

Client	Troutbourne LLP		Page No.	1 of 3
Project	Land at Rainbow Industrial Estate, Trout Road		Project No.	24-177
Subject	Statement of Conformity – Highways and Transport		Document No	TN04
Prepared By	DL	Checked and Authorised By	DL	Date
				Dec 2025

1 STATEMENT OF CONFORMITY

1.1 INTRODUCTION

1.1.1 A planning application was submitted to London Borough of Hillingdon (LBH) in October 2025 (Planning Ref: 38058/APP/2025/2613) relating to Land at Rainbow Industrial Estate, Trout Road, Yiewsley.

1.1.2 The development proposals comprise:

“Demolition of existing structures and phased re-development of the site to provide nine plots ranging between three and 11 storeys in height (including ground level) to include residential uses (Use Class C3), flexible retail/cafe/restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii)), associated hard and soft landscaping, car parking, cycling parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development.”

1.1.3 Following submission of the planning application and feedback from LBH Officers, there has been some minor amendments to the submitted scheme.

1.1.4 This Statement of Conformity confirms that the changes to the scheme since planning submission do not affect the submitted transport related documentation, comprising the Transport Assessment, Framework Travel Plan and Framework Delivery and Servicing Management Plan. As such, no changes to these documents are considered necessary as a result of the minor changes to the submitted scheme.

1.2 DEVELOPMENT SCHEDULE

1.2.1 The changes to the submitted scheme result in the following amendments to the proposed schedule of dwellings within the development.

Table 1-1: Development Schedule

UNIT TYPE	SUBMITTED SCHEME	AMENDED SCHEME	CHANGE
1-bed, 1-person	41	49	+8
1-bed, 2-person	183	180	-3
2-bed	182	159	-23
3-bed	27	45	+18
Total	433	433	+/- 0

1.2.2 There is no change to the overall number of dwellings as a result of the amendments to the scheme.



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1.3 ACCESS AND STREET LAYOUT

1.3.1 There are no changes to the proposed access arrangements or internal street layout as a result of the current changes to the scheme. As such, the assessment of the access arrangements and internal street layout, including the swept path analysis, presented in the submitted Transport Assessment are unchanged and remain valid and appropriate.

1.4 CAR PARKING

1.4.1 There are no changes to the proposed car parking provision or arrangements as a result of the current changes to the scheme. As such, the assessment of car parking provision and car parking layout presented in the submitted Transport Assessment is unchanged and remains valid and appropriate.

1.5 CYCLE PARKING

1.5.1 Since the submission of the planning application the Mayor has issued a draft ‘Support for Housebuilding’ LPG. The Support for Housebuilding LPG provides revised cycle parking guidance for housing developments and under this guidance LBH is identified as a Band 3 borough and the following cycle parking standards would apply:

- ⊙ Studio or 1-bed dwelling 0.7 spaces per dwelling;
- ⊙ 2-bed dwelling 1.2 spaces per dwelling; and,
- ⊙ 3-bed dwelling 1.5 spaces per dwelling.

1.5.2 The scheme submitted as part of the planning application including cycle parking in accordance with guidance provided in the London Plan 2021. Following issue of the Support for Housebuilding LPG, the proposed cycle parking provision has been amended to accord with the Support for Housebuilding LPG, and this is summarised in Table 1.2 below.

Table 1-2: Proposed Residential Cycle Parking

UNIT TYPE	SUPPORT FOR HOUSEBUILDING STANDARDS	SCHEDULE OF UNITS	CYCLE PARKING REQUIREMENT (LONG STAY)
Studio or 1-bed	0.7 spaces	229	160
2-bed	1.2 spaces	159	191
3-bed	1.5 spaces	45	68
Total		433	419

1.5.3 In accordance with the Support for Housebuilding LPG, a total of 419 long stay cycle parking spaces will be provided for the residential dwellings.

1.5.4 Short stay cycle residential cycle is unaffected by the changes to the submitted scheme and will continue to be provided in accordance with London Plan guidance and will be located in the public realm, distributed around the Site.



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1.6 TRIP GENERATION AND EFFECT OF DEVELOPMENT

- 1.6.1 The changes to the scheme design do not change the overall number of dwellings and, as such, there will be no effect on the trip generation assessment of the proposed development presented in the submitted Transport Assessment.
- 1.6.2 As such, the trip generation and multi-modal assessments presented in the submitted Transport Assessment are unchanged and remain valid and appropriate.

1.7 SUMMARY

- 1.7.1 In summary, this Statement of Conformity confirms that the changes to the scheme since planning submission do not affect the submitted transport related documentation, comprising the Transport Assessment, Framework Travel Plan and Framework Delivery and Servicing Management Plan. As such, no changes to these documents are considered necessary as a result of the minor changes to the submitted scheme.
- 1.7.2 Since the submission of the planning application the Mayor has issued a draft 'Support for Housebuilding' LPG which includes revised cycle parking guidance for housing developments in London. The proposed cycle parking provision of the proposed development has been amended to accord with the Support for Housebuilding LPG.

