

25 October 2016

Delivered by planning portal

Ed Laughton
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Ref: VSMQ2001

Dear Ed

ST ANDREW'S PARK – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 44 (APPLICATION REF: 585/APP/2015/848)

On behalf of VSM Estates Ltd, I write to inform you that I have submitted via the Planning Portal (PP-05580149) details in respect of Condition 44 relating to the above development site. The application comprises:

- This covering letter;
- Completed application form; and
- Car Park Management Plan (Atkins, November 2015).

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (as amended), a cheque in the sum of £97 is enclosed to cover the flat rate fee for an application to discharge conditions.

Background and context

Your Authority granted outline planning permission for application ref. 585/APP/2009/2752 on 18 January 2012. The detailed description of development is provided at Enclosure 1. A Section 73 application to vary the planning permission was granted on 21 December 2015 which enabled the reconfiguration of land uses, alterations to the massing of the development and consequential amendments in relation to access and landscaping in relation to the Town Centre Extension (ref. 585/APP/2015/848). The description of development is as follows:

“Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development.”

The revised permission was granted subject to 89 conditions, a number of which require details to be approved by your Authority.

9 Colmore Row
Birmingham
B3 2BJ

T 0121 233 0902 turley.co.uk

Condition 44 on the revised planning permission requires a Car Park Management Plan covering the entire site to be submitted to and approved by the Local Planning Authority. This condition was carried forward from the original planning permission granted in 2012, but was formerly referred to as condition 43.

An application was submitted to discharge condition 43 (now condition 44) in July 2012. The application was considered by Central and South Planning Committee on 25 September 2012, who resolved to approve the details.

As a result of the detailed design work that informed both the Section 73 application and a Reserved Matters application for office development, and following the concerns over the provision for general public parking for other town centre uses, and specifically the proposed theatre, an application to reapply to discharge Condition 43 (now condition 44) was submitted in September 2015. To date the application has not been determined.

The current application comprises a resubmission of the car park management plan under condition 44 and reflects changes made to the submission as a result of ongoing discussions with the London Borough of Hillingdon since its previous submission in September 2015.

We trust the enclosed documents provide the necessary information to enable the discharge of Condition 44, and look forward to receiving formal acknowledgement that the application has been validated in due course. Please contact me should you require any further information or clarification in relation to this submission.

Yours sincerely

Rachel Hall

Senior Planner

rachel.hall@turley.co.uk

Enclosure 1: Description of Development

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- 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 a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; 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 150sq.m of retail (Class A1 and A2) and 225sq.m 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. In addition to the above, full planning permission 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 dwelling (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 use (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;