



Our Ref: MT/5748

16th March 2023

London Borough of Hillingdon
3 North Civic Centre
High Street
Uxbridge
UB8 1UW

Clover House
Western Lane
Odiham
Hampshire
RG29 1TU
Tel: 01256 703355

Dear Sir/Madam

Re: Thompson Road & St Luke's Road, Uxbridge (Planning Reference: 585/APP/2019/829)

I write with regards to the above referenced site. Planning permission was granted in February 2020 for the development of 72 assisted living apartments and communal facilities. Bellamy Roberts has been instructed by Anchor to discharge conditions 16 and 18 of this permission and for reference, the wording of both conditions is set out below:

Condition 16 – Car Parking Allocation Scheme

"The extra care units hereby approved shall not be occupied until a car parking allocation scheme and management plan has been submitted to and approved in writing by the Local Planning Authority. The car parking allocation scheme shall allocate car parking spaces to health visitors, doctors and visitors. The car parking spaces shall remain allocated and dedicated in such a manner for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority."

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policy DMT 1 of the emerging Local Plan: Part Two (2019) and Chapter 6 of the London Plan (2016)."

Condition 18 – Servicing and Refuse Collection Strategy

"Prior to occupation of the development, a Servicing and Refuse Collection Strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing and collection shall be carried out as agreed within this approved plan unless otherwise agreed in writing by the Local Planning Authority."

REASON

To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012), Policies DMHB 11 and DMT 1 of the Emerging Hillingdon Local Plan: Part 2 Development Management Policies and policy 6.3 of the London Plan (2016)."

Matters relating to the discharging of both conditions is set out in this letter which has been updated to include revised swept path analyses and car parking allocation plan.

Condition 16 – Car Parking Allocation Scheme

The consented site layout provides parking in three areas. Two of these are at ground floor level and accessed from St Luke's Road and the third is at lower ground floor level and is accessed from Thompson Road.

A total of 51 car parking spaces will be provided at the site, with 22 at lower ground floor level and 29 at ground floor level. Of the 51 spaces proposed, 50 will be allocated to residents and one to visitors – the visitor parking bay will be clearly designated as such on-site.





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Car parking for residents will be unallocated and available on a first come, first served basis. Permits must be purchased by future residents and the cost of a permit will be £500 and will be for the sole use of the named occupier.

Eight disabled spaces will be provided at ground floor level and two at lower ground floor level.

Two motorcycle bays will be provided at lower ground floor level. Anchor points will be provided for each motorcycle bay.

A plan showing the proposed allocation of parking spaces is enclosed (5748/001 rev. E).

At lower ground floor level, 12 active and 10 passive EV charging spaces will be provided. These are shown on drawing 5748/001 rev. E.

The passive charging spaces will be provided prior to first occupation of the development.

Condition 18 – Servicing and Refuse Collection Strategy

Servicing and Deliveries

All deliveries and servicing vehicles will access the site via the main site access on St Luke's Road as per the consented site plan. All vehicles will be able to turn within the site thus avoiding the need for vehicles to reverse into or out of the site from St Luke's Road.

Swept path analysis of these manoeuvres was submitted at Appendix 5 of the submitted Transport Statement and is enclosed for reference.

Only one delivery will take place within the site at any one time which will be booked in a minimum of 48 hours in advance. It is anticipated that deliveries to the care home will take place Monday to Friday, between the hours of 0800 and 1600.

Refuse Collection

General waste and recycling will be collected once per week on Mondays and Tuesdays respectively. Residents will be made aware of any changes to this on the site's website and social media platforms.

Collections will take place between the hours of 0600 and 1600 and will be undertaken by operatives employed by the London Borough of Hillingdon.

The bin store is located at lower ground floor level and will be accessed from St Andrews Road.

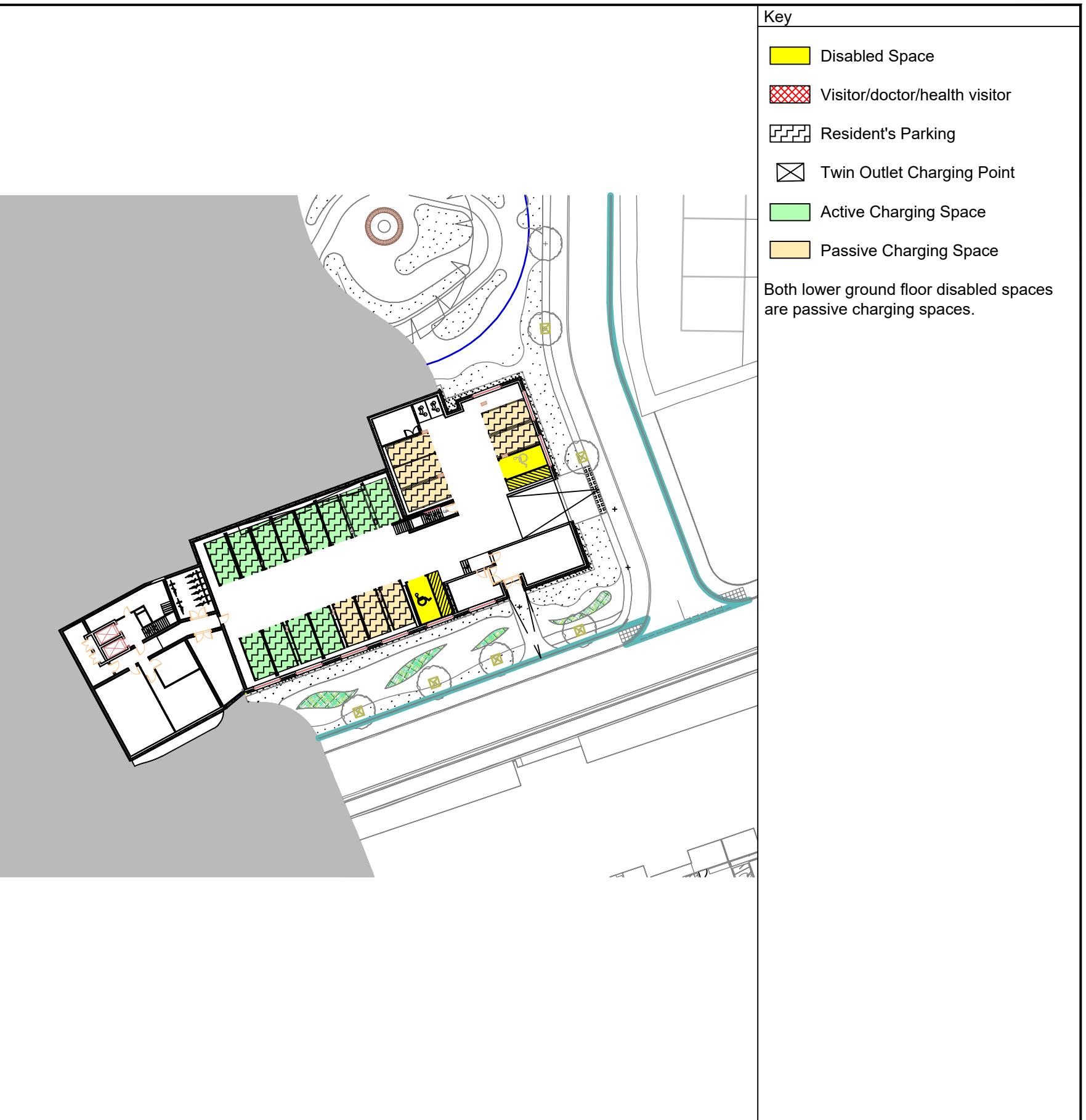
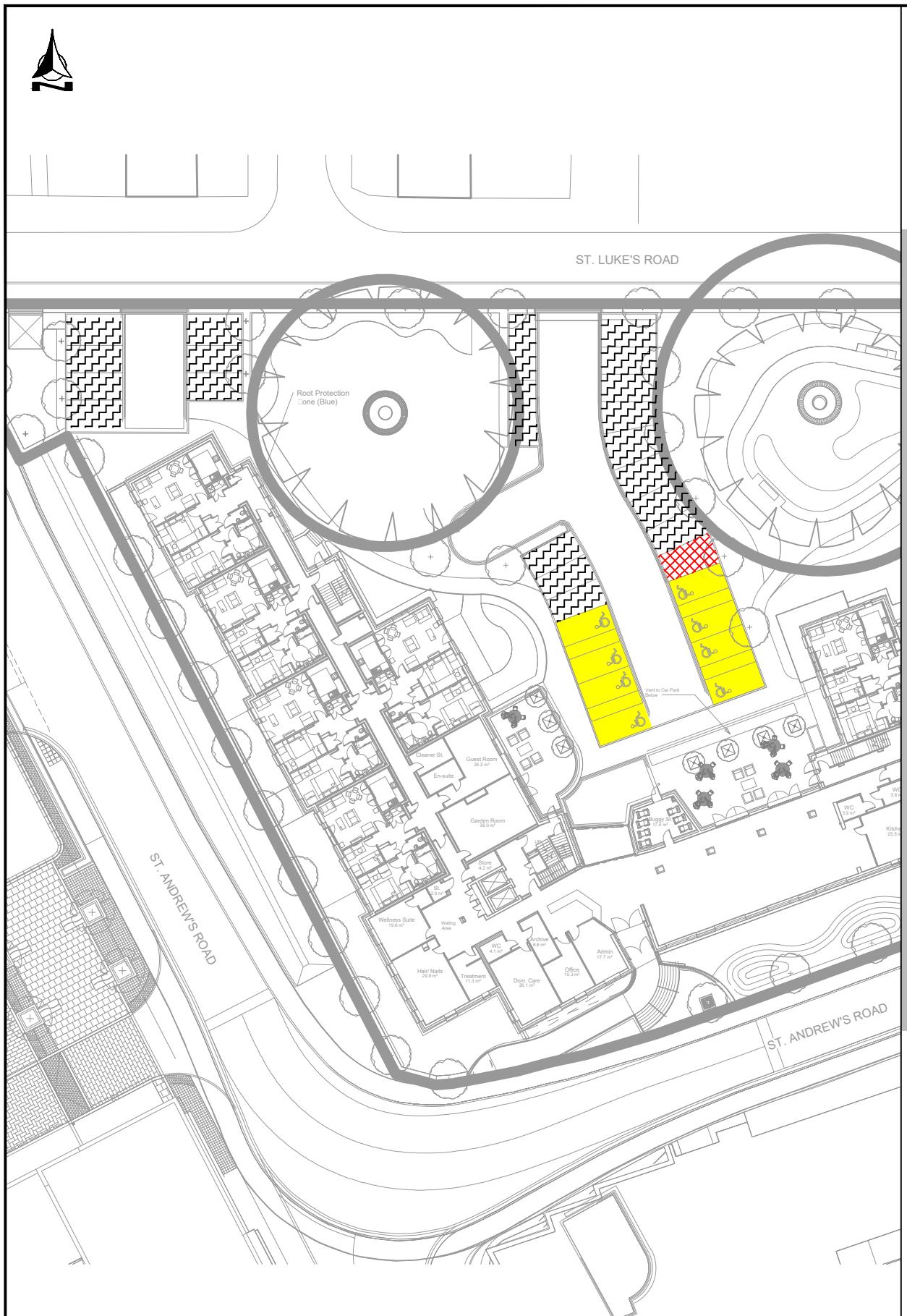
I trust the above and enclosed addresses your concerns and will allow you to recommend approval for the scheme.

Yours sincerely

Matt Twinberrow BEng MCIHT
Associate Director
matttwinberrow@bellamyroberts.co.uk

Enclosures:

Car Park Allocation Scheme (5748/001 Rev. E)
Swept Path Analysis (5222/201 Rev. B & 5222/202 Rev. B)



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REVISION	AMENDMENT	DRAWN	DATE	CH'K
A	New site layout	MB	01/02/23	MT
B	New site layout	MB	06/02/23	MT
C	New site layout	JCB	09/03/23	MT
D	New site layout	JCB	09/03/23	MT
E	Details added to spaces	MB	15/03/23	MT



Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT	Anchor Hanover	DATE	21/10/22
PROJECT	St. Andrew's Park, Uxbridge	DESIGN BY	-
TITLE	Car Parking Allocation Scheme	DRAWN BY	DE
DRAWING No.	5748 / 001	CHECKED BY	MT
		SCALE	1:500 @ A3
		REV No.	E

