

151 Station Road, West Drayton

ACCESS, PARKING AND REFUSE MANAGEMENT PLAN

for Residential Redevelopment

on behalf of Kearns Development Ltd

2025/8827/TN01

October 2026

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1 INTRODUCTION

1.1.1 This Access, Parking and Refuse Management Plan has been prepared to support the proposed redevelopment of 151 Station Road, West Drayton, UB7 7NG ('the site').

1.1.2 The site is located approximately 600 metres to the south of the District Centre of West Drayton, with good access to local amenities and public transport connections. **Figure 1** illustrates the location of the site in the context of the local highway network.

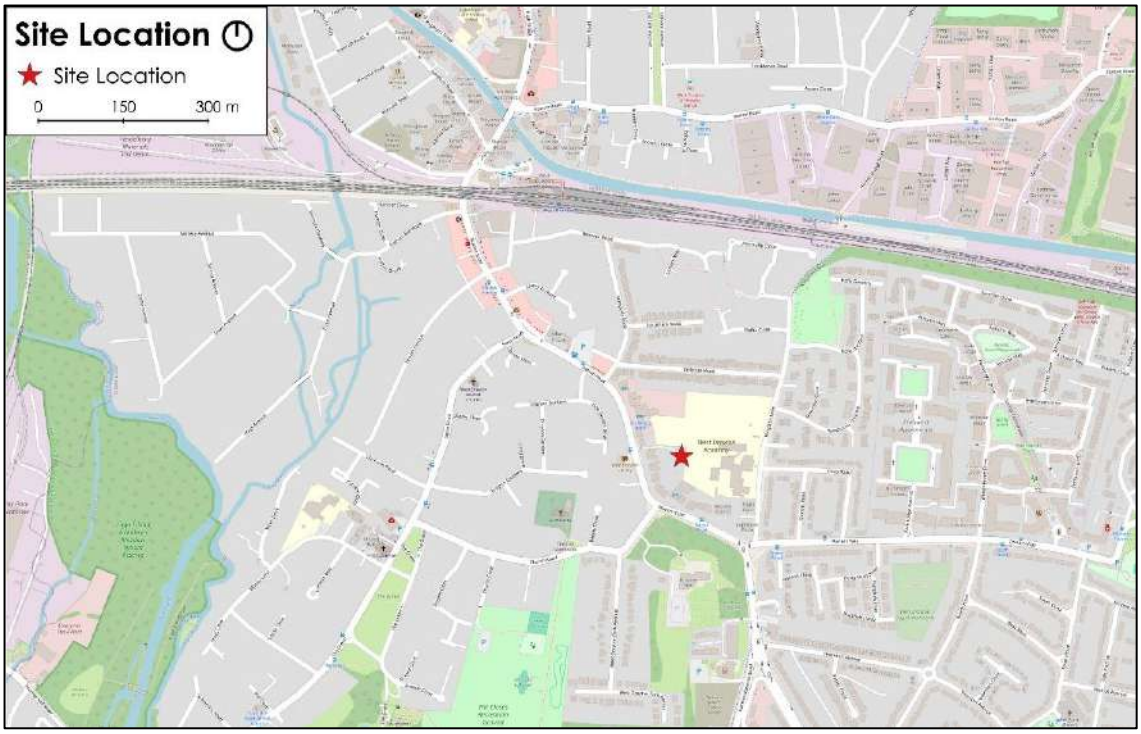


Figure 1 Site Location Plan

1.1.3 The scheme includes redevelopment of the site to provide six dwellings (1 x 2-bed and 5 x 3-bed houses). A copy of the Proposed Site Plan is attached at **Appendix A**.

1.1.4 The proposed dwellings would be accessed via a shared private drive off Station Road, currently serving the site. The proposed access would offer a shared environment for vehicles and pedestrians.

1.1.5 The proposed residential scheme will replace an extant planning consent for a six-unit residential scheme granted by the London Borough of Hillingdon (LBH) in April 2026. A copy of the Decision Notice (4776/APP/2026/970) is attached at Appendix B.

1.1.6 This Access, Parking and Refuse Management Plan has been prepared as a result of a planning condition associated with the approved scheme, requiring the submission and approval of details relating to the operations of the site. Condition 5 states:

…Notwithstanding the approved plans, no development shall commence until an Access, Parking and Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

The plan shall demonstrate:

- *Allocation of proposed parking spaces;*
- *How vehicular movements along the shared access shall be managed to minimise conflict and reversing manoeuvres;*
- *Details of any signage, priority arrangements and/or traffic calming measures to be provided within the access;*
- *That satisfactory pedestrian inter-visibility will be achieved at the site access, together with any measures necessary to ensure the safe emergence of vehicles onto the public highway;*
- *How the access and turning areas shall be used and managed to ensure that vehicles can enter, manoeuvre and leave the site in a safe manner; and*
- *The arrangements for refuse collection and servicing.*

The approved access, parking and refuse management measures shall be fully implemented prior to first occupation of the development and thereafter permanently retained.

REASON

To ensure satisfactory vehicular access arrangements, appropriate pedestrian safety, adequate refuse collection arrangements and the safe operation of the site in the interests of highway safety and residential amenity, in accordance with London Plan Policies T4 and T6, Policy DMT6 of the Hillingdon Local Plan Part 2 (2020), and the Council's Domestic Vehicle Footway Crossover Policy"…

1.1.7 The proposed access arrangements have been approved by LBH through extant planning consent 4776/APP/2026/970 and would not be altered from the approval.

1.1.8 The purpose of the Plan is to set out the arrangements for managing vehicular and pedestrian access, on-site parking provision and refuse storage and collection to ensure that the development operates safely, efficiently and in accordance with the approved site layout and access arrangements.

1.1.9 The Plan establishes the procedures and measures to be implemented by the site management team, residents and other relevant parties, as appropriate, to manage access to and from the site, ensure that parking is undertaken in designated areas, and facilitate the appropriate storage, handling and collection of refuse. It also seeks to minimise the potential for conflicts between vehicles, pedestrians and cyclists, and to prevent inappropriate parking or refuse management practices from adversely affecting the operation of the site or the surrounding highway network.

1.1.10 The following sections identify the proposed management arrangements for access, parking and refuse, including the responsibilities of the relevant parties and the measures to be implemented to ensure that these arrangements are maintained throughout the operational life of the development.

1.1.11 It should be noted that the access arrangements for the proposed residential scheme for six dwellings would remain the same as the consented scheme for five dwellings. Therefore, the measures within this Plan would be applicable to both schemes.

2 DEVELOPMENT OVERVIEW

2.1.1 The site is situated on Station Road, on the south-eastern periphery of West Drayton District Centre. Station Road (A408) is a district distributor road and an important north-south route providing excellent access to the wider strategic highway network.

2.1.2 Station Road is a two-way single-carriageway road across the frontage of the site. The carriageway is subject to a posted 30mph speed limit and single yellow line restrictions on each side of the carriageway (no waiting Mon-Sat 8 am-6.30 pm). Station Road benefits from a wide carriageway geometry with marked cycle lanes in both directions.

2.1.3 The proposed residential dwellings would be accessed via the existing private drive and shared surface off Station Road. Drawing **STA-RGP-XX-XX-DR-T-001** attached hereto illustrates the approved access arrangements. The existing access road provides a carriageway width of 4 metres, accommodating single car movements, but allowing a car to pass a pedestrian or cyclist, if needed.

2.1.4 The proposal includes the retained use of the existing access road historically serving the site, with minor enhancements at either end to provide passing places and inter-visibility. No alterations to the existing vehicle crossover onto Station Road are required.

2.1.5 As illustrated on drawing **STA-RGP-XX-XX-DR-T-001**, the access arrangements would continue to provide suitable levels of visibility along Station Road, allowing vehicles exiting the site to do so safely. The drawing illustrates visibility splays to be in excess of the 2.4 x 43 metres required based on the posted 30mph speed limit.

2.1.6 The access road is approximately 30 metres long. Inter-visibility is provided between the waiting and passing positions shown on drawing **STA-RGP-XX-XX-DR-T-001**, allowing a driver entering the site to observe an approaching vehicle and wait clear of the main carriageway. If two vehicles meet within the access, the vehicle requiring the shortest reversing manoeuvre would give way and reverse to the nearest suitable waiting position. This arrangement minimises reversing distances and avoids vehicles reversing onto Station Road.

2.1.7 The pedestrian inter-visibility zones are shown on drawing **STA-RGP-XX-XX-DR-T-001**. The splays reflect the existing access arrangement and enable drivers leaving the site to observe pedestrians approaching along the footway. These visibility splays would be maintained clear of obstructions (above 600mm) to ensure a driver's visibility to an oncoming pedestrian is clear.

2.1.8 The internal layout includes the provision of seven car parking spaces. As illustrated on the Proposed Site Plan at **Appendix A**, one car parking space would be allocated to and numbered for each dwelling. The remaining space will be unallocated for use by visitors on a first-come, first-served basis.

2.1.9 The proposed arrangement includes a central turning area, permitting access for all necessary vehicles, including delivery vehicles, emergency services and refuse vehicles.

3 ROLES AND RESPONSIBILITIES

3.1.1 This Access, Parking and Refuse Management Plan is prepared on behalf of the site owner, with any amendments to this document to be undertaken by the Site Management Team, once appointed. The key parties relevant to this Plan include the following organisations:

Contact	Contact Name
Site Owner/Operator	Kearns Developments Limited
Site Management Team	TBC
Waste Contractor	London Borough of Hillingdon
Local Authority	London Borough of Hillingdon

Figure 2 Key Organisations & Contacts

3.1.2 The above table must be updated following any changes to contacts/operators. Full contact details of the relevant parties will be provided to residents upon occupation of the dwellings.

3.1.3 The key roles and responsibilities regarding management of the site's delivery and servicing infrastructure are summarised as follows:

- The common access areas and landscaped spaces within the site will be monitored and maintained by a site management company, to be appointed by the site owner. This includes the servicing areas and parking bays.
- The site's transport infrastructure is allocated for the shared use by all occupants of the site, in compliance with restrictions and intended site operations. This includes the shared access from Station Road;
- Bin stores and cycle parking areas for each building/use will be organised and managed by the site owner.

3.1.4 Responsibility for implementing and maintaining this Plan will rest with the site owner and appointed site management company, referred to hereafter as the site management team.

3.1.5 The site management team will be responsible for communicating the relevant access, parking and refuse arrangements to residents and other appropriate users, and for taking reasonable steps to ensure that the measures set out in this Plan are followed.

3.1.6 The principal management responsibilities will include:

- Maintaining access routes and designated circulation areas free from obstruction.
- Ensuring that parking is undertaken within the designated areas and that any allocated spaces are used appropriately.

- Maintaining access for emergency services.
- Coordinating deliveries, servicing and refuse collection where necessary.
- Ensuring that refuse storage facilities are used appropriately and maintained in a clean and orderly condition.
- Addressing complaints or operational issues relating to access, parking and refuse management.
- Reviewing the effectiveness of the management arrangements and implementing corrective measures where required.

3.1.7 Residents, visitors, delivery drivers and other users will be expected to comply with the arrangements communicated by the site management team. Any recurring issues will be addressed through appropriate communication and management measures.

4 ACCESS MANAGEMENT PLAN

4.1.1 It is important that a range of measures is adopted to ensure efficient and safe management of access, including pedestrians, cars and delivery and servicing vehicles, and to minimise the impact of this activity.

4.1.2 Vehicular access to and from the site will be provided via the approved access arrangements, as illustrated on the relevant site layout drawings. All vehicles accessing the development will be required to use the designated access points and internal routes.

4.1.3 Pedestrian access will be maintained via the designated pedestrian routes and entrances. Where pedestrian and vehicular movements share the same internal areas, users will be expected to exercise appropriate care and consideration to minimise the potential for conflict.

4.1.4 In accordance with the requirements of LBH, the proposed arrangement includes measures to increase awareness of the nature of the access and the shared priority for all users. This will be defined by signage, with the proposed signage provided at **Appendix C**. This sign will be erected at the front of the site for all users to observe upon entry. Drawing **STA-RGP-XX-XX-DR-T-001** illustrates the location of the sign. All signage would be professionally printed with anti-graffiti coating as well as complying with any legislation for off-street parking within Hillingdon Borough Council.

4.1.5 As detailed above, visibility splays would be maintained clear of obstructions (above 600mm) to ensure a driver's visibility to an oncoming pedestrian is clear.

4.1.6 The shared access and all on-site turning areas will be kept clear of parked vehicles, stored materials, bins and other obstructions at all times. No parking or waiting will be permitted outside the marked bays. The site management team will be the point of contact for residents to liaise with, should any problems arise. The site management team will inspect these areas periodically and will arrange for any obstruction or unauthorised parking to be addressed promptly so that vehicles can enter, turn and leave the site in forward gear.

4.1.7 Residents will be advised to arrange larger deliveries by prior appointment and to provide delivery drivers with instructions to use the on-site turning area. Delivery and servicing vehicles capable of entering the site will turn within the development and leave in forward gear. Vehicles that cannot be accommodated safely on site will not enter the shared access and will service the development from a lawful location without obstructing Station Road, the footway or the site access.

4.1.8 The quality of the road surface along the access road will be maintained at all times, including the removal of debris. The condition of the road surface will be regularly monitored, with any defects requiring resurfacing to be arranged by the site management team in liaison with the residents.

4.1.9 Lighting shall be operated and maintained within the car park areas outside of daylight hours, particularly during winter months.

4.1.10 Grit will be available for the car park and access in the event of snow or ice.

5 PARKING MANAGEMENT PLAN

5.1.1 Parking will be provided within the designated on-site parking areas in accordance with the approved site layout. The parking provision will be managed to ensure that spaces remain available for their intended users and that parking does not take place in inappropriate locations.

5.1.2 All designated parking spaces will be marked with the relevant dwelling number, and the additional space will be clearly marked for visitors. Where parking spaces are allocated to individual properties, residents will be expected to use their designated spaces. Any unallocated spaces will be managed in accordance with the arrangements established by the site management team.

5.1.3 Parking will be restricted to designated parking bays and any other areas expressly identified for parking purposes. Parking on internal access roads, footways, turning areas, landscaped areas or in front of access points will not be permitted where this would obstruct circulation, compromise safety or conflict with the approved site layout.

5.1.4 Residents, visitors and other users will be informed of the parking arrangements and the importance of maintaining unobstructed access throughout the site.

5.1.5 Where inappropriate parking is identified, the Site Management Team will take reasonable steps to address the issue. This may include contacting the relevant vehicle owner, issuing reminders regarding the parking arrangements and implementing further management measures where necessary.

5.1.6 Where electric vehicle charging facilities are provided, these will be maintained and managed in accordance with the relevant operational requirements. Charging equipment and associated cables must not obstruct pedestrian routes or create hazards within parking and circulation areas.

5.1.7 Any additional parking arrangements specific to the development, including restrictions on particular spaces or the allocation of parking permits, will be communicated to residents and other relevant users as appropriate.

5.1.8 The parking arrangements will be kept under review to identify any recurring issues, including unauthorised parking, obstruction of access routes or inappropriate use of designated spaces. Any necessary corrective measures will be implemented by the responsible management party.

5.1.9 Any abandoned vehicles/unauthorised parking shall be notified to LBH. If persistent parking problems occur, CCTV surveillance, using a standard that is acceptable to local police, will be considered, with appropriate signage also displayed.

6 REFUSE & RECYCLING MANAGEMENT PLAN

6.1.1 Refuse collection will take place on site, in accordance with the Council's existing refuse collection strategy. The required refuse containers will be provided by the Council's waste team, to be arranged by the site management team.

6.1.2 Further information is provided at Rubbish and recycling – Hillingdon Council, including details of the collection days. General waste, clear recycling bags, garden waste and food waste are all collected on the same day.

6.1.3 The proposed layout includes suitable space for a refuse vehicle to enter and turn around on site, before exiting in a forward gear. As illustrated on the Site Plan at **Appendix A**, a designated refuse collection point will be provided within the car park. Residents will place refuse and recycling containers in the designated collection area only on the relevant collection day and will return them to their permanent storage positions as soon as practicable after collection.

6.1.4 Containers will not be left within the shared access, pedestrian visibility zones or vehicle turning areas. The management company will provide residents with the collection arrangements and will monitor the collection area to ensure that access and manoeuvring space remain unobstructed.

6.1.5 Refuse and recycling containers will be stored within the designated refuse storage area(s) within each property curtilage when not being collected. The facilities will be used for their intended purpose and managed to ensure that waste can be stored securely and collected efficiently.

6.1.6 Residents must place refuse and recycling within the appropriate containers and avoid leaving waste bags, loose refuse or other materials outside the designated storage areas, except where specifically required as part of the agreed collection arrangements.

6.1.7 The refuse storage area(s) and collection point will be kept in a clean and orderly condition. The responsible management party will arrange for the area(s) to be inspected and cleaned as necessary, with any damage to containers, doors, gates or other associated facilities addressed within a reasonable timeframe.

6.1.8 Refuse storage facilities will not be used for the storage of bulky items or other materials that could reduce their capacity or obstruct access, unless suitable arrangements have been agreed with the relevant waste collection provider.

6.1.9 Where a scheduled collection is missed, residents will be responsible for arranging a private collection or transferring rubbish to a local recycling centre and ensure that refuse does not accumulate in inappropriate locations.

6.1.10 Residents and other users will be informed of the refuse and recycling arrangements, including the location of the storage facilities, the appropriate use of containers and any requirements relating to the presentation of waste for collection.

6.1.11 The site management team will monitor the use and condition of the refuse facilities and take reasonable steps to address any issues, including overflowing containers, inappropriate waste disposal or obstruction of access to the storage area.

6.1.12 Where additional waste collection or specialist disposal arrangements are required, these will be coordinated by the site management with the relevant service provider.

7 MONITORING AND REVIEW

7.1.1 The arrangements set out within this Plan will be monitored by the site management team as part of the ongoing management of the development.

7.1.2 Monitoring will focus on identifying any issues that could affect the safe and efficient operation of the site, including obstructed access routes, inappropriate parking, misuse of designated parking spaces and problems associated with refuse storage or collection.

7.1.3 Where issues are identified, the site management team will seek to resolve them through appropriate management action. This may include communicating with residents and other users, liaising with service providers and reviewing existing procedures where necessary.

7.1.4 This Plan will be reviewed where there are material changes to the operation or management of the development, or where monitoring identifies a need to amend the arrangements. Any revised measures will be communicated to the relevant parties and implemented as appropriate.

7.1.5 If at any stage a monitoring report is required to review the processes of this Access, Parking and Refuse Management Plan, it is the responsibility of the site management team to prepare and submit the necessary information to the Council, setting out key data and observations.

8 SUMMARY AND CONCLUSIONS

8.1.1 This Access, Parking and Refuse Management Plan establishes the management arrangements for vehicular and pedestrian access, on-site parking and refuse storage and collection at the proposed development.

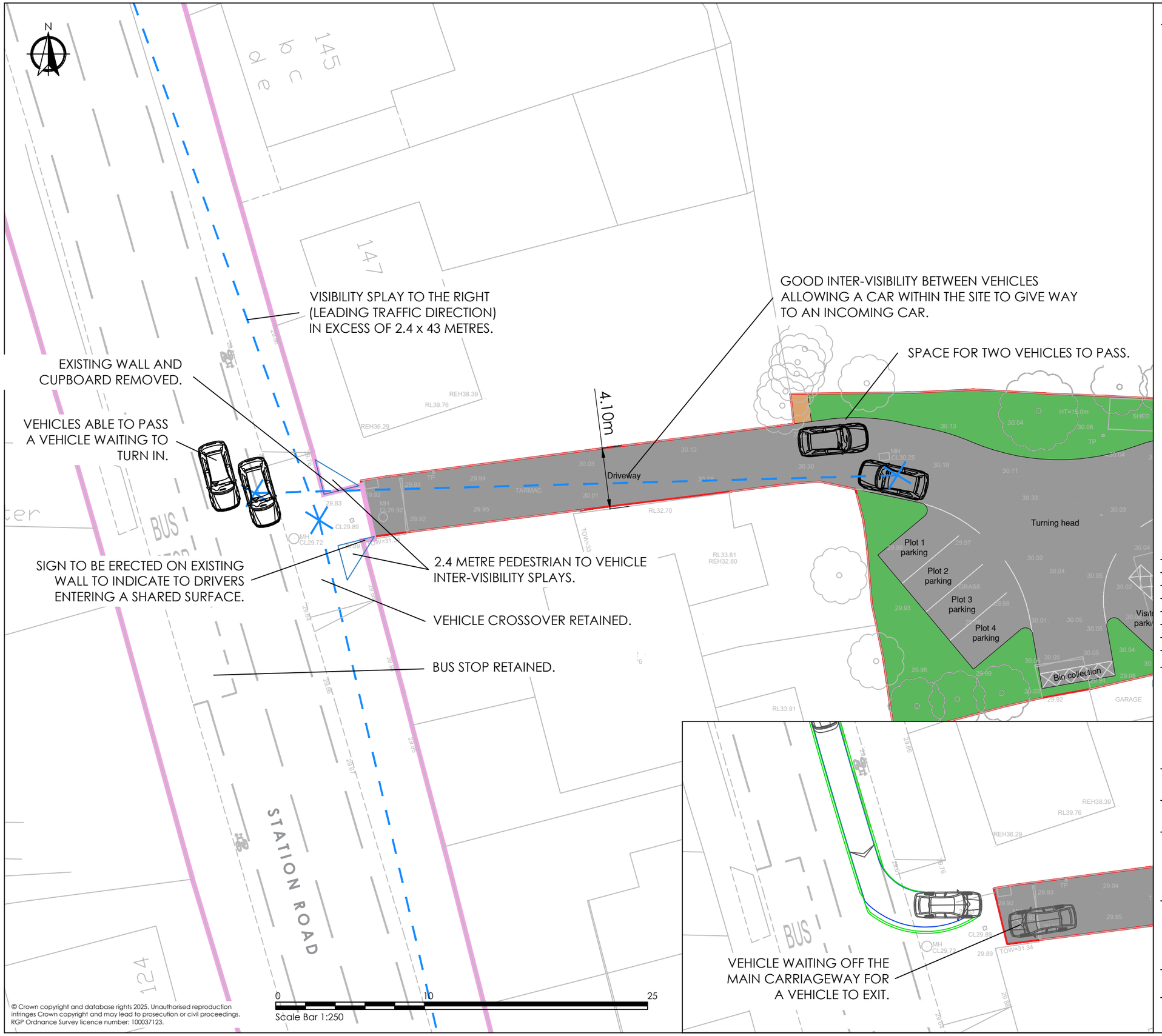
8.1.2 The measures set out within this Plan are intended to ensure that access routes remain unobstructed, parking is undertaken appropriately and refuse is stored and collected in an orderly and efficient manner. The arrangements will also seek to minimise the potential for conflict between different site users and to prevent avoidable impacts on the surrounding highway network.

8.1.3 This Access, Parking and Refuse Management Plan has been prepared to satisfy the requirements of LBH through the required planning conditions. The table below summarises each requirement and identifies the report section in which the relevant evidence and management commitments are provided:

Details required	Report Section
Allocation of proposed parking spaces;	5.1.2
How vehicular movements along the shared access shall be managed to minimise conflict and reversing manoeuvres;	4.1.6
Details of any signage, priority arrangements and/or traffic calming measures to be provided within the access;	4.1.4
That satisfactory pedestrian inter-visibility will be achieved at the site access, together with any measures necessary to ensure the safe emergence of vehicles into the public highway;	2.1.7
How the access and turning areas shall be used and managed to ensure that vehicles can enter, manoeuvre and safely leave the site; and	4.1.6
The arrangements for refuse collection and servicing.	6.1.1

8.1.4 Subject to the implementation of the measures outlined above, the access, parking and refuse arrangements can be managed to support the safe and efficient operation of the development throughout its operational life.

DRAWINGS



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Notes:

1. Do not scale from this drawing.
2. All dimensions are in metres unless noted otherwise.
3. All levels are in metres above ordnance datum (AOD).
4. This drawing should be printed in colour.
5. This drawing is to be read in conjunction with all other engineer's drawings.

SITE BOUNDARY

HIGHWAY BOUNDARY

VISIBILITY SPLAYS

Rev	Details	Date	By	Chkd	Appd
P07	UPDATED SITE LAYOUT	26.10.26	GE	AB	SJ
P06	UPDATED SITE LAYOUT	13.10.26	GE	AB	SJ
P05	UPDATED VISIBILITY SPLAYS	02.06.26	GE	AB	AB
P04	UPDATED SITE LAYOUT	01.04.26	GE	AB	AB
P03	UPDATED SITE LAYOUT	27.03.26	DH	JF	JF
P02	UPDATED SITE LAYOUT	16.01.26	DH	JF	JF
P01	FIRST ISSUE	29.07.25	DH	JF	SJ

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Transport Planning and Infrastructure Design Consultants

Status: PLANNING

Client: Kearns Development Limited

Project: 151 Station Road, West Drayton

Drawing Title: Proposed Access & Visibility Splays

Scale @ A3:	Date:	Drawn:	Designed:	Checked:	Approved:
1:500	29.07.25	DH	DH	JF	SJ

Project No: 8827 | Drawing No: STA-RGP-XX-XX-DR-T-001 | Revision: P07

APPENDIX A



NOTE

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IF IN DOUBT ASK FOR CONFIRMATION.

REV.	DESCRIPTION	DRAWN	DATE

REVISIONS

Issued for

PROPOSALS

SITE ADDRESS

151 STATION ROAD
WEST DRAYTON
UB7 7NG

CLIENT

KEARNS

SCALE	SHEET SIZE	DRAWN	DATE
1-200	A2	JK	OCT 2026

DRAWING TITLE

PROPOSED SITE LAYOUT

DRAWING NUMBER

AAL-26-198-P03

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APPENDIX B

HILLINGDON
LONDON

Joseph Kent
Amasia Architects Ltd
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Weston Farm
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GU5 9BZ

Application Ref: 4776/APP/2026/970

TOWN AND COUNTRY PLANNINGACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

Description of development:
Demolition of the existing bungalow and ancillary buildings, and redevelopment of the site to provide 5 x three-bedroom dwellings, together with associated landscaping, car parking and cycle storage.

Location of development:	151 Station Road West Drayton
Date of application:	17th April 2026
Plan Numbers:	See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

R Johnson

Head of Development Management and Building Control
Date: 19th June 2026

NOTES: (i) Please also see the informatives included in the Schedule of Conditions.

(ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.

(iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNINGACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 4776/APP/2026/970

SCHEDULE OF CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON
To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

AAL-26-138-P01; AAL-26-138-P02; AAL-26-138-P03A; AAL-26-138-P04A; AAL-26-138-P05; AAL-26-138-P06; AAL-26-138-P07; AAL-26-138-P08; AAL-26-138-P09; AAL-26-138-P10A; AAL-26-138-P11; AAL-26-138-P12; 8827-STA-RGP-XX-XX-DR-T-001 P05; 8827-STA-RGP-XX-XX-DR-T-002 P07; 8827-STA-RGP-XX-XX-DR-T-003 P07; 8827-STA-RGP-XX-XX-DR-T-004 P07; 8827-STA-RGP-XX-XX-DR-T-005 P07

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON
To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3 The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Planning Statement;
HERITAGE ASSESSMENT;
R3157_PEA_a Preliminary Ecological Appraisal;
Falcon/14042026 Energy Statement;
Sunlight & Daylight Assessment;
2025/8827/TS01 TRANSPORT STATEMENT;
25/8814/L01 RESPONSE TO COMMENTS ON HIGHWAYS

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON
To ensure that the development complies with the objectives of Policy G6 of The London Plan (2021), Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those indicated on the approved plans and shall thereafter be retained as such.

REASON
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the the character and appearance of the area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

5 Notwithstanding the approved plans, no development shall commence until an Access, Parking and Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

The Plan shall demonstrate:

- Allocation of proposed parking spaces;

- How vehicular movements along the shared access shall be managed so as to minimise conflict and reversing manoeuvres;

- Details of any signage, priority arrangements and/or traffic calming measures to be provided within the access;

- That satisfactory pedestrian inter-visibility will be achieved at the site access, together with any measures necessary to ensure the safe emergence of vehicles onto the public highway;

- How the access and turning areas shall be used and managed to ensure that vehicles can enter, manoeuvre and leave the site in a safe manner; and

- The arrangements for refuse collection and servicing.

The approved access, parking and refuse management measures shall be fully implemented prior to first occupation of the development and thereafter permanently retained.

REASON
To ensure satisfactory vehicular access arrangements, appropriate pedestrian safety, adequate refuse collection arrangements and the safe operation of the site in the interests of highway safety and residential amenity, in accordance with London Plan Policies T4 and T6, Policy DMT6 of the Hillingdon Local Plan Part 2 (2020), and the Council's Domestic Vehicle Footway Crossover Policy.

6 No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and

ii.On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:

a) Description and evaluation of the features to be managed.
b) Aims, objectives and targets for management.
c) Description of the management operations necessary to achieving aims and objectives.
d) Prescriptions for management actions.
e) Preparation of a works schedule, including an annual works schedule.
f) Details of the monitoring needed to measure the effectiveness of management.
g) Details of the timetable for each element of the monitoring programme.
h) Details of the persons responsible for the implementation and monitoring.
i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON
To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

7 No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
1.a Planting plans (at not less than a scale of 1:100),
1.b Written specification of planting and cultivation works to be undertaken,
1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
2.a Refuse Storage
2.b Cycle Storage
2.c Means of enclosure/boundary treatments
2.d Car Parking Layouts
2.e Hard Surfacing Materials
2.f External Lighting

3. Details of Landscape Maintenance
3a Landscape Maintenance Schedule for a minimum period of 5 years.
3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

8 Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON
To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

9 Prior to development commencing, the applicant shall submit a demolition and construction

management plan to the Local Planning Authority for its approval. The plan shall detail:

(i) The phasing of development works
(ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
(iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
(iv)Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON
To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

10 (i) The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site:

(b) A site investigation, including where relevant soil, soil gas, surface water, and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations, and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

11 Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.
Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON
To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2024).

12 No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.
The fencing shall be retained in position until development is completed.
The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
2.a There shall be no changes in ground levels;
2.b No materials or plant shall be stored;
2.c No buildings or temporary buildings shall be erected or stationed.
2.d No materials or waste shall be burnt; and.
2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON
To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

13 The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON:
To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Hillingdon.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory

exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.
1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
4.5 Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and
iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.
* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to

minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990
If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:
i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

2 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.

5 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you

anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.H1	(2012) Housing Growth
PT1.HE1	(2012) Heritage
PT1.EM7	(2012) Biodiversity and Geological Conservation

Part 2 Policies

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMH 2	Housing Mix
DMH 6	Garden and Backland Development
DMHB 4	Conservation Areas
DMT 2	Highways Impacts

DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP D14	(2021) Noise
LPP G6	(2021) Biodiversity and access to nature
LPP HC1	(2021) Heritage conservation and growth
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 - 24	NPPF11 2024 - Making effective use of land
NPPF12 - 24	NPPF12 2024 - Achieving well-designed places
NPPF16 - 24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes

END OF SCHEDULE

Address:
Development Management
Directorate of Place

Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 4776/APP/2026/970

SCHEDULE OF PLANS

AAL-26-138-P01 - received 17 Apr 2026

AAL-26-138-P02 - received 17 Apr 2026

AAL-26-138-P03A - received 05 Jun 2026

AAL-26-138-P04A - received 05 Jun 2026

AAL-26-138-P05 - received 17 Apr 2026

AAL-26-138-P06 - received 17 Apr 2026

AAL-26-138-P07 - received 17 Apr 2026

AAL-26-138-P08 - received 17 Apr 2026

AAL-26-138-P09 - received 17 Apr 2026

AAL-26-138-P10A - received 05 Jun 2026

TH 5341 B Arboricultural Impact Assessment Method Statement & Tree Protection Plan - received 17 Apr 2026

R3157_BNG_a Biodiversity Net Gain Assessment - received 17 Apr 2026

Falcon/14042026 Energy Statement - received 17 Apr 2026

C3753-R1-REV-B FLOOD RISK ASSESSMENT & SUDS REPORT - received 17 Apr 2026

Planning Statement - received 17 Apr 2026

HERITAGE ASSESSMENT - received 17 Apr 2026

R3157_PEA_a Preliminary Ecological Appraisal - received 17 Apr 2026

Sunlight & Daylight Assessment - received 17 Apr 2026

2025/8827/TS01 TRANSPORT STATEMENT - received 17 Apr 2026

25/8814/L01 RESPONSE TO COMMENTS ON HIGHWAYS - received 05 Jun 2026

AAL-26-138-P11 - received 17 Apr 2026

AAL-26-138-P12 - received 17 Apr 2026

8827-STA-RGP-XX-XX-DR-T-001 P05 - received 05 Jun 2026

8827-STA-RGP-XX-XX-DR-T-002 P07 - received 05 Jun 2026

8827-STA-RGP-XX-XX-DR-T-003 P07 - received 05 Jun 2026

8827-STA-RGP-XX-XX-DR-T-004 P07 - received 05 Jun 2026

8827-STA-RGP-XX-XX-DR-T-005 P07 - received 05 Jun 2026

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspecorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power inless there are special circumstances, which excuse the deploy in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

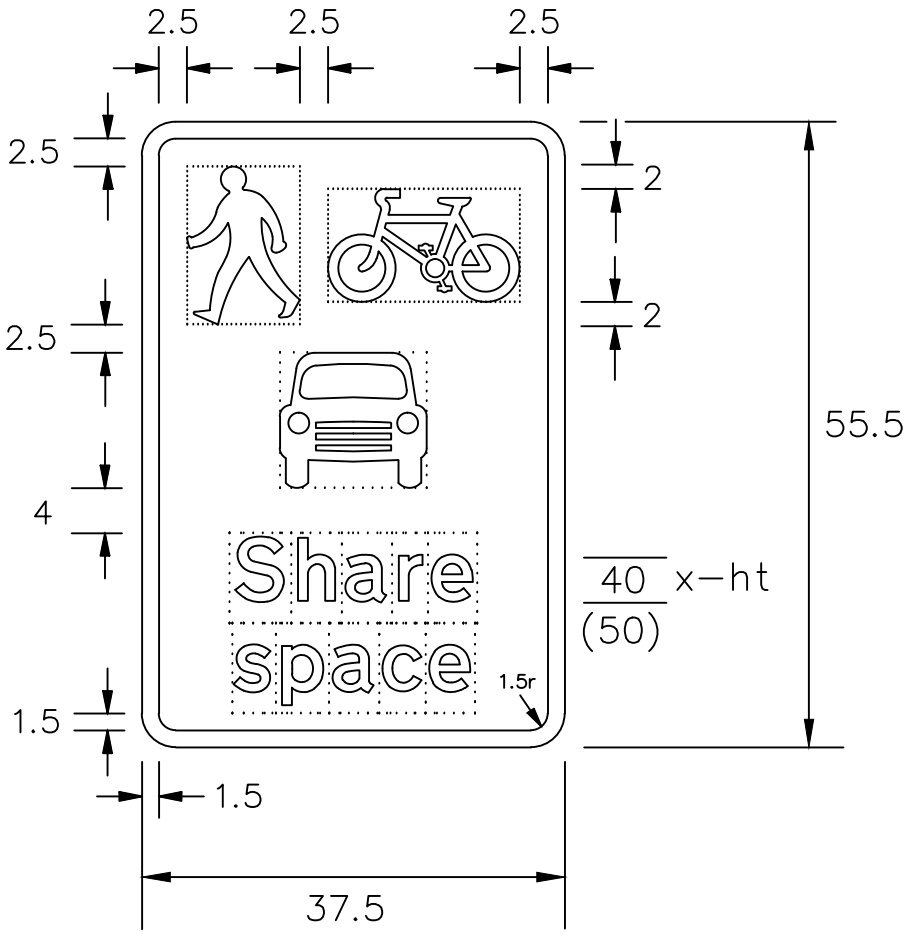
In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX C

Drawing No.	Related Drawings
NP 884	S 2, S 19 & S 24

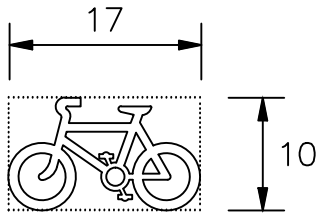
Before using this drawing, confirm that it has not been superseded.

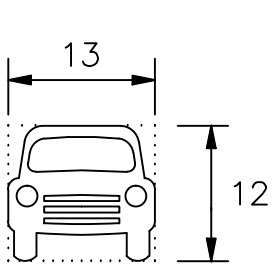
© CROWN COPYRIGHT

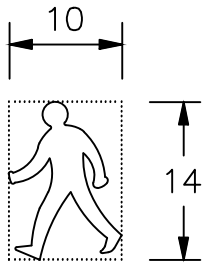


NOTES:

1. The legend is from the Transport Medium alphabet at the x-heights shown.
2. Symbol details are given on drawings S 2 (pedestrian), S 19 (car) and S 24 (cycle).
3. The tile outlines do not form part of the signs.
4. COLOURS : Background ---------- BLUE
   Legend, Symbols & Border ---- WHITE
5. DIMENSIONS : x-heights are in millimetres, other dimensions are in stroke widths. (4sw = x-height)
6. See Chapter 7 of the Traffic Signs Manual for further design guidance.







NP884

Department for Transport	Title: Informatory Sign SHARE SPACE	Issue: A: B: C: Date: 13.4.12	Drawn by: A.K. Approved by: J.B.	Dimensions: SEE NOTE 5	Drawing No. NP 884

RGP

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