

4<sup>th</sup> March 2016

65 Gresham Street  
London EC2V 7NQ

T: +44 (0)844 902 0304  
F: +44 (0)20 7911 2560

[gva.co.uk](http://gva.co.uk)

Mandip Malhotra  
Planning Department  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
Middlesex  
UB8 1UW

Tim.sturgess@gva.co.uk  
0207 911 2236

Dear Mandip

**TfL Landholdings, Green Lane, Northwood**  
**Supporting Statement to justify playspace provision**

On behalf of our client, Transport for London (TfL), this supporting statement has been prepared in response to comments received by the Greater London Authority (GLA) with regard to the proposed playspace strategy for the detailed element of the scheme. This statement is to be read in conjunction with the Local Open Space Audit and Playspace Strategy set out in an Appendix to the Planning Statement which formed part of the original submission.

Policy 3.6 of the London Plan requires proposed developments that include housing to make provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future needs. It also refers to the London Plan Play and Informal Recreation SPG (2012) for further guidance, which recommends providing a minimum of 10 sq. m of playspace per child regardless of age. On this basis, and as per the calculations set out within the submitted Planning Statement (which estimates that the development will yield approximately 54 children), in order to accord with London Plan SPG standards the scheme would need to provide a minimum of 540 sq. m on site – of which 310 sq. m is recommended for children ages 0-5 years old.

Notwithstanding this, the quantum and type of playspace delivered by a scheme must be considered in the context of the site's location, development constraints and proximity to existing space and facilities. The site is located within Northwood district centre (a town centre location), adjacent to the railway line and significantly constrained by its shape. We have explained in other documentation that there is a requirement for a sufficient quantum of development in order to generate the value necessary to deliver the objectives of the proposal, including the new station complete with step-free access. This places significant development strain on a site which is already physically constrained, resulting in limited opportunity to provide playspace.

Our original planning application proposed to provide 354 sq. m of flexible children's playspace, primarily aimed towards 0-5 year olds but it also provides a space for all ages to congregate. Providing playspace for this age category in a physically constrained site should be viewed as a priority due to young children's inability to venture away from the close proximity of their homes without parent supervision. As our Planning Statement has demonstrated in Appendix IV, there are a number of nearby open spaces and play facilities within walking distance of the development which we consider satisfy London Plan recommendations for children 6 years old and above.

The London Plan Shaping Neighbourhoods Play and Informal Recreation SPG (2012) states that *"the requirement for provision of play space for children under the age of five may be discounted in relation to houses with gardens in assessing play requirements"* (para. 4.32). As part of the outline element of the hybrid application, 34 x three and four bed townhouses are proposed which will all have private rear gardens. It is estimated that these townhouses will generate approximately 20 x 0-5 year olds. Therefore, taking into account these private gardens and the total child yield of approximately 31 children between 0-5 years (310 sq. m playspace requirement), the provision of 354 sq. m within this location exceeds the requirement. Whilst it is intended that this space is primarily for the 0-5 age group, it will provide a recreational space for all ages. Notwithstanding this, there are alternative spaces that provide age specific facilities in close proximity to the site as outlined in Appendix IV of the submitted Planning Statement.

On this basis, and taking into account the significantly constrained nature of the site, we consider the quantum and type of playspace provided for on site is acceptable. To provide any more playspace on site would result in the loss of development potential, simply rendering the scheme unviable and unable to meet any of TfL's development objectives.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Sturgess', with a horizontal line extending from the end.

**Tim Sturgess**  
**Principal Planner**  
For and on behalf of GVA Ltd