



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

McGibbon

Company Name

Berkeley Homes

Address

Address line 1

170 Brent Road

Address line 2

Address line 3

Town/City

Southall

County

Country

Postcode

UB1 5LE

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline application: Demolition of 22 houses; the remediation of the land and the redevelopment of the site to deliver a large mixed use development including residential, non-food retail, food retail, restaurants, bars and cafes, hotel, conference and banqueting, cinema, health care facilities, education facilities, office/studio units, sports pavilion, an energy centre, multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's play space. Full application: New access roads from the Hayes By-pass and Southall town centre to the application site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond. Widening of South Road across the railway line, widening of South Road over the railway line for the creation of a bus lane and three new accesses onto Beaconsfield Road. Two bridges over the Grand Union Canal and Yeading Brook to provide pedestrian and cycle access to the Minet Country Park and Springfield Road of planning permission reference: 54814/APP/2009/430 dated 29/09/2010; to allow for the widening of the road to facilitate the addition of bicycle lane.

Reference number

54814/APP/2017/604

Date of decision

02/11/2017

What was the original application type?

Outline planning permission: All matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

Householder development: Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to Condition 11 - No more than 2,600 Development Units shall be occupied prior to the bringing into use for general traffic of the Pump Lane Access works as shown on Drawings No 52212/B/33 and 52212/B/34 unless otherwise agreed in writing by the London Borough of Hillingdon as the local planning authority in consultation with Transport for London.

Please state why you wish to make this amendment

Condition 11 requires completion of off-site highway works to the A312 at Pump Lane as directed in Plan 52212/B/34/A. TfL have completed modelling and determined that the junction is not required, condition 11 requires amendment to remove reference to Plan 52212/B/34/A with the rationale set out below.

On 18/11/24, an email received by TfL Pump Lane, Bilton Way and A312 Proposed Junctions included a document labelled Pump Lane NPD Comment 28-02-2024 which concluded the following: The current option presented to TfL does not include any changes to the junction of A312 and Pump Lane on/off slips. As such this has not been assessed by TfL NPD. The LinSig and VISSIM modelling that has been undertaken has assessed the proposals at Pump Lane

/ Access and Bilton Way / Pump Lane. Both of these schemes have been approved by TfL NPD. TfL NPD satisfied that the current proposal is appropriate and that the proposal to signalise the junction of Pump Lane and A312 can be omitted from the scheme. The document is included within this planning application

Are you intending to substitute amended plans or drawings?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Richard McGibbon

Date

15/01/2026