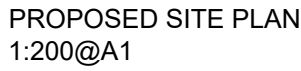


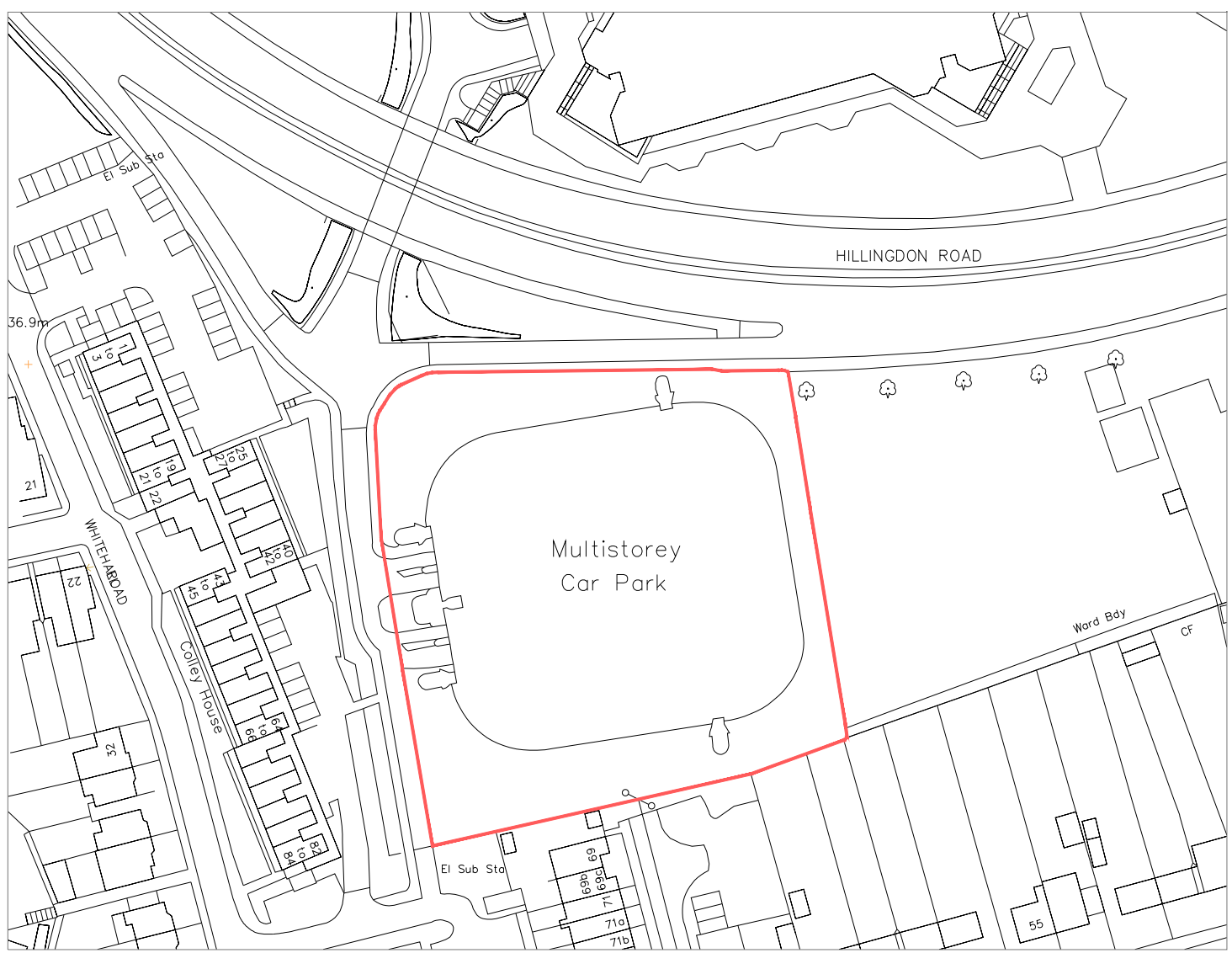
Appendix F

(Proposed Development Plans)



Revision			
A	17.07.2026	AOR	First Issue
B	28.07.2026	AOR	Rooflight Amended
C	18.08.2026	AM	Context amended to match existing road surface and basement air intake added
D	02.09.2026	AOR	Boundary treatment labels added
E	14.09.2026	AOR	For Client Approval

status: M10960_APL008_1 cad ref:		PLANNING M10960_APL008_1
--	---	--



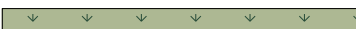
SITE LOCATION PLAN 1:1250@A1

Total site area: 0.70 ha (1.74 acres)
Number of car parking spaces: 34 (including 4 disabled bays)
+ 1 loading bay and 1 emergency vehicle bay
Number of cycle parking spaces: 8 short stay (4 Sheffield stands)
9 long stay (ground floor cycle storage)



Active EV Parking Space (20% of all spaces)
S - Single EV Charger
T - Twin EV Charger

LEGEND

- | | |
|---|---|
|  | - Site boundary |
|  | - Outline of former carpark to be demolished |
|  | - Metal railing, 1.5m high |
|  | - Close board fence, 3m high |
|  | - Iron railings, 1.6-1.8m high |
|  | - Wire mesh, 2.5m high |
|  | - Proposed Hedge
Refer planting schedule for species and density. |
|  | - Proposed Ground Cover Mix
Refer planting schedule for species and density. |
|  | - Proposed Shade Tolerant Hedgerow Mix Wildflower |
|  | - Proposed Tussocky Grassland Wildflower |
|  | - General Purpose Wildflower |
|  | - Proposed Ecological Enhancement Mix
Refer planting schedule for species and density. |
|  | - Herringbone block paver
100 x 200mm, buff finish |
|  | - Natural Stone
450 x 450mm flush paving. |
|  | - Pedestrian path:
Macadam smooth, buff surface finish
flush with concrete edging |
|  | - Back of house/services path:
Macadam smooth, black surface finish
flush with metal edging |
|  | - Road surface:
Macadam smooth, to match existing |
|  | - Tactile Blister Paving. Colour: Standard Charcoal
(Abutting Pedestrian Footpath) |
|  | - Painted road markings. Colour: White |

- | | | | |
|---|--|---|--|
|  | - Existing CAT B & C trees (as indicated) to be retained with root protection zone (refer to arboriculturist tree survey for more details) |  | - Timber pergola with integrated curved timber bench and raised planters centered around water feature |
|  | - Existing CAT A, B, C & U trees (as indicated) to be removed |  | - Round wooden gazebo with seating |
|  | - Proposed New Tree (refer to planting schedule for species) |  | - Timber pergola with climbing plants |
|  | - Proposed New Mature Tree (refer to planting schedule for species) |  | - Raised timber vegetable bed |
|  | - Proposed specimen shrub (1m high on planting) |  | - Natural play equipment |
|  | - Proposed small / fastigate tree |  | - Traditional timber bench |
|  | - Proposed fire hydrant | | |

project name:	CRICKET FIELD ROAD CAR PARK, UXBRIDGE, UB8		
drawing reference:	RESIDENTIAL CARE HOME	date:	SEPTEMBER 2026
	PROPOSED SITE PLAN	sheet:	1 of 1
		scale:	1:200@A1
		drawn:	
		checked:	

Job number: M10960 drawing number: APL008 revision: E

status: **PLANNING**

cad ref: M10960_APL008_Proposed Site Plan_Cricket Field Rd_1-200@A1.dwg

Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.

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mail@hunters.co.uk
www.hunters.co.uk

Appendix G

(Visibility Splay Drawing)



Rev		Details		Drawn	Checked	Date
A		Site layout updated.		DW	KM	30.09.2026

NOTES :

1. Do not scale from this drawing.

2. This drawing to be read & printed in colour.

3. This drawing is for illustrative purposes only.

Client

London Borough of Hillingdon

Project

14 Cricketfield Road

Drawing Title

Proposed Highway Arrangement

Scale

1:250

Size

A1

Drawn

DW

08.09.2026

Checked

KM

08.09.2026

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transport planning specialists

27 Beak Street
London
W1F 9RU
Tel. No. 020 7100 0753

Drawing Number

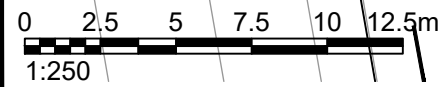
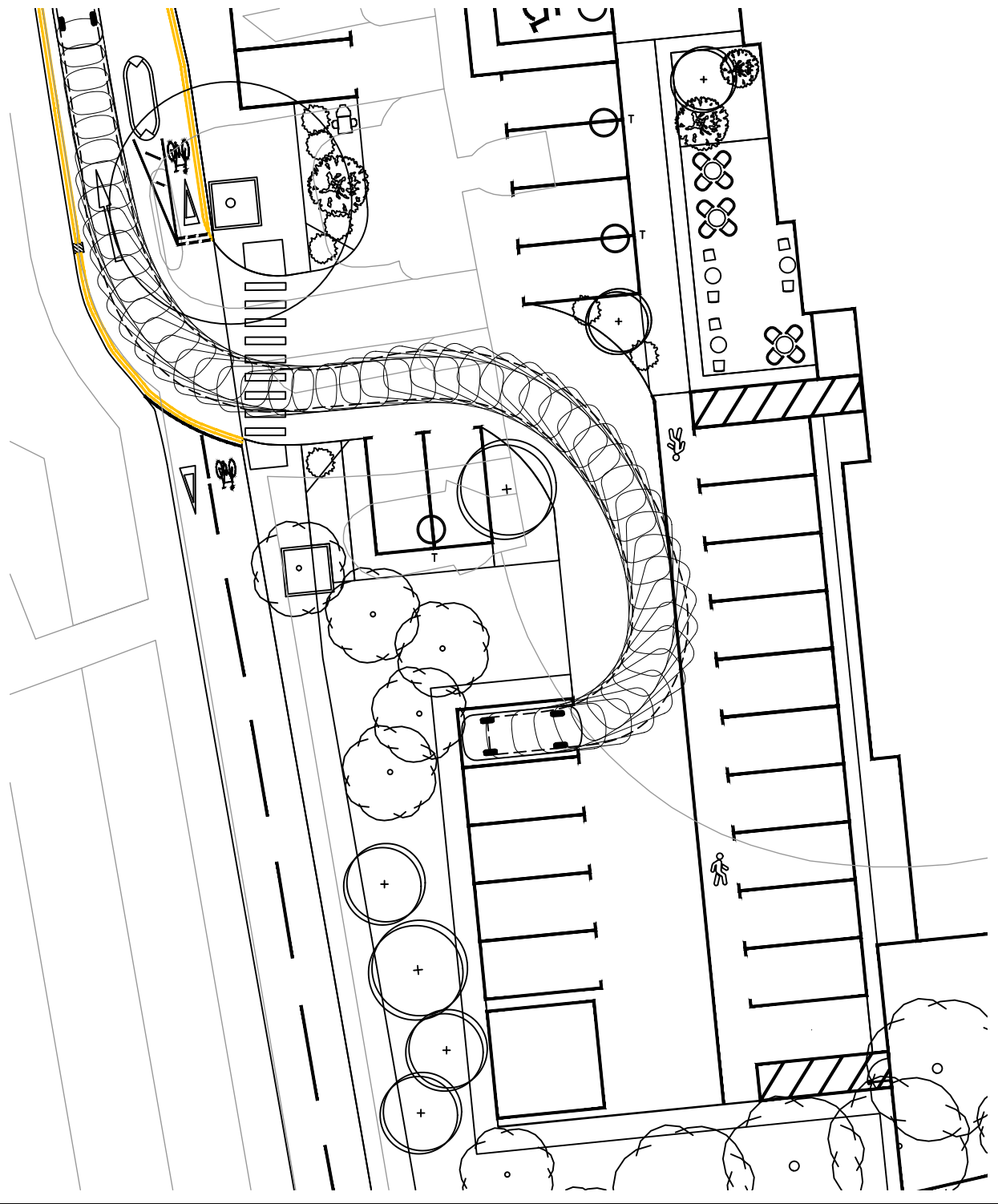
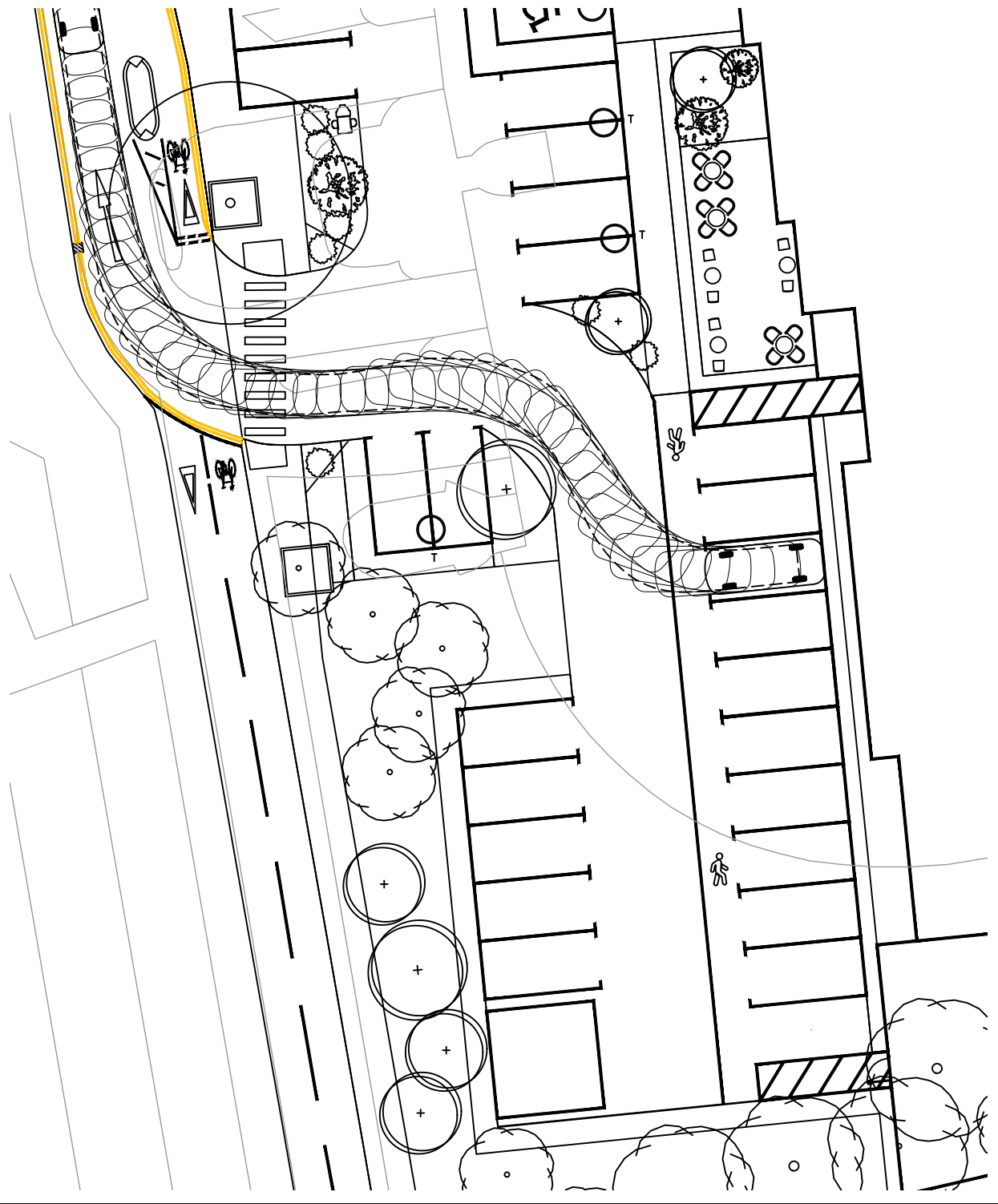
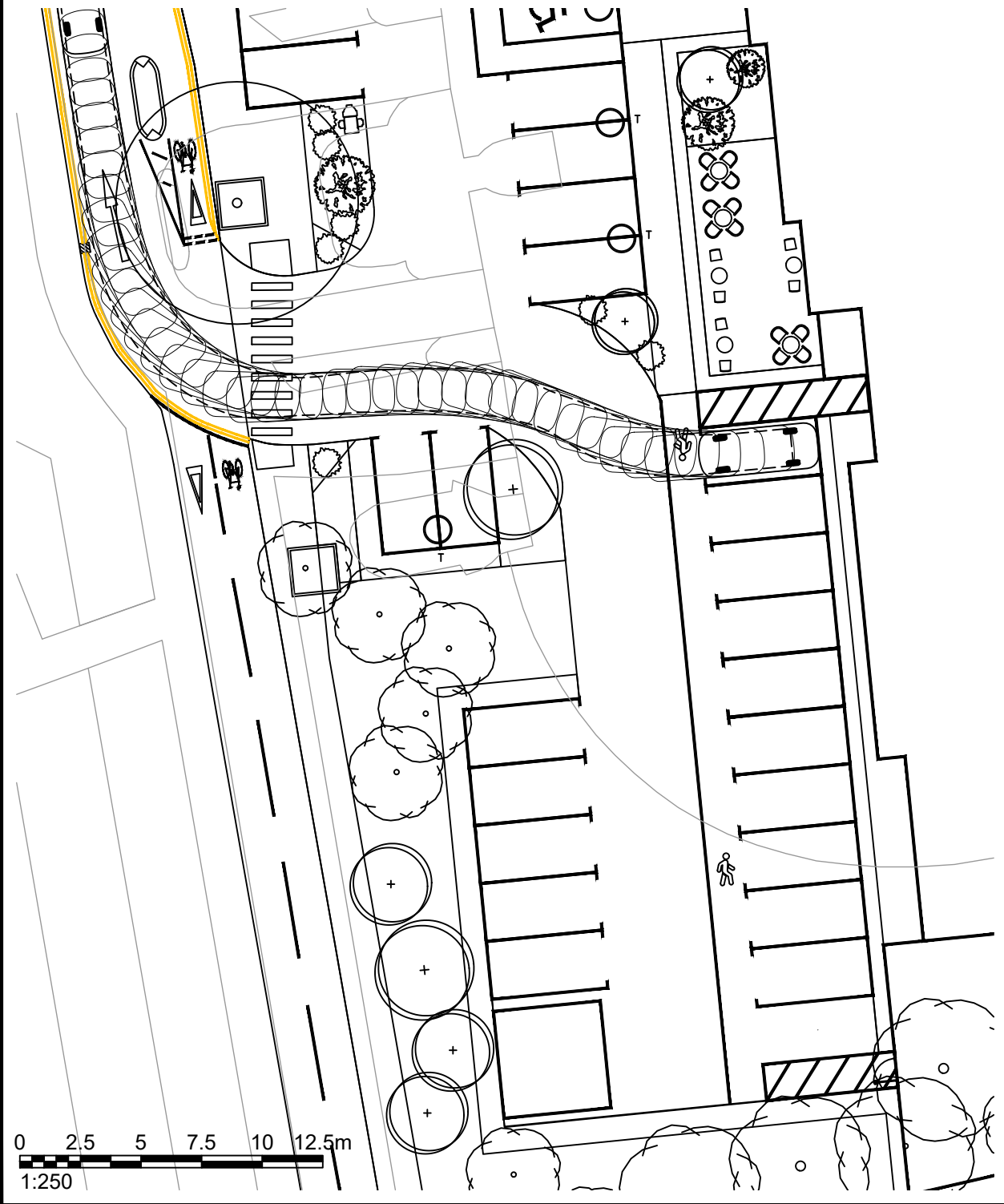
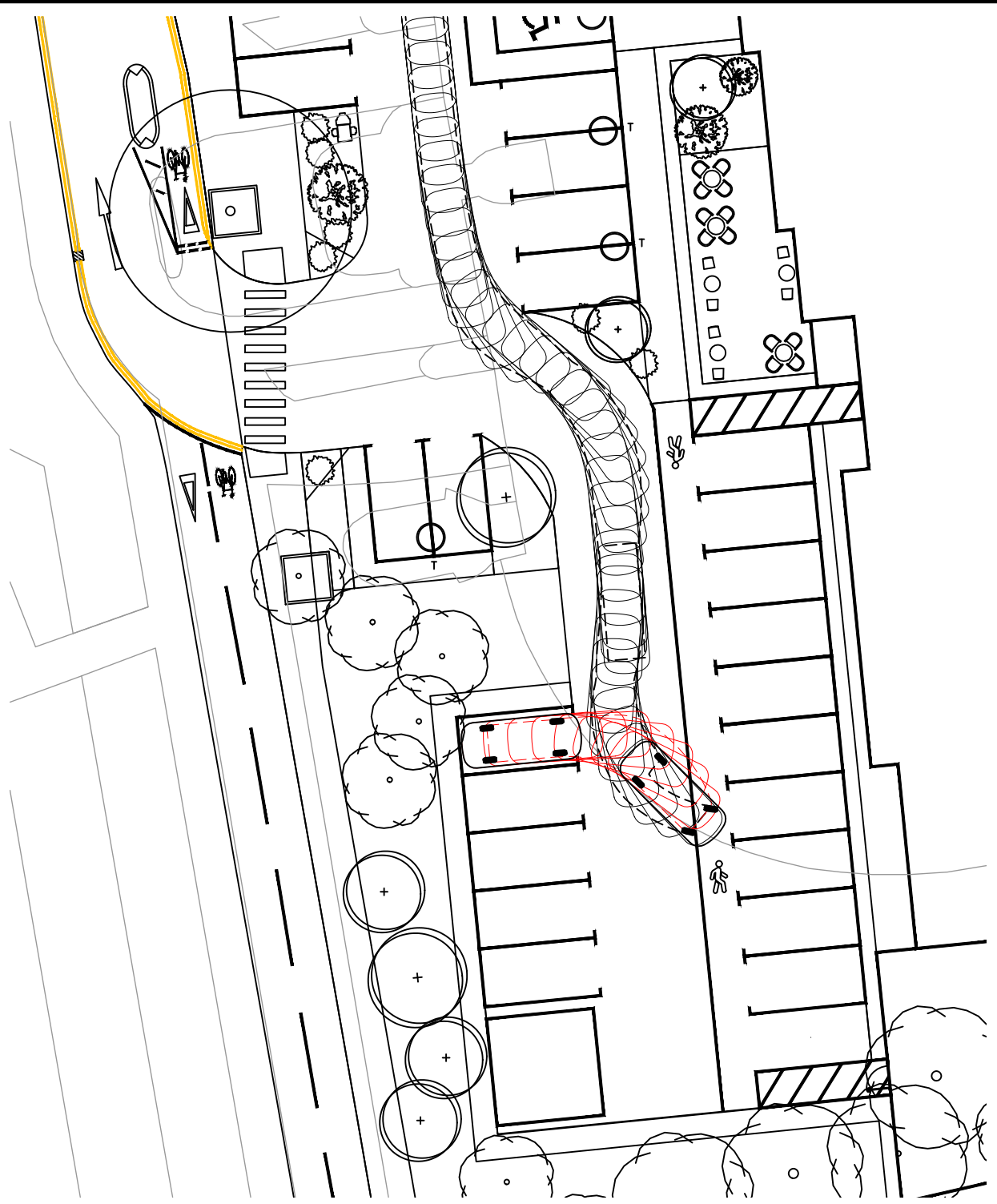
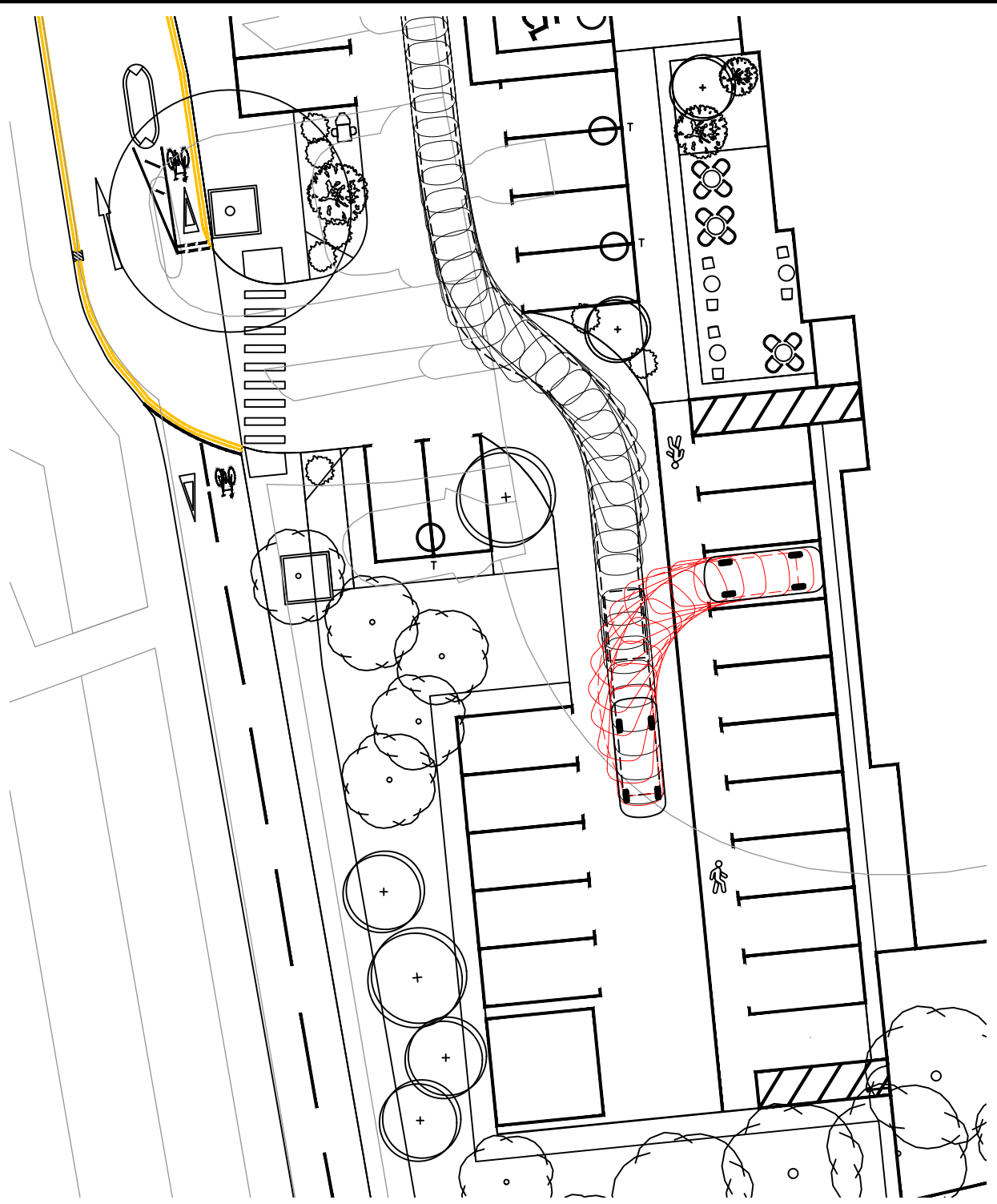
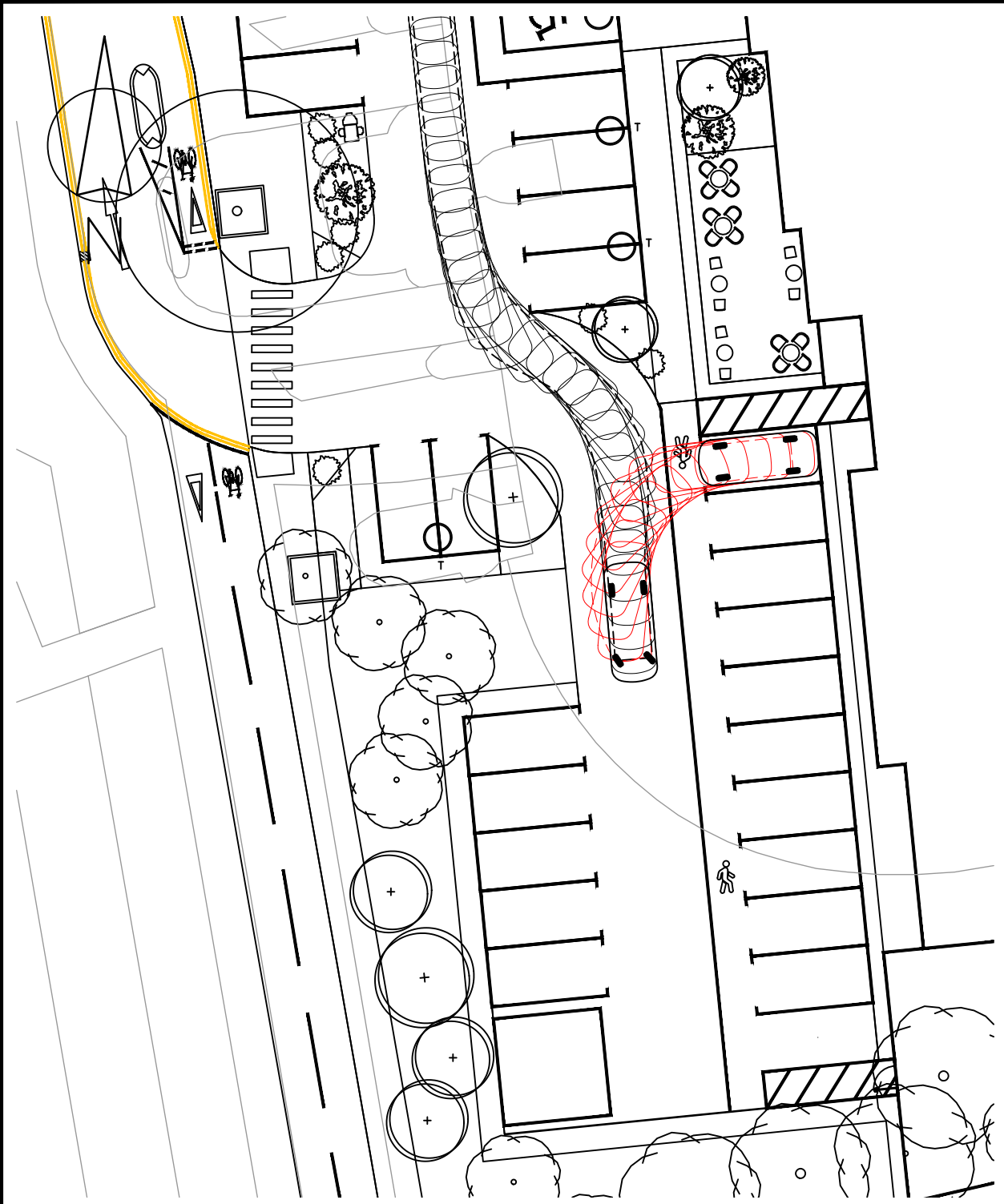
2026-5696-001

Rev

A

Appendix H

(Swept Path Analysis Drawings)



Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES:

- Do not scale from this drawing.
- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only, and not for construction.

LARGE SIZE CAR (Jaguar S-Type)

4.939
0.937 2.909

Overall Length	4.939m
Overall Width	1.878m
Overall Body Height	1.474m
Min Body Ground Clearance	0.259m
Max Track Width	1.544m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.000m

	FORWARD MOVEMENTS (design speed - 5kph)
	REVERSE MOVEMENTS (design speed - 2.5kph)

Client
London Borough of Hillingdon

Project
14 Cricketfield Road

Drawing Title
Vehicular Swept Paths Analysis
using Large Size Car
(Sheet 3 of 4)

Scale	1:250	Size	A2
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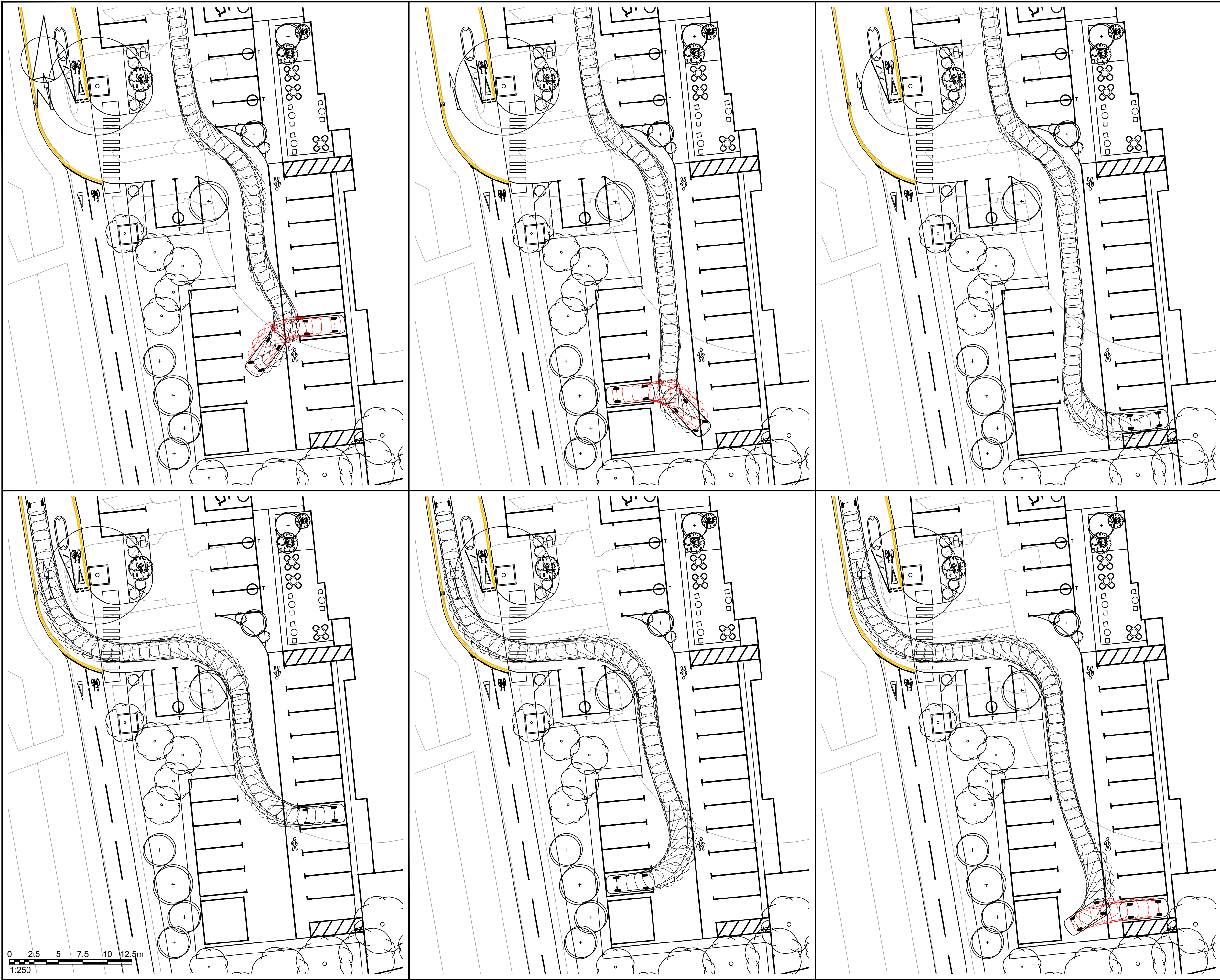
Drawn	DW	08.09.2026
Checked	KM	08.09.2026

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Drawing Number
2026-5696-TR01 (3)

Rev
A



Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES:

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2. This drawing to be read & printed in colour.

3. This drawing is for illustrative purposes only, and not for construction.

LARGE SIZE CAR (Jaguar S-Type)

4.939

0.9372.909

Overall Length

Overall Width

Overall Body Height

Min Body Ground Clearance

Max Track Width

Lock to Lock Time

Kerb to Kerb Turning Radius

4.939m

1.878m

1.474m

0.259m

1.544m

4.00s

6.000m

FORWARD MOVEMENTS

(design speed - 5kph)

REVERSE MOVEMENTS

(design speed - 2.5kph)

Client

London Borough of Hillingdon

Project

14 Cricketfield Road

Drawing Title

Vehicular Swept Paths Analysis using Large Size Car (Sheet 4 of 4)

Scale

1:250

Size

A2

Drawn

DW

08.09.2026

Checked

KM

08.09.2026

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Drawing Number

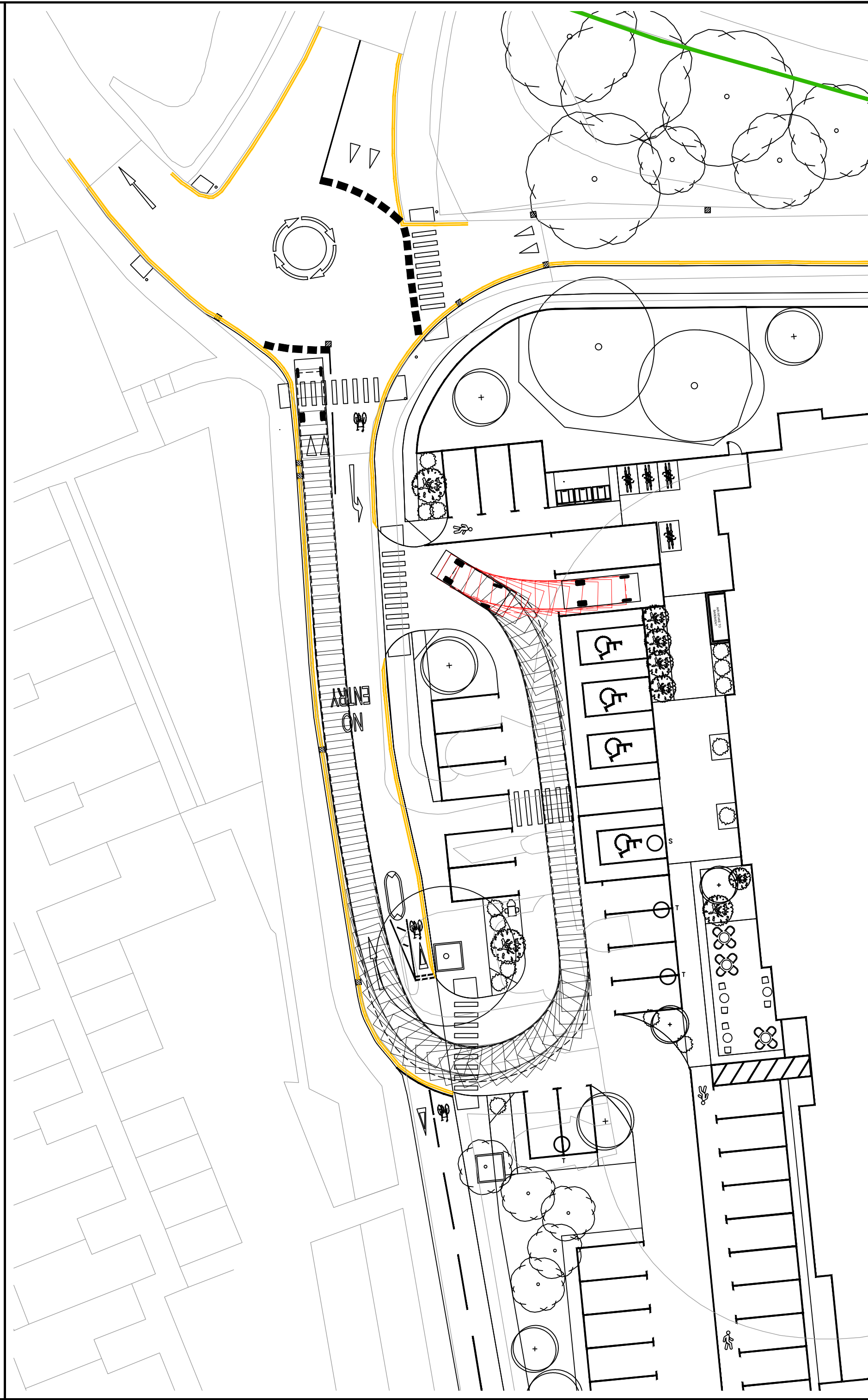
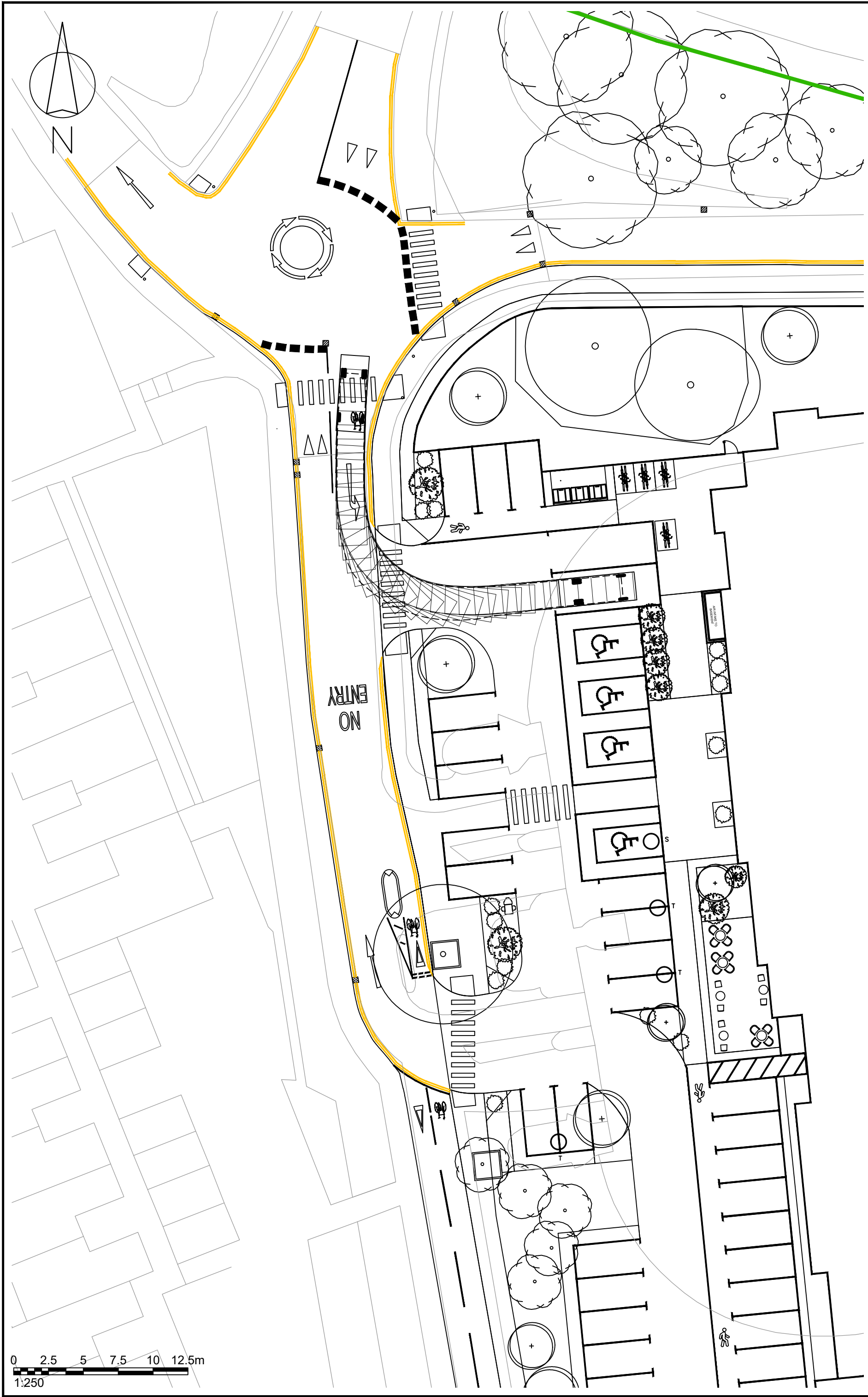
2026-5696-TR01 (4)

Rev

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2026-5696-TR01 - V.S.P.A. USING LARGE SIZE CAR.DWG



Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES :

1. Do not scale from this drawing.
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AMBULANCE

Overall Length 5.461m
Overall Width 2.020m
Overall Body Height 2.498m
Min Body Ground Clearance 0.225m
Track Width 1.860m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 6.500m

	FORWARD MOVEMENTS (design speed - 5kph)
	REVERSE MOVEMENTS (design speed - 2.5kph)

Client
London Borough of Hillingdon

Project
14 Cricketfield Road

Drawing Title
Vehicular Swept Paths Analysis
using Ambulance

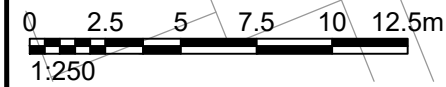
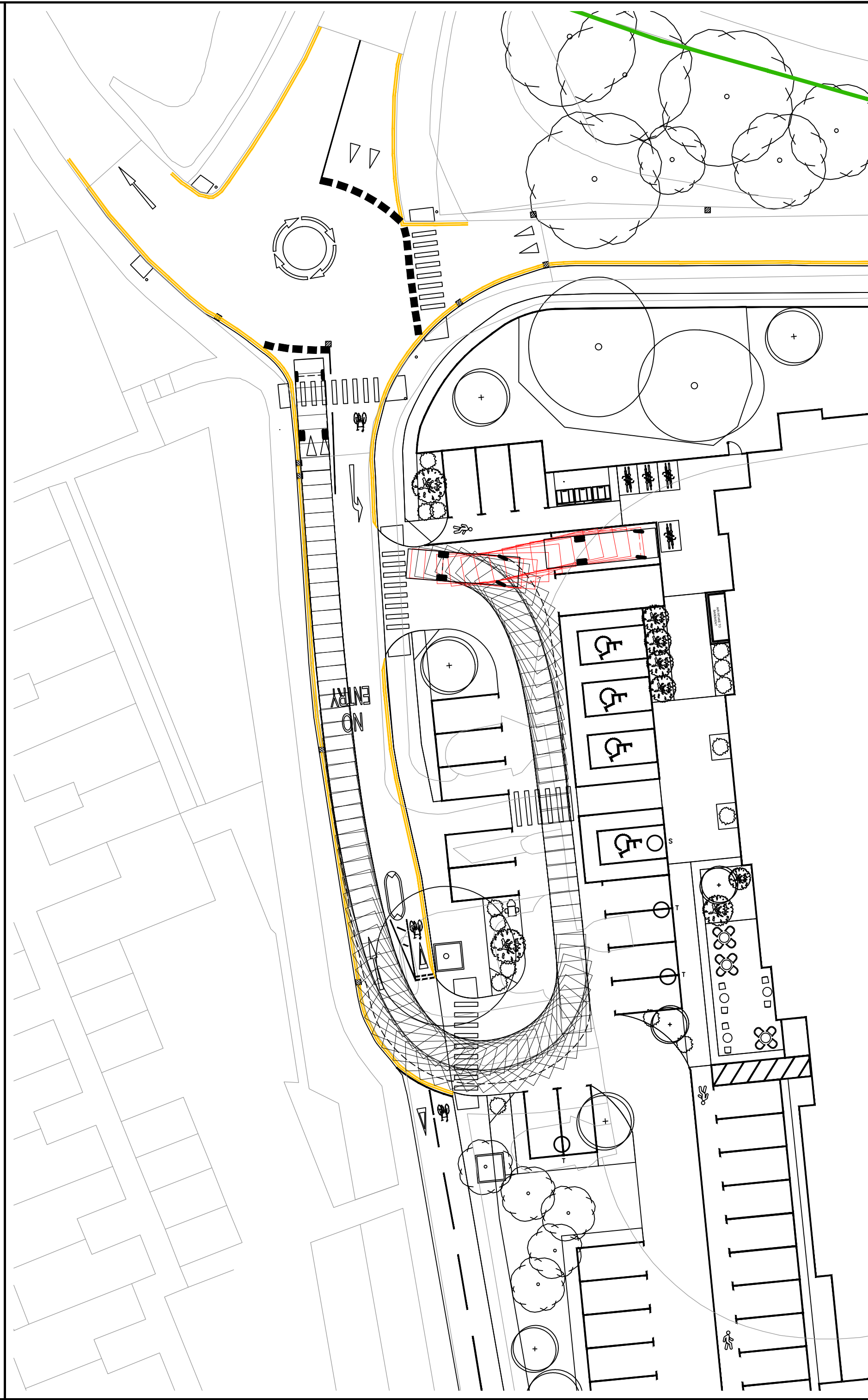
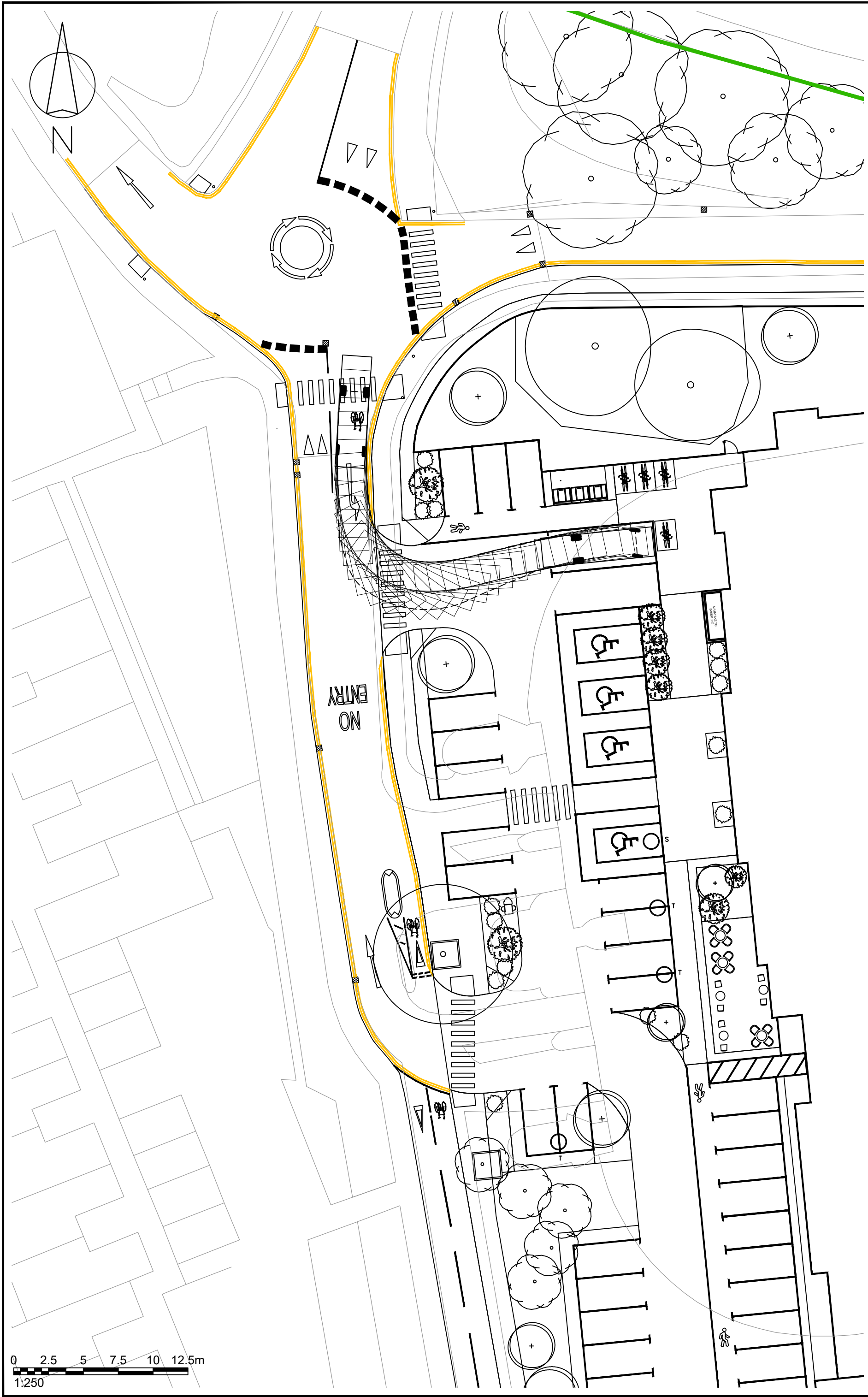
Scale	1:250	Size	A2
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Drawn	DW	08.09.2026
Checked	KM	08.09.2026

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Drawing Number	2026-5696-TR02	Rev	A
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Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES:

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7.5T BOX VAN

8.01

1.21

4.25

Overall Length 8.010m
Overall Width 2.100m
Overall Body Height 3.556m
Min Body Ground Clearance 0.351m
Track Width 2.064m
Lock to Lock Time 4.00s
Kerb to Kerb Turning Radius 7.400m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

Client

London Borough of Hillingdon

Project

14 Cricketfield Road

Drawing Title

Vehicular Swept Paths Analysis
using 7.5T Box Van

Scale1:250

SizeA2

DrawnDW

CheckedKM

08.09.2026

08.09.2026

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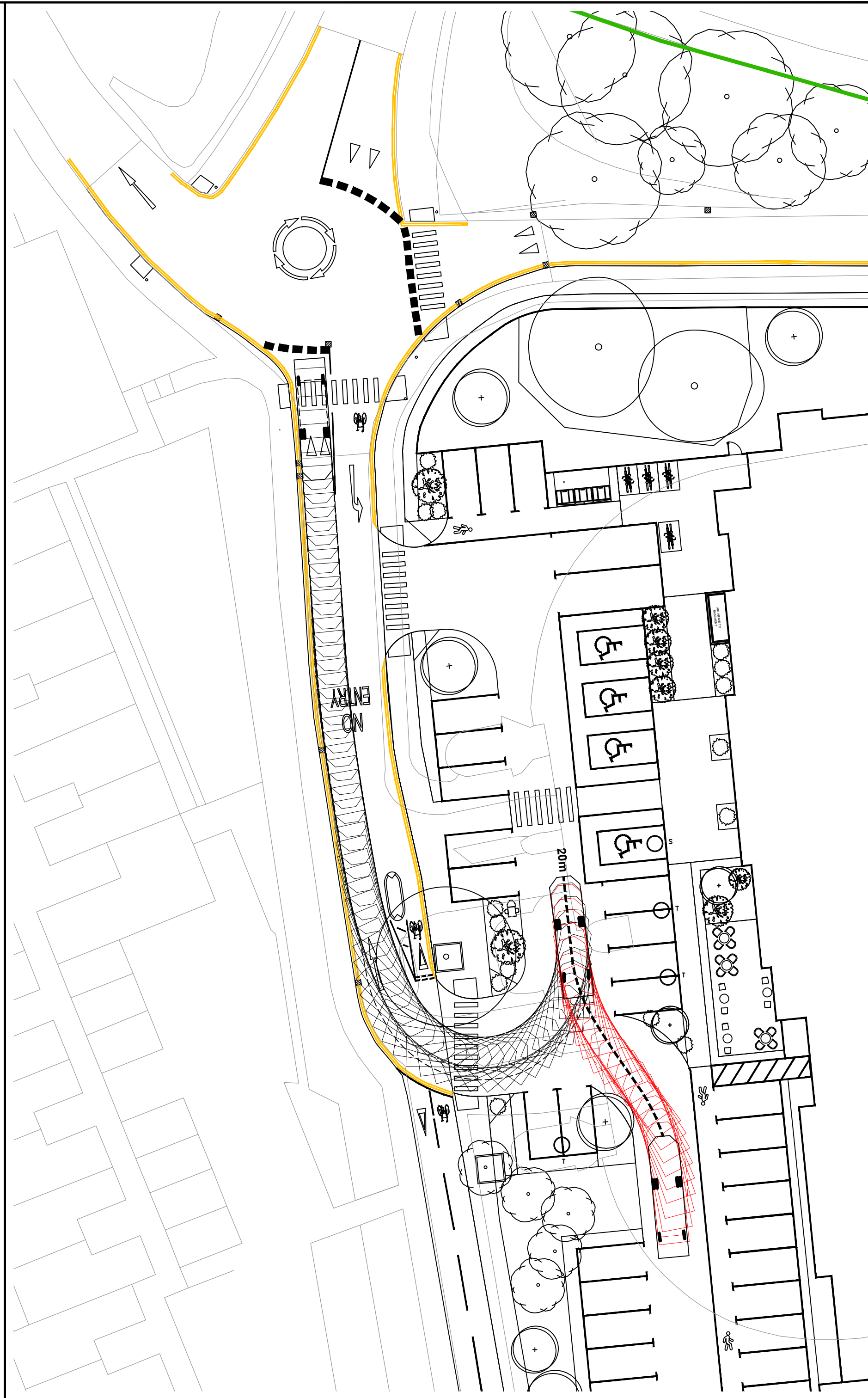
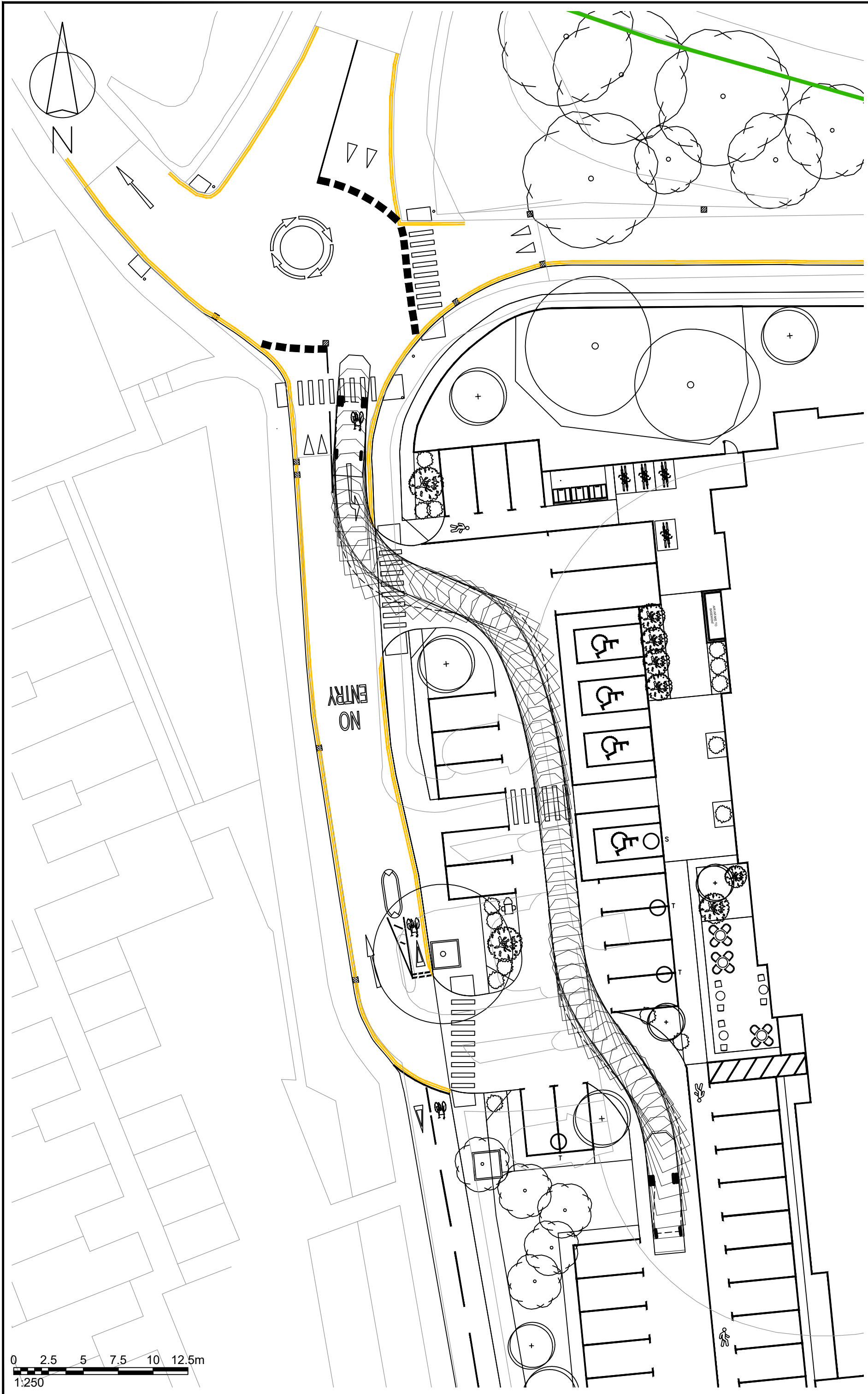
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Drawing Number2026-5696-TR03

RevA

2026-5696-TR03 - V.S.P.A. USING 7.5T BOX VAN.DWG



Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES:
1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only, and not for construction.

DB32 FIRE APPLIANCE

Overall Length 8.680m
Overall Width 2.180m
Overall Body Height 3.452m
Min Body Ground Clearance 0.337m
Max Track Width 2.121m
Lock to Lock Time 6.00s
Kerb to Kerb Turning Radius 7.910m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

Client
London Borough of Hillingdon

Project
14 Cricketfield Road

Drawing Title
Vehicular Swept Paths Analysis
using DB32 Fire Appliance

Scale 1:250

Size A2

Drawn DW

08.09.2026

Checked KM

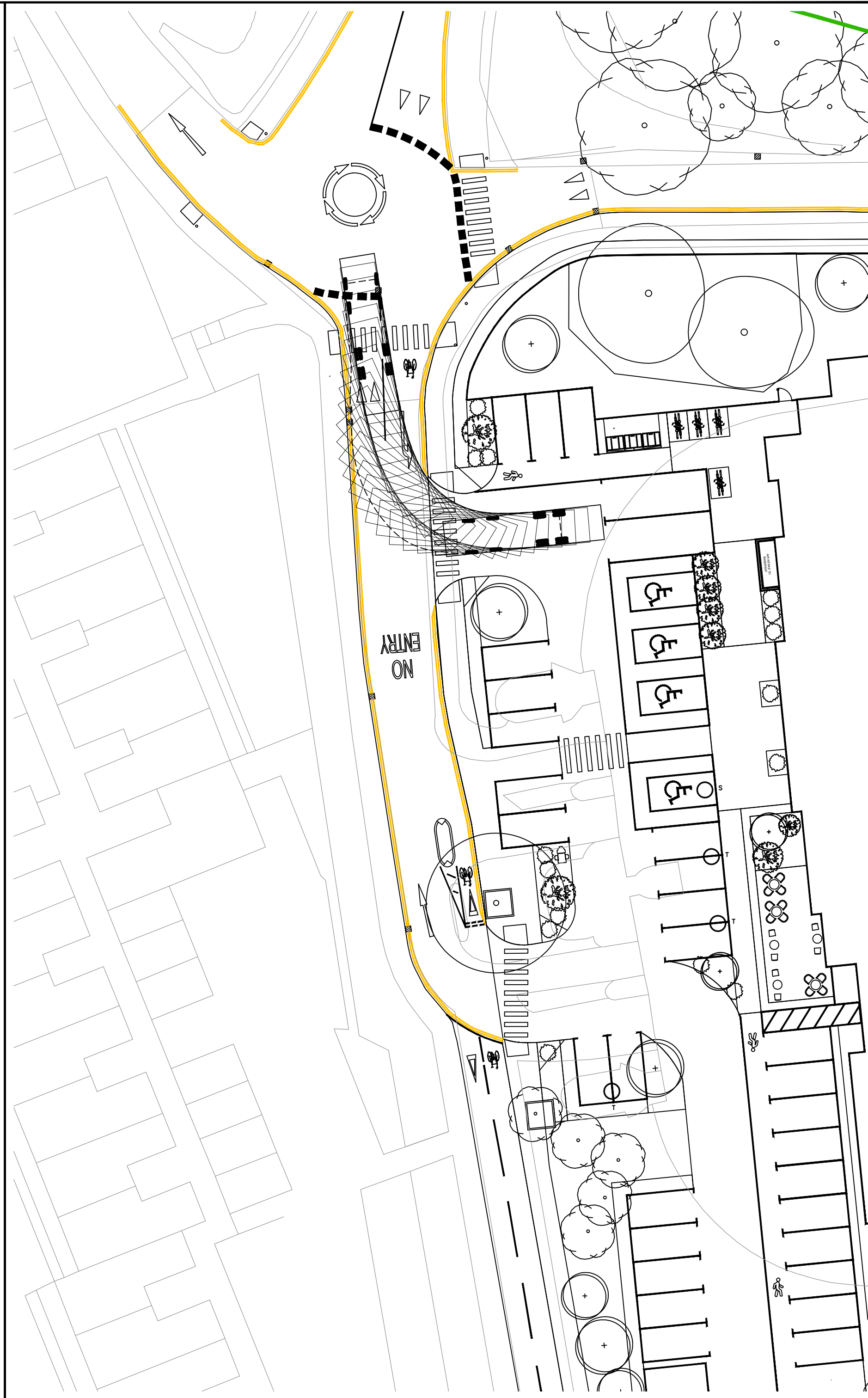
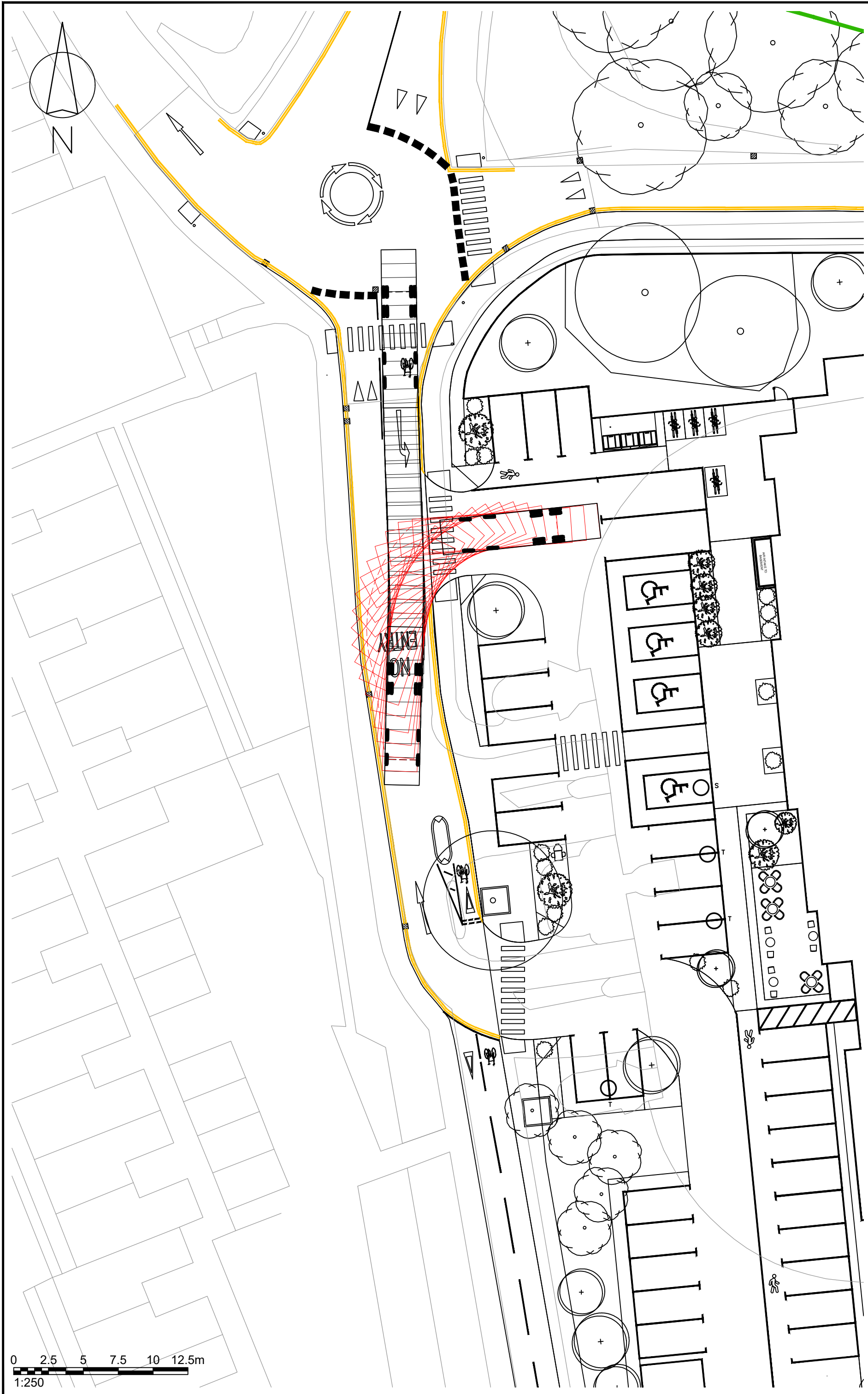
08.09.2026

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Drawing Number
2026-5696-TR04

Rev
A



Rev	Details	Drawn	Checked	Date
A	Site layout updated.	DW	KM	30.09.2026

NOTES:

- Do not scale from this drawing.
- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only, and not for construction.

LARGE REFUSE VEHICLE (4 AXLE)

Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to Lock Time	6.00s
Wall to Wall Turning Radius	11.330m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

Client

London Borough of Hillingdon

Project

14 Cricketfield Road

Drawing Title

Vehicular Swept Paths Analysis
using Large 4-Axle Refuse
Vehicle

Scale

1:250

Size

A2

Drawn

DW

17.09.2026

Checked

KM

17.09.2026

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Drawing Number

2026-5696-TR06

Rev

A

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2026-5696-TR06 - V.S.P.A. USING LARGE 4-AXLE REFUSE VEHICLE.DWG

Appendix I

(TRICS Report – Care Home)

Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Filtering Summary:

Land Use: 03/P RESIDENTIAL/ASSISTED LIVING

Selected Trip Rate Calculation Parameter Range: 24 - 66 DWELLS

Actual Trip Rate Calculation Parameter Range: 24 - 66 DWELLS

Date Range: Minimum: 14/03/2019 Maximum: 05/06/2025

Parking Spaces Range: All Surveys Selected

Parking Spaces Per Dwelling Range: All Surveys Selected

Bedrooms Per Dwelling Range: All Surveys Selected

Percentage of Dwellings Privately Owned: All Surveys Selected

Population Within 500m Range: 600 6647

Days of the week selected:

Monday	1
Tuesday	1
Thursday	1
Friday	1

Main Location Types selected:

Edge of Town Centre	4
---------------------	---

Inclusion of Servicing Vehicles Counts:

Servicing Vehicle Excluded	1
Servicing Vehicles Included	3

Population <1 Mile ranges selected:

1,001 to 5,000	1
5,001 to 10,000	1
10,001 to 15,000	1
25,001 to 50,000	1

Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Population <5 Mile ranges selected:

5,001 to 25,000	1
25,001 to 50,000	1
50,001 to 75,000	1
250,001 to 500,000	1

Car Ownership <5 Mile ranges selected:

0.6 to 1.0	1
1.1 to 1.5	2
1.6 to 2.0	1

PTAL Rating:

No PTAL Present	4
-----------------	---

Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 03 - RESIDENTIAL

Category: P - ASSISTED LIVING

Selected Vehicle Type: Total Vehicles

**BOLD print indicates peak (busiest) period*

Selected regions and areas:

03	SOUTH WEST		
	BC	BOURNEMOUTH CHRISTCHURCH & POOLE	1 day
04	EAST ANGLIA		
	SF	SUFFOLK	1 day
08	NORTH WEST		
	AC	CESHIRE WEST & CHESTER	1 day
17	ULSTER (NORTHERN IRELAND)		
	TY	TYRONE	1 day

This section displays the number of survey days per TRICS® sub-region in the selected set.



Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Primary Filtering Selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	DWELLS
Actual Range:	24 to 66 (units:DWELLS)
Range Selected by User:	24 to 66 (units:DWELLS)
Parking Spaces Range:	9 - 59

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	14/03/19 to 05/06/25

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:	
Monday	1 days
Tuesday	1 days
Thursday	1 days
Friday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:	
Manual count	4
Direction ATC Count	0

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines

Selected Locations:	
Edge of Town Centre	4 days

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:	
Built-Up Zone	1 days
No Sub Category	2 days
Residential Zone	1 days

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicle Counts:	
Servicing vehicles Excluded	1 days
Servicing vehicles Included	3 days

Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Secondary Filtering Selection:

Use Class:

C3	4 surveys
----	-----------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

600 - 6647

Population within 1 mile:

1,001 to 5,000	1 surveys
5,001 to 10,000	1 surveys
10,001 to 15,000	1 surveys
25,001 to 50,000	1 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	1 surveys
25,001 to 50,000	1 surveys
50,001 to 75,000	1 surveys
250,001 to 500,000	1 surveys

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	1 surveys
1.1 to 1.5	2 surveys
1.6 to 2.0	1 surveys

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Petrol filling station:

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No 4 surveys

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 4 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No



Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

1	AC-03-P-01	ASSISTED LIVING	CHESHIRE WEST & CHESTER
CHESTER WAY NORTHWICH Edge of Town Centre Built-Up Zone Number of dwellings: 58.00 DWELLS Survey date: Friday 14/06/2019			
			Survey Type: Manual
2	BC-03-P-01	ASSISTED LIVING	BOURNEMOUTH CHRISTCHURCH & POOLE
SAINT STEPHEN'S ROAD BOURNEMOUTH Edge of Town Centre No Sub Category Number of dwellings: 66.00 DWELLS Survey date: Tuesday 27/09/2022			
			Survey Type: Manual
3	SF-03-P-01	ASSISTED LIVING	SUFFOLK
MAGDALEN ROAD HADLEIGH Edge of Town Centre Residential Zone Number of dwellings: 34.00 DWELLS Survey date: Monday 11/11/2024			
			Survey Type: Manual
4	TY-03-P-01	ASSISTED LIVING	TYRONE
LIMEKILN LANE COOKSTOWN Edge of Town Centre No Sub Category Number of dwellings: 32.00 DWELLS Survey date: Thursday 14/03/2019			
			Survey Type: Manual



Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

TRIP RATE for Land Use 03 - RESIDENTIAL/P - ASSISTED LIVING

Total Vehicles

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	48	0.016	0.016	0.032
08:00-09:00	4	48	0.068	0.037	0.105
09:00-10:00	4	48	0.100	0.079	0.179
10:00-11:00	4	48	0.100	0.121	0.221
11:00-12:00	4	48	0.084	0.100	0.184
12:00-13:00	4	48	0.116	0.100	0.216
13:00-14:00	4	48	0.121	0.111	0.232
14:00-15:00	4	48	0.079	0.105	0.184
15:00-16:00	4	48	0.084	0.084	0.168
16:00-17:00	4	48	0.089	0.084	0.173
17:00-18:00	4	48	0.058	0.089	0.147
18:00-19:00	4	48	0.047	0.053	0.100
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.962	0.979	1.941

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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TRIP RATE for Land Use 03 - RESIDENTIAL/P - ASSISTED LIVING

Total People

Calculation factor: 1 DWELLS

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. DWELLS	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	4	48	0.026	0.042	0.068
08:00-09:00	4	48	0.174	0.079	0.253
09:00-10:00	4	48	0.211	0.205	0.416
10:00-11:00	4	48	0.211	0.242	0.453
11:00-12:00	4	48	0.226	0.263	0.489
12:00-13:00	4	48	0.295	0.258	0.553
13:00-14:00	4	48	0.242	0.300	0.542
14:00-15:00	4	48	0.216	0.221	0.437
15:00-16:00	4	48	0.179	0.184	0.363
16:00-17:00	4	48	0.179	0.158	0.337
17:00-18:00	4	48	0.121	0.153	0.274
18:00-19:00	4	48	0.079	0.084	0.163
19:00-20:00					
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			2.159	2.189	4.348

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Audit Code: bf0d5bf0-9a65-4ba6-b340-56836456d3bc

Parameter Summary:

Trip rate parameter range selected:	24 - 66 (units: DWELLS)
Survey date date range:	14/03/2019 - 11/11/2024
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.