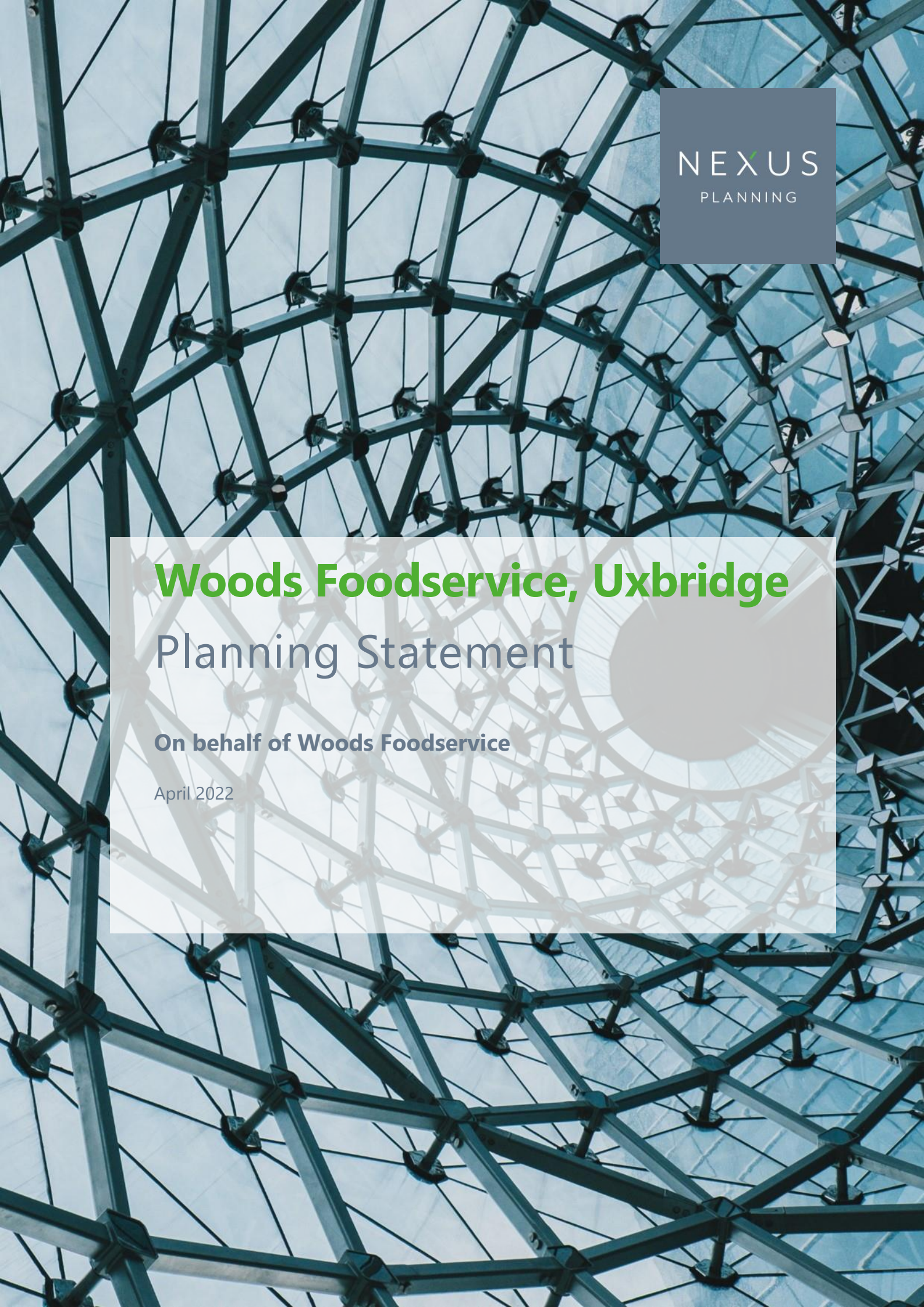




NEXUS
PLANNING

Woods Foodservice, Uxbridge Planning Statement

On behalf of Woods Foodservice

April 2022

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1 Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning, on behalf of Woods Foodservice (**"The Applicant"**) in support of a full planning application to Hillingdon London Borough Council for the following development:

"Retrospective erection of a canopy to the south side of existing warehouse unit" ("the Proposed Development")

at Woods Foodservice, 5 Riverside Way, Uxbridge, Hillingdon (**"the Site"**).

Application Documentation

- 1.2 The following documentation is submitted as part of the planning application:
- Planning Statement
 - Location Plan
 - Structure Model Plan (ref: L25x15/620+L22.5x15/620-002)
 - Ichonography Model Plan (ref: L25x15/620+L22.5x15/620-003)
- 1.3 The Planning Statement comprises the following sections and should be read together with the above accompanying technical reports, submitted drawings and application forms:
- **Section 2** provides details on the Site, its location and the surrounding area;
 - **Section 3** outlines the relevant planning history of the Site;
 - **Section 4** describes the Proposed Development;
 - **Section 5** outlines the planning policy context; and
 - **Section 6** assesses the Proposed Development against relevant planning policies.
- 1.4 As a detailed planning application, a planning fee that reflects the Proposed Development is required, and will be paid by the Applicant.

2 Application Site Context

- 2.1 The Site is located in Uxbridge, within the administrative boundary of the London Borough of Hillingdon. The existing Site comprises a large warehouse development with associated delivery yard and vehicle parking space. The current use of the Site is as food warehouse and distribution, with the Applicant being in-situ at the Site since 2017.
- 2.2 The Site forms part of a larger parcel of land that has been designated as a Strategic Industrial Location within the Hillingdon Local Plan Part 2 (Uxbridge Industrial Estate). The Site is located on the southern part of the Uxbridge Industrial Estate which is situated between the River Colne and the Grand Union Canal. It is bound to the north and east by warehouse development and a Premier Inn, and to the south and west is bound by the River Colne and woodland.
- 2.3 The land adjacent to the south and west of the Site is designated as a nature reserve and nature conservation site for Metropolitan of Borough Grade I Importance. The Site's topography is broadly flat.
- 2.4 The Site is currently accessed via Riverside Way from St John's Road (A4007). There are bus stops located approximately 200m to the east of the Site which provide services to Uxbridge Station and Slough. Uxbridge Underground Station is located approximately 1600m to the east of the Site and provides services on the Metropolitan and Piccadilly lines.
- 2.5 The Site is located in close proximity to an Archaeological Priority Zone. There are no heritage assets located within the Site however there are two Grade II Listed Buildings located within 200m of the Site.
- 2.6 The Environment Agency's flood risk map for planning identifies that the entirety of the Site is located within Flood Zone 1.
- 2.7 The Site is located within an Air Quality Management Area.

3 Relevant Planning History

3.1 A number of planning applications have been submitted on the Site, the most relevant are set out in the table below:

Reference	Description	Decision
56862/APP/2001/2595	Outline planning permission for the redevelopment of land at north and south areas of Riverside Way Estate to provide class B1(a), (b) and (c), B2 and B8 use with associated parking and landscaping	Granted January 2002
56862/APP/2009/2247	Outline planning permission for the redevelopment of the site to provide up to 7,200 sq. m of light industrial (Class B1c) and/or general industrial (Class B2) and/or storage and distribution (Class B8) floorspace, including ancillary office floorspace together with associated car parking and landscaping	Granted January 2010
56862/APP/2014/1484	A prior notification application for proposed demolition under Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 31 - Removal of ground slabs and foundation	Granted May 2014
56862/APP/2014/170	A full planning application for the redevelopment of the Building 63 to provide 1 industrial unit (2361sqm) for B1(c), B2 and B8 uses and a 80 bedroom hotel (C1 use) with associated restaurant, bar and meeting facilities (755sqm), car parking, landscaping, lighting, plant and equipment and associated works	Granted June 2014

4 The Proposed Development

- 4.1 The Proposed Development seeks retrospective planning permission for the erection of a canopy, which was erected early 2022 to ensure produce and delivery drivers remain dry during collections.
- 4.2 The canopy is not fixed to the existing building, but is to the ground.
- 4.3 The structure measures 57m x 15m, to a height of 6.20m to the eaves and 9.98m to the ridges. The walls are constructed from a steel sheet to the outside elevations, with single skin roof canopy.
- 4.4 The existing access and parking is retained.
- 4.5 The application is accompanied by layout and model plans.

5 Development Plan Context

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 5.2 The development plan for Hillingdon London Borough Council comprises the following:
- Hillingdon Local Plan Part 1 (November 2012) ("HLLP1")
 - Hillingdon Local Plan Part 2 (January 2020) ("HLLP2")
 - London Plan (March 2021);

Other Material Considerations

National Planning Policy Framework

- 5.3 The National Planning Policy Framework ("the Framework") (July 2021) sets out the Government's planning policies and how these are expected to be applied. It identifies at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. The Framework states at Paragraph 8 that there are three dimensions to sustainable development: economic, social and environmental and that the planning system must therefore perform a number of roles.
- i. **An economic role** – to help build a strong, responsive and competitive economy;
 - ii. **A social role** – to support strong, vibrant and healthy communities;
 - iii. **An environmental role** – to contribute to protecting and enhancing our natural, built and historic environment.
- 5.4 An assessment of the Proposed Development against the relevant paragraphs of the Framework is undertaken in the next section of this Statement. However, importantly, Paragraph 11 of the Framework is clear that development that accords with the development plan should be approved without delay.

National Planning Practice Guidance

- 5.5 On 6th March 2014, the Government published the National Planning Practice Guidance ("NPPG"). The NPPG is a live document that is actively updated to ensure that it remains up to date.
- 5.6 The NPPG is divided into different topic areas, which provide advice and guidance to inform the understanding and approach to implementation of the Framework. This will be referred to as appropriate later in this Statement.

6 Assessment of the Proposed Development

- 6.1 As to be presented throughout this Planning Statement, the Proposed Development is wholly sustainable, delivering economic, social and environmental benefits, as below, and therefore delivering the requirements of the Framework:
- the provision of an efficient and enhanced building, which will boost productivity and economic growth;
 - reduced wastage of goods and produce; and
 - making best and most effective use of previously developed land within the Strategic Industrial Location.
- 6.2 This Planning Statement makes an assessment below of the impacts of the Proposed Development and will conclude that it accords with the development plan, taking account of other relevant material considerations including the Framework which weigh heavily in its favour. Planning permission should therefore be granted without delay.

Principle of Development

- 6.3 The Site is located within the Uxbridge Industrial Estate, designated as a Strategic Industrial Location within the HLPP2 and by the London Plan (Policy E5). The London Plan seeks to provide sufficient employment and industrial space to support economic development and regeneration; intensify and enhance and make more efficient use of land; and support for development proposals where they fall within the industrial type activities.
- 6.4 Locally, Policy DME1 of the HLPP2 sets out that support will be given to industrial and warehousing uses that are appropriate in an industrial area within Locally Significant Industrial Sites, such as this Site.
- 6.5 The existing occupiers provide a food service company and is a specialist in general, ambient, chilled and frozen and fresh products. By keeping the produce dry ensures limited wastage, as bad weather results in damaged and unusable goods. The erected canopy allows for vehicles and their drivers to enter the Site and load produce directly from the warehouse and to be taken off to their destination, thereby enhancing productivity and reducing waste, which should be afforded significant weight.
- 6.6 The structure is therefore wholly appropriate and associated with the industrial use. Therefore, the principle of the Proposed Development, as an extension to an existing warehouse facility, is acceptable.
- 6.7 The significant weight is consistent with the economic objectives of sustainable development, in accordance with paragraph 81 of the Framework – that local planning authorities should help create the conditions in which businesses can invest, expand and adapt, taking into account both local business needs and wider opportunities for development (such as the Proposed Development).

Making Effective Use of the Site

- 6.8 Paragraph 124 of the Framework requires the need for development to make efficient use of land in meeting the needs of the area (including the need to promote employment and economic growth).
- 6.9 The proposal extends the existing building into an area of open hardstanding and allows the existing operation to function successfully, maximise optimisation and meet their needs on the Site.
- 6.10 Accordingly, the Council should support the Proposed Development as the progression of an under-utilised Site and place substantial weight on the value of doing so (Framework paragraph 124).

Design

- 6.11 The Framework, at paragraph 124, requires securing well-designed, attractive places, and paragraph 126 states '*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*'.
- 6.12 Policy BE1 of the HLPP1 stipulates that all new development will improve and maintain the quality of the built environment, Similarly, Policy DMHB 11 of the HLPP2 requires all development to be designed to the highest standards and harmonise with the local context.
- 6.13 The erected canopy extends the appearance of the existing building, as shown in the photographs at Appendix A and utilises complementary materials. The buildings within the industrial estate have a utilitarian and functional appearance and the steel sheeted structure and canopy aligns with this. Given the appearance of the existing industrial estate and the screening to the western and southern boundaries, which limit public views of the Site, the canopy does not materially impact the visual amenities or character of the area.
- 6.14 As identified above, the Site is located within 200m to two Grade II listed buildings, however due to the separation distances, substantial screening and intervening land uses (including other built form and the A4007), the Proposed Development would not harm the setting of those buildings.
- 6.15 The design of the canopy is therefore wholly appropriate and accords with HLPP1 Policies BE1 and HE1, and HLPP2 Policies DMHB 1 and DMHB 11.

Residential Amenities

- 6.16 Policy BE1 of the HLPP1 seeks to protect the amenity of surrounding land and buildings, particularly residential properties. The Framework requires a high standard of amenity for existing users.
- 6.17 The closest residential properties are located on Cherry Tree Lane to the west and south-west, and to St John's Road to the south. Whilst the building is extended, the Site is fully enclosed and has substantial landscaping to the southern and western boundaries, adjacent to the River Colne.
- 6.18 The separation distances exceed 80m and therefore the erected canopy would not materially harm the visual amenities, outlook or light provision of those properties.
- 6.19 The Proposed Development therefore complies with HLPP1 Policy BE1 and the Framework.

Noise

- 6.20 In terms of noise, the Framework at paragraph 174, requires development to not contribute to unacceptable noise pollution and at paragraph 185 stipulates that new development must be appropriate for its location and must mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and quality of life.
- 6.21 The erection of the canopy has not intensified or changed the use of the Site and the unit is operational throughout the night in accordance with the relevant permissions. Therefore, there would be no material impact on the wider noise environment.
- 6.22 It is understood that some concerns have been raised by local residents regarding use of horns throughout the night. The Applicant has confirmed that this would take place regardless of the canopy and is not related to its erection. Nevertheless, a management process is in place and those using horns during night hours are disciplined by the company.

Lighting

- 6.23 At paragraph 185 of the Framework, new development must be appropriate for its location and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 6.24 The pre-existing building included external floodlighting to the elevations and site boundaries, as approved under the relevant lighting strategy of the original permission. The erected canopy includes internal lighting, but this does not materially change or intensify the lighting on site.
- 6.25 The Applicant has received complaints from local residents regarding the lighting, however, has sought to rectify this by turning off the majority of lights throughout the night. Regardless, given the separation distances and screening the light is not considered to adversely harm the amenity of the local area or intrinsically harm nature of biodiversity within or passing through the Site.

Transport and Highways

- 6.26 The erected canopy does not materially increase the intensity of the use of the Site, and does not result in any greater traffic generation or vehicle trips when compared to the pre-existing operation. Nevertheless, the location on the Strategic Industrial Location and its sustainable location, ensures the Proposed Development does not materially impact the highway network, and there would be no impact on the local air quality.
- 6.27 The erected canopy provides ample turning and circulation space for the vehicles entering the Site's delivery and service yard and does not restrict movements when compared to the pre-existing arrangement, but in fact allows uninterrupted visits to the Site, ensuring vehicles can promptly enter, load and leave to a managed schedule.
- 6.28 There is no impact on parking on site, with sufficient staff and visitor parking to the northern side of the existing building and storage for delivery vehicles to the south of the erected canopy.

7 Conclusion

- 7.1 The Proposed Development is considered to be in accordance with the Hillingdon Local Plan Parts 1 and 2 and the London Plan as the statutory development plan, as well as deriving further support from the Framework. There are no other material considerations that indicate that planning permission should not be granted.
- 7.2 The Proposed Development will secure net gains across the economic, social and environmental objectives of sustainable development, which include:
- the provision of an efficient and enhanced building, which will boost productivity and economic growth, to which significant weight should be afforded;
 - reduced wastage of goods and produce, benefiting the environment;
 - making best and most effective use of previously developed land within the Strategic Industrial Location, to which substantial weight should be afforded.
- 7.3 The Proposed Development is sustainable development and it therefore benefits from the presumption in paragraph 11 of the Framework, such that planning permission should be granted by the Council without delay.

Appendix A – Site Photographs





**Nexus Planning
Reading**

3rd Floor, Suite 3
Apex Plaza, 3 Forbury Road
Reading RG1 1LX

T: 0118 214 9340

nexusplanning.co.uk