APP/2015/848 relating to the reserved matters of layout, scale, appearance and landscaping.”

- 5.2 The site is located within the Town Centre Extension of St Andrew's Park, where there is an aspiration for the creation of a high quality residential area with a distinct identity with a mix of densities and styles. The details submitted have demonstrated that the scale, layout, landscaping and appearance of the development would be in accordance with the outline planning permission and appropriate to the location.
- 5.3 The high quality development will deliver social and economic benefits to Uxbridge and the wider Borough. It is also clear that there will not be any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 5.4 Hillingdon Council is respectfully requested to follow the statutory duties set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and policy guidance within the NPPF and approve the reserved matters without delay; there being no material considerations to indicate otherwise.

Appendix 1: Affordable Housing

Phase	Sub-phase	Overall	Market No.	Social No.	Social %
1	1A	28	28	0	0%
	1B North	24	24	0	0%
	1B South	4	4	0	0%
	1C East	18	17	1	6%
	1D	93	69	24	26%
Phase 1 Total		167	142	25	15%
2	2A	93	79	14	15%
	2B	52	44	8	15%
Phase 2 Total		145	123	22	15%
3	3A	33	33	0	0%
	3B	56	36	20	36%
	3C	116	105	11	9%
Phase 3 Total		205	174	31	15%

Phase 4 Total		85	76	9	10%
Phase 6 Total		66	56	10	15%
TCE	Triangle	249	207	42	17%
	Town Centre West/Phase 5	281	228	53	19%
	The Dice	101	101	0	0%
TCE Total		631	536	95	15%

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