



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Frogsditch Farm

Address Line 1

Shepiston Lane

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB3 1LL

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Kirsten

Surname

Sloth-Nielsen

Company Name

Berrys

Address

Address line 1

Berrys

Address line 2

Worton Park

Address line 3

Cassington

Town/City

Country

United Kingdom

Postcode

OX294SX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning application for the demolition of 5 existing buildings and construction of replacement building/s with a combined floor space of 1,402.9 sqm and associated hard standing, fencing and landscaping for use class B8.

Reference number

10181/APP/2018/4485

Date of decision (date must be pre-application submission)

28/02/2020

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Appearance, access, scale, layout, landscaping. Please see supporting statement for further information.

Has the work already started?

- Yes
- No

Site Area

What is the measurement of the site area? (numeric characters only).

1.18

Unit

Hectares

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number:

Unregistered

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Public/Private Ownership

What is the current ownership status of the site?

Public
 Private
 Mixed

Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes
 No

Do the proposals cover the whole existing building(s)?

Yes
 No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes
 No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference:

Unit A

Maximum height (Metres):

6.5

Number of storeys:

1

Building reference:

Unit B

Maximum height (Metres):

6.5

Number of storeys:

1

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes

No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes

No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes

No

Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

Entire Development

When are the building works expected to commence?:

2022-08

When are the building works expected to be complete?:

2023-02

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

Yes
 No

Developer Information

Has a lead developer been assigned?

Yes
 No

Existing and Proposed Uses

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

B8 - Storage or distribution

Existing gross internal floor area (square metres):

1402.9

Gross internal floor area lost (including by change of use) (square metres):

0.5

Gross internal floor area gained (including change of use) (square metres):

0

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	1402.9	0.5	0

Vehicle Parking

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

24

Total proposed (including spaces retained):

24

Difference in spaces:

0

Vehicle Type:

Disabled persons parking

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

4

Difference in spaces:

4

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes

No

Please add details of the charging points:

Charging point type:

Fast charging points (7-22 kw)

Active charging points:

6

Passive charging points:

6

Total charging points	Active	Passive
	6	6

Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes
 No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes
 No

Water management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0	percent
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Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes
 No

Please state the expected internal residential water usage of the proposal

0.00	litres per person per day
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Does the proposal include the harvesting of rainfall?

Yes
 No

Does the proposal include re-use of grey water?

Yes
 No

Residential Units

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Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes
 No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes
 No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes
 No

Utilities

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Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

Yes
 No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

2

Mobile networks

Has consultation with mobile network operators been carried out?

Yes
 No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

Yes
 No

Solar energy

Does the proposal include solar energy of any kind?

Yes
 No

Total Installed Capacity (Megawatts)

0.00

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes
 No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

MMD-372345-C-DR-00-XX-2002 Rev PO1 (illustrative landscape plan) - received 28

Dec 2018

MMD-372345-C-DR-00-XX-2001 Rev PO1 (illustrative masterplan) - received 28 Dec

2018

Indigo covering letter dated 13/12/19 - received 04 Jun 2019

Archaeological desk-based assessment March 2018 - received 28 Dec 2018

Planning statement December 2018 - received 28 Dec 2018

Flood risk assessment 4 June 2019 Rev B - received 28 Jun 2019

Green belt assessment December 2018 - received 28 Dec 2018

Technical note air quality - received 28 Dec 2018

Preliminary ecological appraisal June 2017 - received 28 Dec 2018

Arboricultural February 2017 - received 28 Dec 2018

Bat Survey September 2017 - received 28 Dec 2018

Phase 1 Desk Study 10 December 2018 - received 28 Dec 2018

Energy statement (June 2019) - received 04 Jun 2019

Design and Access Statement December 2018 - received 28 Dec 2018

MMD-372345-C-DR-00-XX-2004 Rev P (development plan) - received 22 Jan 2019

Transport statement May 2018 Rev C - received 04 Jun 2019

Reptile Survey September 2017 - received 28 Dec 2018

MMD-372345-C-IM-00-XX-003 - received 04 Jul 2019

MMD-372345-C-DR-00-XX-2003 Rev PO1 (site location plan) - received 28 Dec

2018

MMD-372345-C-IM-00-XX-002 - received 04 Jul 2019

MMD-372345-C-IM-00-XX-004 - received 04 Jul 2019

MMD-372345-C-IM-00-XX-006 - received 04 Jul 2019

Please list all drawing numbers submitted with this application for approval

2021-FF-PL-02, 03,04, 05b, 06c

MMD-372345-C-DR-00-XX-2003

MMD-372345-C-DR-00-XX-2002

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Kirsten Sloth-Nielsen

Date

24/06/2022