

05 September 2025

**Delivered via Planning Portal (Ref: PP-14282978)**

F.A.O. Ed Laughton  
London Borough of Hillingdon  
3N/04 Civic Centre  
High Street  
Uxbridge  
Middlesex  
UB8 1UW

Dear Ed,

**TOWN CENTRE WEST, ST ANDREWS PARK, HILLINGDON ROAD, UXBRIDGE, UB10**

**CONDITION DISCHARGE APPLICATION (REF. 585/APP/2016/4504) (AS AMENDED) – CONDITION 5 (TREE SURVEY FOR THE TOWN CENTRE WEST PHASE)**

On behalf of our client, Brighton STM Developments Limited (hereafter: 'the Applicant'), please find enclosed an application to discharge Condition 5 (Tree Survey) of Reserved Matters permission (ref. 585/APP/2016/4504) (dated 18 March 2022) in relation to the development of the Town Centre West phase of St Andrew's Park, Hillingdon Road, Uxbridge ("the site").

Hybrid planning permission was granted on 18 January 2012 (ref. 585/APP/2009/2752) for the comprehensive redevelopment of the former RAF Uxbridge site known as St Andrew's Park, including, inter alia, the creation of up to 1,296 residential dwellings in outline. This permission was subsequently amended through a Section 73 application (ref. 585/APP/2015/848) granted on 21 December 2015 (as well as numerous S96a applications).

As part of this hybrid planning permission, the Town Centre West ("TCW") phase was granted in outline. Reserved Matters permission was granted on the TCW site on 18 March 2022 (ref. 585/APP/2016/4504), with the following description of development:

*"Reserved matters (layout, scale, appearance and landscaping) for the erection of 294 dwellings and up to 469 sq.m of retail floorspace (use classes F.2, E and Public House/Takeaway (Sui Generis), formerly A1-5) development together with associated parking and landscaping within the Town Centre Extension (West) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015."*

To date, three Section 96a non-material amendments have been granted in relation to the TCW Reserved Matters consent:

Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU

T 020 7851 4010 [turley.co.uk](http://turley.co.uk)

- Spine Road NMA (ref. 585/APP/2023/1655) - amended the spine road to reduce junction width and rationalise the carriageway. Approved on 19 July 2023.
- Design NMA 1 (ref. 585/APP/2023/2184)- amended the floorplans and elevations on Blocks 1, 2 and 3 to reflect arrangement changes required to improve useability and meet technical specifications. Approved on 01 March 2024.
- Design NMA 2 (ref. 585/APP/2025/1667) – amended the elevations of TCW Block 1, 2 and 3 following the RIBA Stage 4 technical design process. Approved on 05 August 2025.

The submission covers the following condition attached to the Reserved Matters permission (ref. 585/APP/2016/4504) for the TCW phase:

### Condition 5

*“No site clearance or construction work shall take place until an updated Arboricultural/Tree survey has been submitted to and approved in writing by the Local Planning Authority.”*

In accordance with the above condition requirements, an updated Tree Survey has been prepared by Landmark Trees.

Trees T6, T39, T41, T42, T43, T44, T46, T47, T48, T50 will be retained as per the TCW RM approval ref. 585/APP/2016/4504 . The trees are all located within the southern portion of the site and are not affected by the delivery of TCW Blocks 1, 2 and 3.

Trees T33, T34, T40 and T49 which are included within the updated Tree Survey have consent for removal under planning permission ref. 585/APP/2017/2819.

T40 and T49 have now been felled in line with the recommendations set out in Appendix 2 of the updated Tree Survey. Both these trees have consent for removal and are not protected via a TPO.

It is therefore considered that the submitted document is sufficient to discharge Condition 5 for the TCW phase.

### Submission

I hereby provide the following as part of the application:

- Application Form
- Planning Cover Letter, prepared by Turley (this document)
- Tree Survey, prepared by Landmark Trees

A payment for the requisite planning application fee of £383.00 has been made via the Planning Portal.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Alice Yau ([alice.yau@turley.co.uk](mailto:alice.yau@turley.co.uk)) at this office.

Yours sincerely,



Kinari Tsuchida  
**Planner**

[Kinari.Tsuchida@turley.co.uk](mailto:Kinari.Tsuchida@turley.co.uk)