

Jason Lowes

From: Jason Lowes
Sent: 10 August 2012 17:35
To: 'Gareth Gwynne'
Cc: 'Adrien Waite'; Jamie Wallace
Subject: RE: Hyde Park Hayes
Gareth

Thank you very much for your telephone call this afternoon. I note you advised that you have reviewed the documentation we have passed to you in respect of the forthcoming planning applications for HPH4 and HPH5, albeit I also appreciate that - as yet - you have not been able to receive technical advice from your colleagues. In these terms, and subject of course to the contents of the Transport Assessment, I note that the proposals and supporting information are in line with your expectations and our pre-application discussions, and that the applications can be registered on the basis of the information we have passed to you. On this basis, I note that, provided your transport officer has no objections, the applications will secure officer support.

In addition, I note your comments in respect of some of the more detailed information we have provided to you. In particular, I note that - although the air quality reports are sufficient for the purposes of considering the planning application - a confirmed mitigation strategy will be required in order to prevent the need for a pre-commencement condition. In addition, I note that a little more information may be required in respect of landscaping, in particular maintenance plans, in order to prevent the need for further information post-decision. I will liaise with my client's air quality and landscape consultants to see what further information can be provided at that stage - I note that we have a shared goal of reducing, as much as possible, the scope of further information required by way of condition.

Thank you again for your call - as discussed I have received draft Transport Assessments, and they confirm that the proposals should be supported in transport terms. In these terms, the applications will be submitted to the Council electronically next week.

Regards

Jason

Jason Lowes BSc (Hons) DipTP MRTPI
Senior Associate – Town Planning Department

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Please consider the environment before printing this email

From: Jason Lowes
Sent: 10 August 2012 11:35
To: 'Gareth Gwynne'
Cc: 'Adrien Waite'; Wakako Hirose

17/08/2012

Subject: RE: Hyde Park Hayes

Gareth

Further to the information we have submitted to you for comment, can you confirm whether you have any feedback (in full or in part), in advance of submission next week?

Thanks

Jason

Jason Lowes BSc (Hons) DipTP MRTPI
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Please consider the environment before printing this email

From: Jason Lowes
Sent: 06 August 2012 14:51
To: 'Gareth Gwynne'
Cc: 'Adrien Waite'; Wakako Hirose
Subject: RE: Hyde Park Hayes

Gareth

Further to my e-mail last week, please find attached two air quality assessments in respect of HPH4 and HPH5, for your review.

As an update on the application generally, my client's transport consultants have nearly completed their assessments, and we are hoping to have the applications lodged with the Council next week. In these terms and in light of my e-mail below, I would be grateful for any comments you might have on the information that we have passed to you, at your earliest convenience.

Regards

Jason

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17/08/2012

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Please consider the environment before printing this email

From: Jason Lowes
Sent: 01 August 2012 17:06
To: 'Gareth Gwynne'
Cc: Adrien Waite; Wakako Hirose
Subject: RE: Hyde Park Hayes

Gareth

Thank you for your e-mail. The planning statements for each site are attached to the attached e-mail, which also encloses the floor plans for the proposals. Please let me know if there is a problem with the attachments.

In terms of feedback, thank you for confirming that there are no major concerns with the proposals. For clarity, what would be very helpful is a slightly more detailed view of the proposals and supporting information in advance of submission. In particular, please could you confirm that:

- the information we have passed to you is consistent with our previous discussions to date (which were based on significantly less detailed information) and, subject of course to acceptable air quality and transport information, that the proposals will receive officer support;
- the information we have passed to you, in addition to the contamination, air quality and transport assessments, will be sufficient to register the applications;
- the information we have passed to you will be sufficient to ensure that there are no conditions requiring further details in advance of the developments commencing (although I accept at this stage that this confirmation will exclude any conditions relating to contamination, air quality, transport and drainage).

As you know, my client is eager to resolve any matters that might arise as quickly as possible, and it would be very good to have confirmation, at your earliest convenience, that there are no issues with the application based on the information we have passed to you. If there are, please let me know as soon as possible.

Thanks again for your help.

Regards

Jason

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Please consider the environment before printing this email

From: Gareth Gwynne [mailto:ggwynne@hillingdon.gov.uk]

17/08/2012

Sent: 31 July 2012 13:58
To: Wakako Hirose
Cc: Jason Lowes; Adrien Waite
Subject: Re: Hyde Park Hayes -

Dear Wakako

Re: Hyde Park Hayes

Have you attached the draft planning statement? I do not appear to have received it via an attachment.

At this stage on a quick glance of documents there does not appear to be anything too controversial in what has been sent through- unless you want to flag something up that has not been discussed with us previously.

I think the main issue is receipt of the Transport Assessment as per the brief outlined by Syed Shah. I await receipt of that latter document.

Regards

Gareth Gwynne

On 27 July 2012 18:27, Wakako Hirose <wh@rapleys.co.uk> wrote:
Dear All,

This is email 5 of 7 and attached is the Design & Access Statement 2 of 2 for HPH4.
Kind regards,

Wakako

Wakako Hirose BA(Hons) Dip TP MRTPI
Associate - Planning Department

DDI: 020 7255 8042
Mobile: 07876 030418

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Please consider the environment before printing this email

From: Wakako Hirose
Sent: 27 July 2012 18:19
To: 'AWaite@Hillingdon.Gov.UK'; 'GGwynne@Hillingdon.Gov.UK'; 'MKolaszewski@Hillingdon.Gov.UK'
Cc: Jason Lowes; Jamie Wallace
Subject: Hyde Park Hayes - Further Information (Email 1 of 7)

Dear All

17/08/2012

I am assisting Jason in respect of the above, and further to his last email earlier in the week, please find below submission (due to the size of the documents, I am sending you 7 emails in total), in respect of the forthcoming full planning applications at HPH4 and HPH5, for both proposals:

(i) Drawings - please find attached floor plans and (elevations to follow in subsequent emails) in respect of both proposals. The drawings are slight amendments to those sent to you previously, which should now be considered as superseded. However, please note that the buildings themselves have not changed in any way - the only amendments are the replacement of internal floor areas with gross external floor areas, which I hope that you will find helpful.

<< File: HPH4_FLOOR_PLANS_270712_1.pdf >> << File: HPH5_FLOOR_PLANS_270712_1.pdf >>

(ii) Design and Access Statements (to follow in subsequent emails) - in addition to the information that would normally be included within such a document, the statements also provide commentary in respect of:

- Refuse/recycling arrangements;
- Security;
- Delivery and servicing arrangements;
- Details of car and cycle parking, and
- Accessibility issues, confirming that building has been designed with "Accessible Hillingdon" in mind.

In these terms, it is hoped that the statements will not only satisfy the Council's registration requirements for a planning application, but will also provide all the information the Council needs in respect of the further detail that would normally be required by way of a pre-commencement or pre-occupation condition. I would be grateful if you could confirm this as part of your feedback.

(iii) Draft Planning Statements as attached - these set out the context of the planning applications in terms of the proposal, site history, the planning policy background, matters agreed during pre-application discussions and provide commentary on the most relevant planning issues. These documents will be the subject of further amendment as the applications are finalised (particularly in respect of planning issues), but nevertheless I would appreciate any comments you might have in respect of them.

<< File: Draft Planning Statement HPH4 270712.doc >> << File: Draft Planning Statement HPH5 270712.doc >>

I hope that the above and submission documents are self-explanatory, however if you have any questions or comments please do not hesitate to contact Jason Lowes who returns to the office on Tuesday morning. Further, we would be grateful if you could provide your feedback in respect of the information we provided to you at the earliest possible opportunity. In the meantime, I would be grateful for your confirmation of receipt of all 7 emails with attachments.

Regards

Wakako

Wakako Hirose BA(Hons) Dip TP MRTPI
Associate - Planning Department

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Gareth Gwynne
Planning Officer

17/08/2012

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