

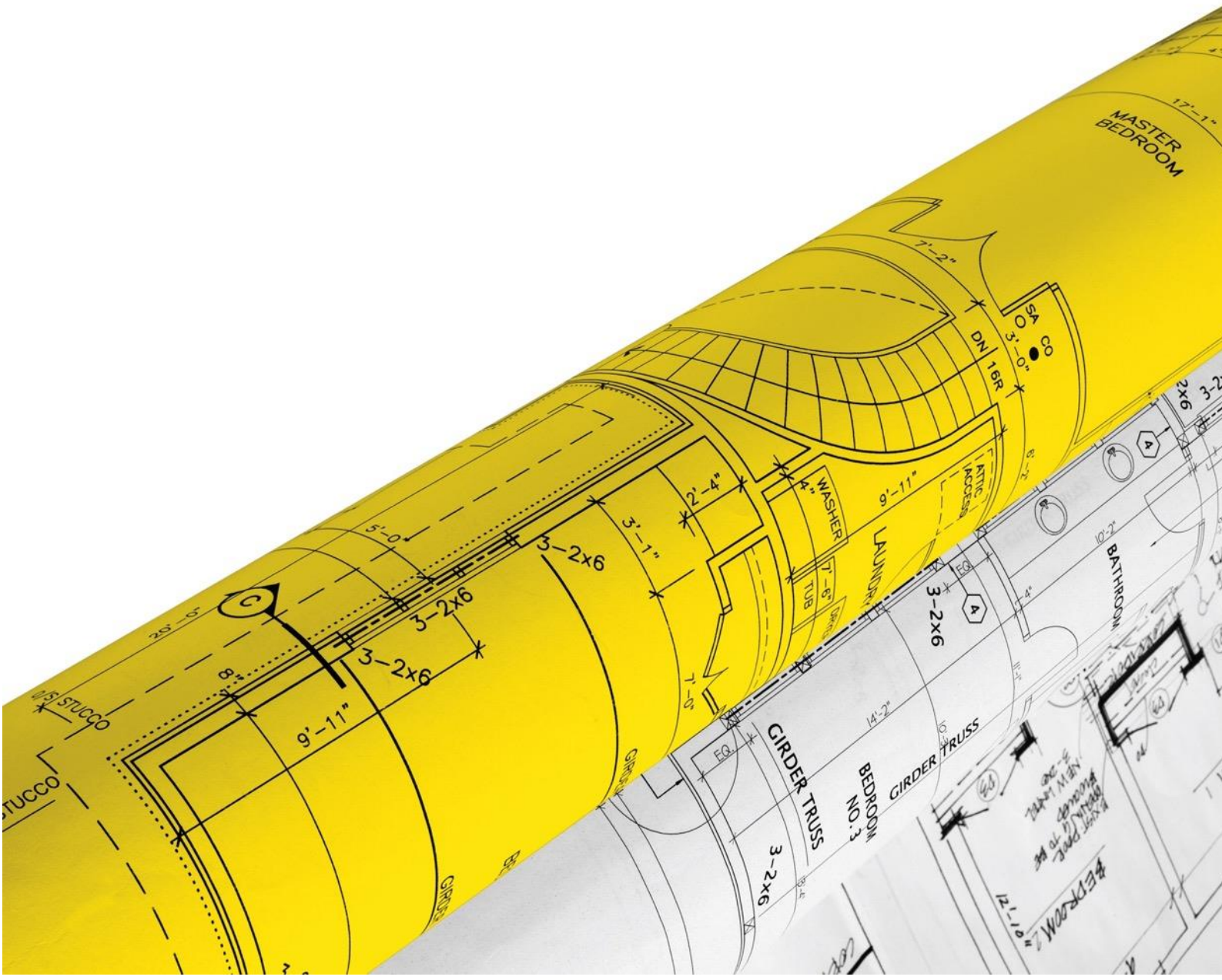
Planning Statement

3rd, 4th and 5th Floor, Staycity, Highpoint Village, Station Approach, Hayes UB3 4FL

Report date: September 2018

Prepared for:
Staycity

Prepared by:
Vail Williams LLP



Contents

1	Introduction	2
2	Background and Planning history	3
3	Proposed development	4
4	Consideration of Planning Policy	5
5	Planning Considerations	8
6	Planning Balance	9

1 Introduction

- 1.1. This Planning Statement has been prepared by Vail Williams LLP on behalf of Staycity for the change of use of exhibition/display area and management and Marketing suite (Assembly and leisure -D2) to Offices (Offices -B1) involving no external alterations.
- 1.2. The application is accompanied by the following plans and supporting documentation:
 - Application Form
 - Site Location Plan
 - Building G (Life Box) Ground Floor Plan – 3942 / GA (20) P00 – Rev C3
 - Building G (Life Box) - Mezzanine Plan -3942 / GA (20) P0M – Rev C3
 - Building G (Life Box) Podium Level - 3942 / GA (20) P01 – Rev C4
 - Building G (Life Box) second (interim) Floor Plan - 3942 / GA (20) P02– Rev C4
 - Building G (Life Box) third Floor Plan - 3942 / GA (20) P03– Rev C6
 - Building G (Life Box) Fourth Floor Plan - 3942 / GA (20) P04– Rev C5
 - Building G (Life Box) Fifth Floor Plan - 3942 / GA (20) P05– Rev C6
 - Building G (Life Box) Sixth Floor Plan - 3942 / GA (20) P06– Rev C3
 - Building G (Life Box) Roof Plan - 3942 / GA (20) P07– Rev C3
 - Drainage Statement – with this planning statement
- 1.3. The Statement presents the policy background to the proposal as set out within the National Planning Policy Framework (NPPF, 2018), London Plan and London Borough of Hillingdon Development Plan. It then evaluates the proposed development within this and the specific constraints and opportunities of the site and surrounding area.
- 1.4. It is structured as follows:
 - Section Two – Background and Planning History
 - Section Three – Proposed Development
 - Section Four - Consideration of Planning Framework
 - Section Five - Planning Considerations
 - Section Six – Planning Balance
- 1.5. This statement should be read in conjunction with the supporting information submitted. (As set out in 1.2)

2 Background and Planning history

Location and setting

- 2.1. The site is located within the High Point Village Development and is within walking distance of Hayes and Harlington station. The station has the London Paddington to Bristol mainline railway in the future Crossrail.
- 2.2. Highpoint Village is a mixed use development which was originally an allocated site within the Hillingdon Unitary Development Plan 1998.
- 2.3. The Lifebox Building is situated on the 3rd, 4th and 5th floors of the building and currently comprises a vacant exhibition / display area and management and marketing suite (D2).
- 2.4. There is no parking on site, but the site is sustainably located and has a PTAL rating of 5. The site is in a mixed-use area which is well serviced by cafes and shops. The site is located by Blyth Road and Clayton Road, which are traditional employment area which has been undergoing a significant transformation, moving away from manufacturing to distribution, support services and office uses.

Planning Constraints

- 2.5. The site is within the Hayes Town Centre. This means the site will be subject to Town Centre related planning policies.
- 2.6. The site can be considered constraint free as there are no ecological, heritage or flood constraints. The site is located in flood zone one and this means low probability of flooding and vulnerable uses are acceptable on this site.

Planning History

- 2.7. The following Planning History is relevant to this application
- 2.8. **10057/APP/2013/2643** - Former Hayes & Harlington Goods Yard, Station Road, Hayes - Details pursuant to condition 26 (Lifebox Strategy) of planning permission 10057/APP/2007/1993 (amendment to planning permission Ref: 10057/APP/2005/1620 (471 units, hotel, retail, financial & professional services and cafe/restaurant, an exhibition/display area, management and marketing suite, health and fitness centre). Approved 12-09-13
- 2.9. **10057/APP/2007/1994** - Former Hayes & Harlington Goods Yard 83-103 Station Road And Land Fronting Station Approach, Hayes - Revisions To The Design/Layout Of The Approved Scheme Including Provision Of Sculptural Entrance Staircase And Management Suite, Elevational Changes, Revised Design For Lifebox, Revisions To The Design/Layout Of Building E, Including An Additional Floor And Enclosed Private Balconies Along The Southern Elevation To Create An Additional Seven Residential Units, Amended Landscaping Proposals And Altered Car Parking Layout (Amendment To Planning Permission Ref. 10057/App/2005/1620 Dated 07/04/2006 For Comprehensive Redevelopment Of Site To Provide 471 Residential Units, An Hotel, An Apart-Hotel, Retail (Class A1), Financial & Professional Services (Class A2) And Café/Restaurant (Class A3/A4/A5) Units, An Exhibition/Display Area, Management And Marketing Suite, Health And Fitness Centre (Class D2), Landscaped Public Square, Communal Gardens And Underground Parking). Approved 06-07-07
- 2.10. **10057/APP/2006/2616** - Former Hayes & Harlington Goods Yard Station Road Hayes - Details of The Lifebox Strategy In Compliance With Condition 26 Of Planning Permission Refs. 10057/APP/2007/1993 & 1994 - Approved 13-09-06
- 2.11. **10057/APP/2005/1620** - Former Hayes & Harlington Station Goods Yard 83-103 Station Road & Land Fronting Station Approach, Hayes - Redevelopment of site to provide 471 residential units, an Hotel, an Apart-Hotel, Retail (Class A1), Financial & Professional Services (Class A2) & Cafe/Restaurant (Class A3/A4/A5) units, an Exhibition/Display Area, Management & Marketing Suite, Health & Fitness

Centre (Class D2), Landscaped Public Square, Communal Gardens & Underground Parking - Approved 03-06-05

- 2.12. **10057/APP/2007/1993** - Former Hayes & Harlington Goods Yard 83-103 Station Road And Land Fronting Station Approach, Hates - Revisions To The Design/Layout Of The Approved Scheme Including Provision Of Sculptural Entrance Staircase And Management Suite, Elevational Changes, Revised Design For Lifebox, Revisions To The Design/Layout Of Building E, Including An Additional Floor And Enclosed Private Balconies Along The Southern Elevation To Create An Additional Seven Residential Units, Amended Landscaping Proposals And Altered Car Parking Layout (Amendment To Planning Permission Ref. 10057/App/2005/1620 Dated 07/04/2006 For Comprehensive Redevelopment Of Site To Provide 471 Residential Units, An Hotel, An Apart-Hotel, Retail (Class A1), Financial & Professional Services (Class A2) And Café/Restaurant (Class A3/A4/A5) Units, An Exhibition/Display Area, Management And Marketing Suite, Health And Fitness Centre (Class D2), Landscaped Public Square, Communal Gardens And Underground Parking) - Approved 05-07-07
- 2.13. Planning permission was originally granted in April 2006 (Ref: 10057/APP/2005/1620) for the comprehensive redevelopment of the former Hayes Goods Yard to provide 471 residential units, a hotel and an apart-hotel, retail units, an exhibition / display area, health and fitness centre, landscaping and underground parking.
- 2.14. In 2006, A Lifebox Implementation Statement was duly submitted and the condition in regard to providing exhibition / display area was eventually formally discharged in October 2008 (Ref: 10057/APP/2006/2616).
- 2.15. Revisions to the scheme, including design amendments, the introduction of additional residential units and amended parking and landscape layouts (refs: 10057/APP/2007/1993 & 1994) were granted in October 2007.
- 2.16. In 2013, Details pursuant to condition 26 (Lifebox Strategy) of planning permission 10057/APP/2007/1993 (amendment to planning permission Ref: 10057/APP/2005/1620 (471 units, hotel, retail, financial & professional services and cafe/restaurant, an exhibition/display area, management and marketing suite, health and fitness centre) were resubmitted and discharged. The vision was that Lifebox would be a flexible space which could be used by the local authority, local education, art or community groups for exhibitions.

3 Proposed development

- 3.1. This full planning application seeks the change of use from exhibition/display area to serviced offices (Use Class B1).
- 3.2. It was the intention that the space would be considered exhibition / display area within the hotel. However, in practice the space has remained unused since completion of the construction of the building.
- 3.3. The application solely seeks a change to the use of the floor space. There will be no external alterations to the building.

4 Consideration of Planning Policy

National Planning Policy Framework 2018

- 4.1. The National Planning Policy Framework ('NPPF') adopted March 2018, replaced previous National Planning guidance, such as Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF focuses on achieving sustainable development, with **paragraph 11** stating:
- 4.2. Decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
 - Approving development proposals that accord with an up-to-date development plan without delay; or
 - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would signify and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.3. **Paragraph 82.** Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitable accessible locations.
- 4.4. **Paragraph 117.** Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'Brownfield' land.

London Plan

- 4.5. The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The following policies are relevant to this proposal:
- 4.6. **Policy 4.2 Offices**, this policy seeks to consolidate and extend the strengths of the diverse office markets elsewhere in the capital by promoting their competitive advantages, focusing new development on viable locations with good public transport, enhancing the business environment including through mixed use redevelopment, and supporting managed conversion of surplus capacity to more viable, complementary uses. This policy also seeks increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities.
- 4.7. **Policy 4.3 Mixed use development and offices**, this policy focus on mixed use development and redevelopment should support the consolidation and enhancements to the quality of the remaining office stock in the types of strategically specified locations such as town centre-based office quarters and locally oriented, town centre-based office provision, which can be consolidated effectively to meet local needs, or where necessary, changed to other uses.
- 4.8. In relation to Policies 4.2 and 4.3, The proposed conversion of this space into offices will see this space used to its full potential. The location is viable with a good public transport link as it's very close to Hayes and Harlington Station. The office space would be in a mixed use development. Over uses nearby would be hotels and residential apartments. This development would provide further opportunity for local people to work locally and therefore effectively meets local needs. This

conversation would also lead to an increase in office stock in the area, which will help Hayes meet rising demand.

London Borough of Hillingdon Unitary Development Plan - saved policies

- 4.9. The UDP was Hillingdon's long-term development strategy. Since its adoption, in 1998, the strategic policies have been replaced by the Local Plan Part 1 - strategic policies 2012.
- 4.10. The remaining UDP policies have been saved and are being replaced by the emerging Local Plan Part 2 documents. The following policies are relevant to this application:
- 4.11. **R5** *the local planning authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.*
- 4.12. **R8** *the local planning authority will resist proposals which could lead to the loss of facilities which support art, culture and entertainment facilities without suitable alternative replacement.*
- 4.13. In relation to policies, R5 and R8. The site is surrounded by 14 other assembly and leisure spaces which are well used and within walk distance. Therefore, residents will still have access to the assembly and leisure facilities which will act as a suitable alternative replacement. The LifeBox has remained vacant since the development was completed has never been used by the local authority or other groups of people and currently is an unutilised space. The development has never been used as an exhibition/display area and management and Marketing and given the period of time since the building was completion there will be no impact on the local area if this space is converted into a more viable use.
- 4.14. The previous site allocation for Hayes Station allocation sought to provide a mixed use development. The Local Plan Part 1 which replaced previous planning policy seeks to encourage economic growth and has been set out below.

The Local Plan Part 1 - Strategic policies

- 4.15. The Local Plan Part 1 - Strategic policies set out the overall level and broad locations of growth up to 2026. It comprises a spatial vision, strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. The following policies are considered to be relevant to this proposal:
- 4.16. **Policy C13: Culture** *will ensure that cultural uses help improve the quality of life of residents and visitors, a strong and well-developed cultural provision will be established by:*
 - *Safeguarding the quality of existing viable cultural facilities.*
- 4.17. This proposal would see the exhibition/display area replaced with serviced office space. Given the period of time this space has remained unused the proposal will see the space become viable and have an efficient business use. The conversion to offices will make a valuable contribution to employment land and aid economic growth.
- 4.18. **Policy E1 Managing the Supply of Employment Land:** *The Council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL) including the designation of 13.63 hectares of new employment land. Areas for managing release of employment land are shown on the Map in Appendix 2.*
- 4.19. **Policy E2: Location of Employment Growth,** *The Council will accommodate 9,000 new jobs during the plan period. Most of this employment growth will be directed towards suitable sites in the Heathrow Opportunity Area, for example Hayes Town Centre with a particular focus around transport nodes. The Council will promote development in highly accessible locations that delivers sustainable travel*

patterns and contributes to the improvement of existing networks to reduce emissions and impacts on air quality

- 4.20. In relation to policy E1 and E2, the change of use to B1 office space will contribute to the growth of employment in the Hayes Town Centre.

Local Plan: Part 2 Development Management Policies (Revised Proposed Submission Version, October 2015)

- 4.21. The Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Policies Map. Once adopted it will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Policies (2012). Together they will form a comprehensive development strategy for the borough up to 2026. This part of the local plan has not been adopted yet and therefore carries some weight. However, for due diligence the following policies will be considered relevant once the plan is adopted:
- 4.22. **Policy DME 3 Office Development:** Proposals for smaller scale new office floor space within designated town centres, including proposals within mixed use schemes, will be supported where:
- The mixed-use element of the scheme meets the requirements of policies related to town centre development in this Plan; and
 - The scale of provision is appropriate to the role and function of the town centre.
- 4.23. **Policy DMTC 1 Town Centre Development:** The Council will support ‘main town centre uses’ where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that:
- Adequate width and depth of floor space has been provided for the town centre uses; and
 - Appropriate servicing arrangements have been provided.
- 4.24. In relation to policies DME 3 and DMTC 1, the development proposal is consistent with the scale and function of the centre. The office is sustainably located, in terms of transport and social facilities. The employees within the office would have a quality working environment. The office use compliments the building hotel use and other mix uses in the surrounding area. The proposal is compliant with both DME 3 and DMTC 1 as it is appropriate to the role and function of the town centre.
- 4.25. **Policy DMT 6: Vehicle Parking:** Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:
- The variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
 - A transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.
- 4.26. The parking standards for B1 Office are 1 space per 50 – 100 sqm for vehicles and 1 space per 250sqm for bike spaces.
- 4.27. The site is located within the High Point Village Development and is within walking distance of Hayes and Harlington station. The station has the London Paddington to Bristol mainline railway in the future Crossrail. There is no parking on site, but the site is sustainably located and has a PTAL rating of 5. The site is in a mixed-use area which is well serviced by cafes and shops. The site is very sustainably located in terms of transport and variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.

5 Planning Considerations

Principle

- 5.1. The conversion the redundant exhibition space to offices should be consider in principle acceptable because it will be an effective use of space as per paragraph 117 of NPPF. The local area around the site is well catered by existing leisure facilities. There are 14 other assembly and leisure spaces which are well used therefore there should be no impact on the local area as a result of the proposal.
- 5.2. The change of use to office will provide, the more jobs for the local area. As the proposal will help to contribute towards the local economy the proposal adheres to policies E1 and E2 of the of the Local Plan Part 1 and will contribute towards the economic growth of Hayes Town Centre.

Planning history

- 5.3. The use of this space was decided by condition to be exhibition/display area and management and Marketing suite. In Application 10057/APP/2005/1620 - Condition 23 and Application 10057/APP/2007/1993 – Condition 26 both stated:
- 5.4. The exhibition/display area and management and Marketing suite hereby approved shall be operated in accordance with Lifebox Strategy (dated February 2005) accompanying the application unless otherwise agreed in writing with the local Planning Authority. Detailed proposals for the implementation of the Lifebox Strategy shall be submitted to and approved by the Local Authority prior to the commencement of the development. Such accommodation shall then be constructed and made ready for occupation in accordance with the approved implementation strategy.
- 5.5. Reason for this condition was to ensure the provision of a satisfactory mix of uses on the site accordance with policy PR1 of the Hillingdon Unitary Development Plan.
- 5.6. The proposal would still achieve this goal given the mix of units within the wider development.
- 5.7. The proposed change of use is supported by current modern planning policy, for example The Local Plan Part 1 was adopted on 8 November 2012 has policy E2: Location of Employment Growth. This policy indicates employment growth will be directed towards suitable sites in Hayes Town Centre with a focus around transport nodes. This policy provides further support for employment growth

Highways

- 5.8. The site is sustainably located and has a PTAL rating of 5. There is no on-site parking but is within a 5 minute walk from Hayes and Hartington station. Hayes and Hartington station consists of the London Paddington to Bristol mainline railway and will also be serviced by Crossrail. There is also the bus stop location near by, which are serviced by routes 90, 140, 195, 350, E6, H98, U4 and U5. In walking distance is the Blyth Road Car Park, 47 spaces, 0.2 miles away is Civic Hall Car Park, which has 110 parking spaces and Pump Lane Car Park which has 71 spaces. The proposed office is within a mix use, which means there is an opportunity for those who live nearby to walk to work. Policy DMT 6 states that the council can vary parking standards, if the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity. The change of use would not lead to a deleterious impact on street parking provision, congestion or local amenity as the site is in a very suitable location.

Character

- 5.9. The character of the area is mixed use, leaning towards in employment uses. The site is located by Bluth Road and Clayton Road, which has been a traditional employment area. The area has undergone and is still undergoing a substantial transformation by moving away from manufacturing to distribution, support service and office uses. The development proposal is consistent with the scale and function of the Hayes Town Centre and is compliant with policies policy E1 and E2. The change of use to B1 office space will contribute to the growth of employment in the Hayes Town

Centre. The proposal will see the space become viable and have an efficient business use, which will aid economic growth in the Hayes town centre.

Other constraints

- 5.10. As this application solely seeks the principle of the change of use, there will be no alterations to any other elements of the building other than the use and therefore there should be no other impacts as a result of the development. The change of use of this site to office is complying with paragraph 11 of the NPPF and therefore should be granted permission without delay.

6 Planning Balance

- 6.1. The proposal is in accordance with both national, regional and local policy in relation to sustainable development, the effective reuse of previously developed land and therefore can be viewed as suitable development and therefore, compliance with paragraph 11 of the NPPF and therefore should be granted permission without delay.
- 6.2. The reason for original conditions were being to ensure the provision of a satisfactory mix of uses on the site accordance previous local policy relating to site allocations (Note this policy has not been replaced in the new Local Plan because the site allocation has been built out). The Change of use from D2 to B1 means the lifebox building remains a satisfactory mix of uses. Additionally, as office space the space will provide far greater benefits than to current D2 use. For example, the change of use to office will provide, the more jobs for the local area. The space is currently not used and therefore, does not benefit anyone. This will help Hayes town Centre create a vibrant mix-use economy with will provide stability and help Hayes Town Centre to continually grow economically.
- 6.3. The change of use would not lead to a deleterious impact on street parking provision, congestion or local amenity as the site is in a very suitable location.
- 6.4. As this application solely seeks the principle of the change of use, there will be no alterations to any other elements of the building other than the use and therefore there should be no other impacts as a result of the development. The change of use of this site to office is compliant with paragraph 11 of the NPPF and therefore should be granted permission without delay.

Expertise Related Services

Property Acquisition & Disposal

A commercial property search, acquisition and disposal service that obtains the best possible outcome for our clients.

Business Rates

Helping you to unravel the increasingly complex world of Business Rates.

Occupier Advisory

A tailored service to manage your diverse property interests throughout the UK and Europe.

Property Development

We advise on a wide range of development projects including the sale or acquisition of land and buildings. We create promotion, option, and development agreements, advise on scheme layout and provide viability appraisals to support planning applications, appeals and local plan enquiries.

Dilapidations

Combining our exceptional negotiation skills and understanding of your objective, we settle liabilities in your favour using our expertise and strategic advice across a broad range of property types.

Dispute Resolution

Representing your interests to bring commercial property disputes to the best possible conclusion.

Facilities Management

Improving efficiency to make sure your building provides the environment and services that will satisfy the business requirements of the occupiers whilst reducing costs and ensuring full compliance with regulations.

Property Investment

Using our market knowledge and network of contacts to help you find investment or selling opportunities.

Lease Advisory

Commercially astute and detailed strategic advice on all aspects of commercial property leases for both landlords and tenants.

LPA Receivership

Our highly specialist service for when the secured property assets of lenders have become compromised by mortgage arrears.

Marine & Leisure

Covering all aspects from valuation, acquisition & disposal through to lease advisory work.

Property Valuations

Providing accurate assessments across different sectors through highly experienced surveyors.

Project Management and Monitoring

Our job is to plan, budget, oversee and document all aspects of your project ensuring that each element is on schedule and meets all necessary regulations and standards. We will also help you select and manage the contractors and monitor their progress.

Planning Consultancy

Expert advice for negotiating the complexities of the town planning process.

Property Asset Management

An extension of your team, providing the reassurance that your property portfolio is being well managed from a landlord's perspective.

Service Charge

Providing advice that can lead to valuable cost savings in this often overlooked area.

Treasury Management

Ensuring your property portfolio delivers maximum value through tight credit control and management of supplier relationships.

Our offices:

Birmingham

Edmund House
12-22 Newhall Street
Birmingham
B3 3EF
T: +44 (0)121 654 1065

Crawley

Unit 4 Peveril Court
6-8 London Road
Crawley
West Sussex
RH10 8JE
T: +44 (0)1293 612600

Guildford

Carriage House
Walnut Tree Close
Guildford
Surrey
GU1 4TX
T: +44 (0)1483 446800

Heathrow

450 Bath Road
West Drayton
Heathrow
UB7 0EB
T: +44 (0)20 8564 8300

London

Dover House
34 Dover Street
London
W1S 4NG
T: +44 (0)20 3589 0050

Portsmouth

Lakeside North Harbour
Western Road
Portsmouth
PO6 3EN
T: +44 (0)23 9220 3200

Reading

550 Thames Valley
Park Drive
Reading
RG6 1PT
T: +44 (0)118 909 7400

Southampton

Savannah House
3 Ocean Way
Southampton
SO14 3TJ
T: +44 (0)23 8082 0900

Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

Visit us:



Vail Williams



@vailwilliams



Vail Williams

www.vailwilliams.com

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS