

P21-1767/LO02v1/PL/EMS/EO/LD

22 March 2022

60 Hayes Bridge Court
Uxbridge Road
Hayes
UB4 0JH

Dear Owner/ Occupier,

RE-DEVELOPMENT OF HAYES BRIDGE RETAIL PARK

We are writing to seek your views in relation to the proposed re-development of Hayes Bridge Retail Park Uxbridge Road.

Hillingdon Council, in their Local Plan, designated the area as a Strategic Industrial Location ("SIL") – a protected use that promotes employment uses for employment, industry and logistics operations.

BACKGROUND

The site currently operates as an out-of-town retail destination, providing the following retail outlets:

- Currys PC World
- Halfords
- Harveys and Bensons for Beds
- Dreams
- Office Outlet
- Argos
- AHF
- Tapi Carpets

Retail has however never been the intended use of the site, and within the Councils Development Plan, the site has been earmarked for industrial purposes since **2012**.

In response to changing market conditions there is now a requirement to develop the site for its intended commercial use.

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Office throughout the UK and Ireland.

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THE PROPOSAL



The site layout plan (below) and CGI images provide an illustration of how the site could be developed.

These show a building with a footprint of approximately 16,446 square metres and maximum height of approximately 19 metres, with a shallow, ridged roof design.

The proposed colour palette could comprise of varying shades of grey, with interest added through the incorporation of glazing and the alternating use of colour, texture and finish.

A large surface carpark is shown in close proximity to the site frontage, buffered by existing soft landscaping. The existing access off Uxbridge Road would be used to serve the proposal (and upgraded if necessary).

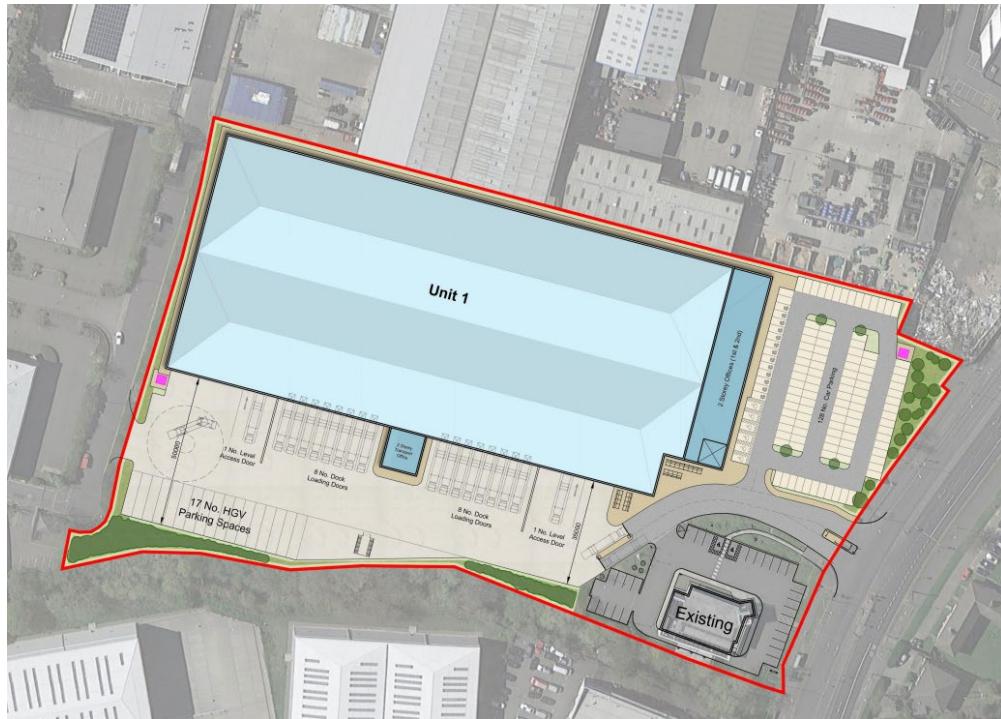
The site access would lead to a secure service yard providing HGV docking, loading and parking bays, along with a turntable to allow vehicles to exit the site in a forward gear.

Vehicle parking provision would include spaces for cars, disabled visitors, cycles and HGV's.

Soft landscaping would be retained and enhanced along the eastern site boundary and internally within the site.

The proposal would result in approximately 241 additional jobs (not including construction related employment).

ILLUSTRATIVE SITE LAYOUT AND CGI



THE CONSULTATION

We welcome your thoughts and suggestions, which may require our consideration in relation to the proposal.



All comments should be emailed directly to Eleanor.Overton@pegasusgroup.co.uk or alternatively posted to: 'Hayes Bridge Consultation', c/o Pegasus Group, 4 The Courtyard, Church Street, Lockington, Derbyshire DE74 2SL by 5th April 2022.

A planning application will be submitted to the London Borough of Hillingdon in spring 2022. Thank you for taking the time to look at this leaflet. Your comments are important to us and form part of the public consultation process for the proposals.

Any information provided will only be used to inform this development proposal and will not be disclosed to any third parties.

Yours sincerely

Eleanor Overton
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