

PB/HB/PD9103
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PLANNING PORTAL REF: PP-02845111

Dear Sir/Madam,

**APPLICATION FOR PLANNING PERMISSION
UNIT 5, CAXTON TRADING ESTATE, PRINTING HOUSE LANE, HAYES, UB3 1AP**

**FULL APPLICATION FOR SUB-DIVISION AND CHANGE OF USE OF INDUSTRIAL WAREHOUSE
(CLASS B8) TO CREATE UP TO 14 INDUSTRIAL UNITS FOR USE CLASS B1(C) AND CLASS B8 WITH
ASSOCIATED WORKS**

On behalf of our client, Northcreek Estates Hayes Limited, we are seeking planning permission for works at Unit 5, Caxton Trading Estate, Hayes.

The proposed description of development is as follows:

"Sub-division and change of use from industrial warehouse (Class B8) to create up to 14 industrial units for use Class B1(C) and Class B8 with associated works".

Site and Surroundings

The site is located to the East of Printing House Lane with Unit 5 being located to the far east of Caxton Trading Estate.

The building is not located within a Conservation Area.

Planning History

The warehouse has been an established industrial site for several decades and is located within a well-established employment location.

The most recent planning application was permitted on the 24 April 2003 under planning reference 4573/APP/200/123. The application was for the "Subdivision of a single unit to two units (Unit A, 3160m²) and (Unit B 2020m²).

The most recent occupier vacated the unit in 2010 and used the unit as a single warehouse.

We consider the lawful use to be Class B8.

Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires planning applications to be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise.

In this case, the planning policy framework comprises the London Plan (July 2011), the Core Strategy (November 2012) and the London Borough of Hillingdon Unitary Development Plan 1998 (Saved 2007).

Planning Assessment

The site is allocated as an Industrial and Business Area and these proposals seek to enhance the existing industrial offer on site through applying for a change of use from B8 to B1(c) and B8, with the creation of up to 14 smaller industrial units within the existing building.

The site has been vacant since 2010 and despite marketing attempts has still failed to secure an occupier. The inability to secure a tenant for the site is due to the layout of the building and rear yard area. The size of the rear yard area is no longer sufficient to meet the operating requirements of a B8 tenant. This has been unattractive to industrial operators who generally require large industrial units with sufficiently large yards for distribution and deliveries.

The unsuccessful marketing of the site has encouraged our Client to assess opportunities for a more intensive industrial use on site. The Core Strategy policy SO15 seeks to protect land for employment uses and requires a variety of employment uses to be delivered within the Borough to meet the operating needs of different sectors.

The site is within the Business and Industrial Area and so the proposals seek to maximise the flexibility and lettability of the site through delivering up to 14 smaller industrial units providing flexibility for B1(C) /B8 occupiers. This will ensure that the site is more desirable to meet the industrial demand within the Borough and allowing a wider range of occupiers to operate from the site. Planning policy seeks to retain and sustain business activity within the Borough and these proposals allow the site to meet the changing needs of the industry through delivering smaller units, whilst protecting the existing employment use on site, in line with saved UDP policy LE2 and LE7.

There will be no increase in floorspace on site. There will be minor alterations to the external façade of the unit to make provision for individual entrances to the industrial units, additional external cladding and re-roofing of the entire warehouse building.

Parking

There are currently 65 spaces on-site which are located along the periphery of the site. These proposals seek to reduce the existing parking provision to 51 spaces with the creation of 8 service bays for delivery vehicles. Furthermore, 67 cycle spaces will be provided on site. The parking and cycle provisions are for both future employees and visitors to the site associated with the 14 proposed units and considered to be in line with UDP Saved Parking Standards 2007.

Amenity

The proposals include additional lighting provision across the site to increase security and pedestrian safety associated with the intensification of the existing use. A site plan has been included within the application which shows that 2 forms of lighting proposed:

1. Car Park Lighting which are 0.9 metres bollards in height and fixed to the ground. There are 14 lamps proposed along the periphery of the site providing low intensity lighting within the car park area; and
2. Wall-mounted lighting which will be positioned above the shutters of each industrial unit, with light shields which will limit light spill to the boundary of the site.

The specification of the individual lighting equipment has been submitted as part of this application with detailed lighting information, including luminance values, provided by Abacus.

The location of the lighting has been developed to enhance the quality and security of the external spaces surrounding the existing unit, inline with Saved UDP Policy BE25. The level of lighting is considered appropriate in light of the intensification of the industrial use thus meeting the requirements set out in Saved UDP policy BE15.

The lighting should have a limited impact on the residential properties to the East of the site along Nield Road. The lightspill from the wall-mounted lighting will be limited to the boundary of the site at a range of 12.5 metres and will be Passive Infrared Sensor operated. There is currently landscaping along this Eastern boundary which will be maintained and therefore there should be no harmful lightspill to the rear of residential properties.

In conclusion, the proposed development is considered to accord with relevant policies of the adopted Development Plan, and will result in higher quality and more sustainable employment space for small industrial occupiers.

Supporting Information

The planning application has been submitted via the Planning Portal. It is to be accompanied by the following documentation:

- Completed Application Forms;
- Site Location Plan;
- Application drawings provided by Paragon BC;
- Lighting specifications;
- Light Spill Diagrams;
- Roller shutter specifications; and
- Luminance Values provided by Abacus Lighting Limited;

In accordance with the Town & Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, please find enclosed a cheque for £385.00 made payable to the London Borough of Hounslow.

Summary and Conclusion

As set out above, we have assessed the proposal against the relevant policies within the Core Strategy and Saved UDP policies, and consider the proposals to be acceptable in planning policy terms.

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Peter Bovill (020 7312 7456 / peter.bovill@montagu-evans.co.uk) or Hannah Bowler (020 7866 8629 / hannah.bowler@montagu-evans.co.uk), of this office.

Yours faithfully

MONTAGU EVANS LLP

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