
Planning Statement

Hillingdon Hospital, Uxbridge, UB8 3NN

Planning Statement

Hillingdon Hospital NHS Foundation Trust



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1. Introduction

- 1.1. This Planning Statement has been prepared by Savills (UK) Limited on behalf of the NHS Foundation Trust ("the Applicant") to accompany an application for Full Planning Permission for the proposed installation of plant and associated plant room enclosures to be located at Hillingdon Hospital, Pield Heath Road, Uxbridge, UB8 3NN ("the Site").
- 1.2. The Site is located in the Borough of Hillingdon (LBH).
- 1.3. This application seeks Full Planning Permission for the following development ('the proposals'):
- "Installation of new plant and associated plant room enclosures adjacent to the Diabetic Care Extension."*
- 1.4. The proposals are required to serve the recently approved Diabetic Care extension (ref. 4058/APP/2025/781), providing essential building services to support its operation.
- 1.5. This Planning Statement outlines the background information relating to the Site and surroundings and the proposals. This statement also provides an assessment of the proposals in relation to planning policy and other material considerations.
- 1.6. The following documents have been submitted with this Full Planning Application:
- **Site Location Plan**, prepared by Ansell & Bailey Architects;
 - **Existing Plan Drawings**, prepared by Ansell & Bailey Architects;
 - **Proposed Drawings**, prepared by Ansell & Bailey Architects;
 - **Proposed elevation**
 - **Proposed Site Plan**
 - **Detailed Drawings**, prepared by BlueBox; and
 - **Technical Specifications**, prepared by ahs, CAS & Swegon; and
 - **Noise Impact assessment**, prepared by Auricl.
- 1.7. In addition to the above, a completed **Application Form** has also been provided.
- 1.8. In addition, the appropriate statutory application fee will be made under separate cover.

2. Site, Surrounding Context and History

- 2.1. Hillingdon Hospital is located to the south of Pield Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. The Site is located within the Brunel Ward.



Figure 1: Aerial view of Hillingdon Hospital

- 2.2. The Hillingdon Hospital is primarily characterised by the tower and podium structures completed in 1967, alongside a scattered assortment of hospital buildings. While these original elements still reflect some cohesion in line with their initial design intent, the broad collection of temporary and single-storey buildings stems from a partially executed replacement programme that was never fully completed.
- 2.3. There are several points of access to the site, the main entrance is from Pield Heath Road with a separate access for A&E. There are three separate access points from Royal Lane and a separate access from Colham Green Road.
- 2.4. Hillingdon Hospital is located within the urban area of Hillingdon and is not subject to any designations such as Green Belt or site allocations. It is not located within a conservation area. The Site is located within Flood Risk Zone 1 although identified at risk of fluvial flooding associated with an ordinary watercourse. On the east of the Site is a Grade II Listed Building, The Furze. The Furze Building was designated by Historic England as Grade II in 1974 (listing ref 1080153). The proposals do not seek to make changes or alterations to the Furze Building.
- 2.5. The closest London Underground Station to Hillingdon Hospital is Uxbridge, which serves the Metropolitan and Piccadilly lines, approximately 3.7km to the north. There are also the National Rail and Crossrail services from West Drayton, approximately 2.7km to the southwest. The surrounding area around the hospital is served by a number of bus routes operating along Pield Heath Road, with the nearest stops near the main entrance in Pield Heath Road.

- 2.6. The hospital is situated in a predominantly residential area. To the west of the hospital along Royal Lane there are mainly two-storey detached and semi-detached residential properties, to the north west corner of the hospital lies a three storey flatted residential block rising to four storeys along Pield Heath Road. The few commercial uses in the area can be found on the corner of Pield Heath Road and Colham Green Road, and a few east of that intersection.

Planning History

- 2.7. The Site has an extensive planning history, which mainly concerns a series of ad-hoc developments throughout the years. Of particular relevance to the planning application are the following permissions, including the recently approved Diabetic Care extension which this application is related to:
- 2.8. Application ref - 4058/APP/2025/781. Erection of single storey extension to hospital building to be used as a Diabetic Care Ward, with associated roof top structures. Approved 19.03.25
- 2.9. Application ref - 4058/APP/2022/1788. Hybrid planning application for: FULL application seeking planning permission for demolition of existing buildings (excluding the Tudor Centre and the Old Creche) and redevelopment of the site to provide the new Hillingdon Hospital (Use Class C2), multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development; and OUTLINE planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Listed Furze) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking. Details: Comprising a maximum height of 8 storeys, 79,594sqm of Hospital Building (GIA) plus 23,034sqm of Multi-Storey Car Park, 327 residential units and 800sqm of commercial floorspace. Approved 13.10.23.
- 2.10. Application ref - 4058/APP/2022/671. Demolition of the following buildings within the grounds of Hillingdon Hospital: Busy Bees, Alderborne Unit, Elderly Day Hospital, Beaconsfield, Adult Audiology, Quebec Ward, Pinewood Ward, Osterley Ward, Churchill Ward, Middlesex Ward, Lister Ward, Pagett Ward Diabetic Care Ward, Greenacres, Postgraduate Medical Centre, HV Plant Room, Annex Corridor and Partial Canteen (Prior Notification under Schedule 2, Part 11, Class B The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Approved 07.04.22.
- 2.11. Application ref - 4058/APP/2024/1993. Extension of existing hospital restaurant and alteration to services, new corridor and storage building, along with associated demolition and alteration works. Approved 17.09.24.

3. Proposals

- 3.1. This section sets out a summary of the proposals. Further detail is set out in the accompanying architectural drawings, prepared by Ansell & Bailey Architects.
- 3.2. As shown on the existing and proposed drawings, the proposals seek to install new plant and associated plant room enclosures at ground level adjacent to the Diabetic Care extension at Hillingdon Hospital. The proposals will be positioned to the west of the extension on an area currently comprising hardstanding. Figure 2 below illustrates the position of the proposed plant room enclosures in relation to the building.

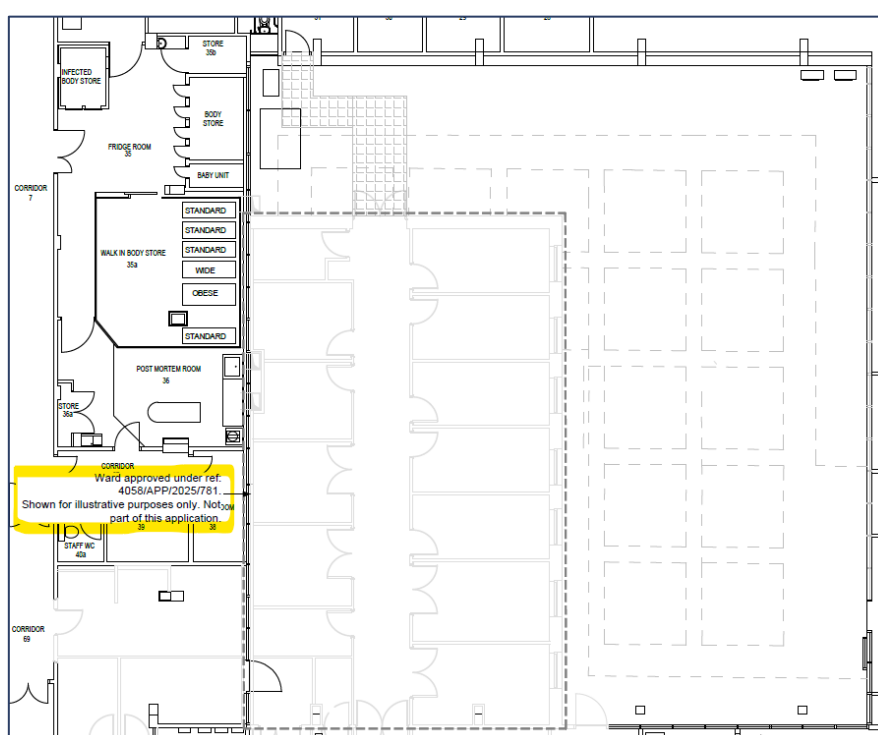


Figure 2: Location of the proposed plant room enclosures

- 3.3. The exterior will be constructed from Anthracite Grey Metal Casing, using a pre-finished steel coil and sheet material. Further specification details can be found in the technical information provided with the submission.

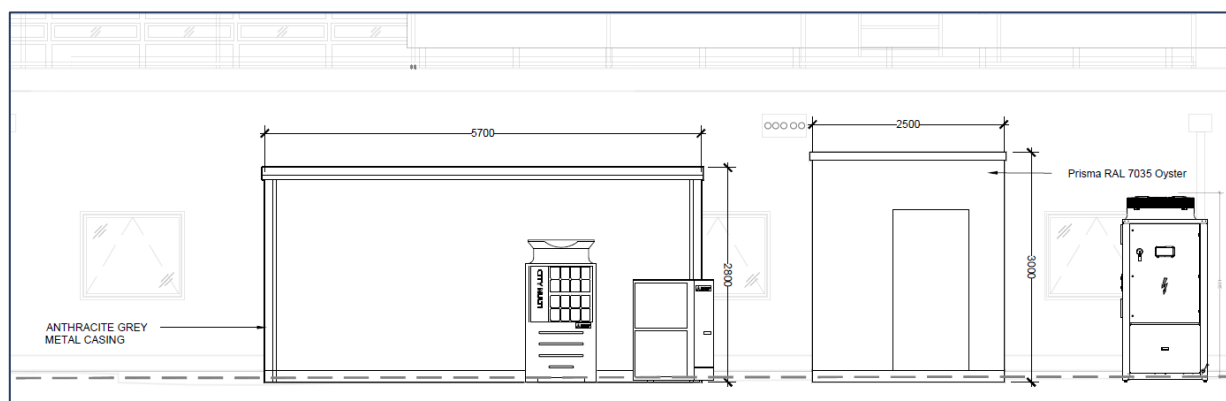


Figure 3: Side elevation of proposed plant room enclosures

- 3.4. The plant room enclosures will house essential mechanical and electrical equipment required to support the operation of the Diabetic Care extension. Detailed layout drawings with a key labelling each internal component are provided in the technical documents.
- 3.5. The installation of the plant room enclosures is necessary to provide reliable building services infrastructure for the recently approved Diabetic Care extension. It will ensure appropriate heating, cooling, ventilation and other utilities are supplied, contributing to a safe, efficient and comfortable clinical environment for patients and staff in accordance with current healthcare building standards.

4. Planning Policy Framework

- 4.1. The proposals for the Site have taken account of relevant national and local planning policy and guidance. This section of the Planning Statement sets out a brief summary of the relevant planning policy documents, whilst the following section demonstrates compliance with the policies contained within them.

Development Plan

- 4.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 outlines the requirement for planning applications to be determined in accordance with the Development Plan for an area, unless any material consideration indicate otherwise. This legal requirement is reiterated within the introduction to the NPPF.
- 4.3. The adopted Development Plan for LBH, in so far as is relevant to the proposals, consists of:
- The London Plan (March 2021);
 - The Hillingdon Local Plan: Part 1 – Strategic Policies (“LPP1”) (November 2012)
 - The Hillingdon Local Plan: Part 2 – Development Management Policies (“LPP2”) (January 2020)
 - The Hillingdon Local Plan: Part 2 – Site Allocations and Designations (“LPP2”) (January 2020)
- 4.4. Other material considerations include:
- National Planning Policy Framework (NPPF) (December 2024)
 - National Planning Practice Guidance (PPG)
 - LBH’s SPD “Planning Obligations” (July 2014)

National Planning Policy

- 4.5. The National Planning Policy Framework (NPPF) sits outside of the adopted development plan, but forms an important material consideration, outlining the Government’s planning policies. The NPPF maintains the presumption in favour of sustainable development at paragraph 11, which is defined at paragraph 8 as incorporating economic, social and environmental objectives.

Regional Policy

- 4.6. The London Plan, provides the spatial development strategy for London which deals with matters of strategic importance to Greater London. The London Plan is based upon three principle purposes for the Greater London Area: promoting economic development, promoting social development, and promoting the improvement of the environment.

Local Planning Policy

- 4.7. The Local Plan is the foundation for how development will be controlled in Hillingdon up to 2026. The two sections of the Local Plan forms LBH's future development strategy for the borough. Together they set out a framework and detailed policies to guide planning decisions and it is the starting point for considering whether planning applications should be approved.
- 4.8. The Local Plan Part 1 sets out the overall level and broad locations of growth for the plan period. It comprises a spatial vision and strategy, strategic objectives, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. It was adopted in 2012 and the enclosed policies are supported by more detailed policies and allocations set out in the LPP2.
- 4.9. The Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and the Policies Map. The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020.
- 4.10. The Planning Obligations SPD provides guidance on the use of planning obligations in Hillingdon for those involved in the submission and determination of planning applications.

5. Planning Considerations and Assessment of Impact

5.1. This section sets out the justification for the development proposals against the key planning policy considerations contained within the adopted Local Plan and the London Plan 2021 in addition to the NPPF, the Councils Supplementary Planning Documents and any other relevant material considerations. The Planning Considerations are set out under the following headings:

1. **Principle of Development**
2. **Design and Appearance**
3. **Impact on Neighbouring properties**
4. **Biodiversity**

1. Principle of Development

- 5.2. National, regional and local policy generally emphasises the importance of sustainable development in a way which protects the historical environment of the area.
- 5.3. London Plan Policy S2 states that development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported, and that new facilities should be easily accessible by public transport, cycling and walking.
- 5.4. The proposals will directly support the operation of the Diabetic Care extension by providing the building with services infrastructure necessary for a safe, comfortable and effective clinical environment. This will enhance the quality of healthcare provision at Hillingdon Hospital and is therefore in line with London Plan Policy S2.
- 5.5. In addition, the plant room enclosures will accommodate essential mechanical and electrical equipment required to service the extension, thereby improving the efficiency and resilience of the hospital's infrastructure. By providing modern plant equipment to support heating, cooling, ventilation and other services, the proposals are expected to contribute positively to the sustainability objectives within London Plan Policy GG6.

2. Design and Appearance

- 5.6. Policy D4 of the London Plan emphasises good design and quality throughout the planning process to maintain design integrity from conception to completion.
- 5.7. Local Plan Policy DMHB 11 (Design of New Development) states that all development must be designed to the highest standards, harmonising with the local context, using high-quality materials, and ensuring sustainability. It should protect heritage assets, enhance biodiversity, and provide adequate storage for waste. Additionally, developments should not negatively impact the amenity of adjacent properties and must consider the potential for future redevelopment of adjoining sites.
- 5.8. The proposals have been designed to comply with Policy DMHB11 by ensuring it is modest in scale and appropriate to its hospital context. The external enclosure will be constructed using #, which is considered a high-quality and durable finish for this type of essential infrastructure.
- 5.9. The siting of the plant enclosures adjacent to the Diabetic Care extension ensures it reads as part of the wider hospital estate, blending into the existing built form rather than appearing as an isolated or intrusive structure. In addition, as the proposals are situated within an existing hospital courtyard, which already contains hardstanding and plant equipment, they would be screened from wider views. From the limited viewpoints from within the courtyard itself, the proposals would appear visually compatible with the established context.
- 5.10. The proposals therefore achieve a functional, sustainable and contextually appropriate design that accords with London Plan policy D4 and the Local Plan Policy DMHB11.

3. Impact on Neighbouring Properties

- 5.11. London Plan Policy D14 (Noise) sets out that noise impacts should be reduced, managed and mitigated by avoiding significant impact adverse noise impact on health and quality of life, and minimise the existing and potential adverse impacts of noise in the vicinity of new development.
- 5.12. Local Plan Policy EM8 (Land, water, air and noise) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.
- 5.13. A Plant Noise Assessment Report, prepared by Auricl, has been submitted with this application. The proposed plant room enclosures are located within an enclosed courtyard at the centre of the hospital complex. The nearest noise sensitive properties are identified as residential properties on the north-eastern side of Pield Heath Road, situated to the north-east of the hospital site.

- 5.14. The Report includes measured background levels and predicted plant noise calculations for the proposed plant equipment. It concludes that the total cumulative predicted noise levels at the nearest noise sensitive properties will remain comfortably within Hillingdon's daytime and night time limits. Accordingly, the proposals accord with London Plan Policy D14 and Local Plan Policy EM8.
- 5.15. Local Plan Policy DMHB 11 (Design of New Development) states that all development must be designed to the highest standards, and that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties of open space.
- 5.16. In this case, the plant room enclosures are wholly enclosed within the existing hospital buildings and will not give rise to overlooking, overshadowing or loss of daylight or sunlight to neighbouring properties. Residential amenities cannot be affected due to the separation distance and intervening built form of Hillingdon Hospital itself. Views will remain contained within the hospital estate, and the plant enclosures will be read as part of the existing hospital infrastructure.
- 5.17. On this basis, the proposals are not considered to give rise to any adverse impacts on neighbouring amenity and therefore comply with London Plan Policy D14 and Local Plan Policies EM8 and DMHB11.

4. Biodiversity

- 5.18. Local Plan Policy DMEI7 requires that new developments protect and enhance biodiversity. Where unavoidable, suitable replacement provision should be made on or off-site. Development near ecologically valuable sites must demonstrate that no unacceptable impacts occur, and that proposals contribute positively to biodiversity.
- 5.19. The proposed plant room enclosures will house essential building services equipment to support the Diabetic Care extension, enabling the hospital to operate efficiently and sustainably. The plant room enclosures will be positioned within an existing courtyard, on an area of hardstanding and within managed hospital grounds, and will not necessitate the removal of any trees or vegetation of ecological value. The proposals therefore respects the ecological characteristics of the Site and is compliant with Local Plan Policy DMEI7. Furthermore, as the proposals affect less than 25 square metres of non-priority onsite habitat and less than 5 metres of non-priority onsite linear habitat, they are exempt from the mandatory Biodiversity Net Gain provisions. The proposals fall within the 'de minimis exemption' set out under the Biodiversity Gain (Exemptions) Regulations 2024.

6. Conclusions

- 6.1. This Planning Statement has been prepared in support of a Full Planning Application submitted to the London Borough of Hillingdon on behalf of The Hillingdon Hospitals NHS Foundation Trust, for development at Hillingdon Hospital, Pield Heath Road, Uxbridge, UB8 3NN.
- 6.2. The proposals seek Full Planning Permission for the installation of a new plant and associated plant room enclosures at ground level within the hospital courtyard, to serve the recently approved Diabetic Care extension.
- 6.3. The proposals will provide the following benefits:
- Supporting the operation of the Diabetic Care extension by providing essential plant and building services infrastructure.
 - Enhancing the resilience and efficiency of the hospital estate.
 - Contributing to a safe, comfortable and sustainable clinical environment for patients and staff.
- 6.4. NPPF Paragraph 11 requires that development which accords with the Development Plan be approved without delay. It is considered that the proposals accord with the development plan when read as a whole.
- 6.5. The proposals comply with national, regional and local planning policy. Accordingly, we respectfully request that planning permission be granted.

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