

DATED 22<sup>nd</sup> August 2023

**PURPLEXED LLP (1)**

and

**WESTON HOMES PLC (2)**

and

**HSBC CORPORATE TRUSTEE COMPANY (UK) LIMITED (3)**

and

**THE LONDON BOROUGH OF HILLINGDON (4)**

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**SEVENTH DEED OF VARIATION**

**to an Obligation made Pursuant to Section 106 of the  
Town and Country Planning Act 1990 dated 31 July 2014**

**Relating to the land at Former Old Vinyl Factory**

**The Phase 3B Assembly Buildings**

**Planning Applications Reference: 59872/APP/2022/3796 and  
59872/APP/2022/2847**

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Planning & Corporate Team

London Borough of Hillingdon

Civic Centre, High Street Uxbridge

Middlesex

Ref: 3E/04/022066

THIS DEED is made the

22<sup>nd</sup>

day of

August

2023

**BETWEEN:**

- (1) **PURPLEXED LLP** (LLP Regn. No. 0C362796) of 100 Victoria Street, London, SW1E 5JL ("the Owner")
- (2) **WESTON HOMES PLC** (Company Registration Number: 02133568) whose registered office is situated at The Weston Group Business Centre, Parsonage Road, Takeley, Bishop's Stortford, CM22 6PU ("the Lessee")
- (3) **HSBC CORPORATE TRUSTEE COMPANY (UK) LIMITED** (Company Registration Number: 06447555) whose registered office is situated at Issuer Services, Level 28, 8 Canada Square, London, E14 5HQ ("the Chargee")
- (4) **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW ("the Council")

**WHEREAS:**

- (A) The Council is the local planning authority for the purposes of the 1990 Act for the area within which the Land is situated and by whom the obligations contained in this Deed are enforceable.
- (B) The Owner is the proprietor of the freehold interest at the Land Registry of the Land comprised in title number MX393231 and is willing to be a party to this Agreement to give its consent to the Lessee entering into this Deed.
- (C) The Lessee is registered at the Land Registry as the leasehold proprietor of the Phase 3B Assembly Buildings under title number AGL485035 subject to charges in favour of the Chargee.
- (D) The Lessee has submitted the Full Application in respect of Phase 3B Assembly Buildings Development granted consent under planning permission ref 59872/APP/2020/342 to provide three additional dwellings including one additional Discount Market Sale Unit together with the S73 Application to vary condition 1 of planning permission ref 59872/APP/2020/342 for the addition of a new staircase to the podium and the parties hereto now wish to vary the terms of the S106 Agreement by virtue of this Deed to enable the obligations contained in the S106 Agreement relating to the Phase 3B Assembly Buildings to bind the Full Permission and the S73 Permission subject to the variations set out herein.
- (E) The Affordable Housing Scheme attached at Annex 1 is an Addendum to the Affordable Housing Scheme appended to the Sixth Deed of Variation at Annex 4 in respect of the additional Discount Market Sale Unit provided by the Full Application and has been approved by the Council in accordance with the requirements of Schedule 4 para 1 of the Section 106 Agreement in respect of the Phase 3B Assembly Buildings

**NOW THIS DEED WITNESSES and IT IS HEREBY AGREED** as follows:

**1. DEFINITIONS AND INTERPRETATION**

- 1.1 The definitions set out in the Section 106 Agreement (as varied by the later deeds of variation) shall apply also to this Deed as far as they relate to the Phase 3B Assembly Buildings only save insofar as they are varied by this Deed or inconsistent with the definitions contained in this Deed or unless the context of this Deed otherwise requires.

1.2 Except as expressly varied by this Deed or where the context requires otherwise clause 1 in the Section 106 Agreement (as varied) Deed relating to Interpretation also applies to this Deed with any necessary consequential amendments.

1.3 Where in this Deed the following additional defined terms are used they shall have the following meaning unless the context so requires:-

<b>“Deed”</b>	means this Seventh Deed of Variation;
<b>“Fifth Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 17 May 2022 between (1) the Council (2) Purplexed LLP (3) Weston Homes PLC and (4) HSBC Corporate-Trustee Company (UK) Limited;
<b>“First Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 09 October 2015 between (1) the Council (2) Purplexed LLP (3) HSBC Bank PLC and (4) Global Academy UTC;
<b>“Fourth Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 9 October 2019 and made between (1) the Council and (2) Purplexed LLP;
<b>“Full Application”</b>	means the full planning application ref 59872/APP/2022/3796 for the change of use of a first floor plant room and mezzanine level commercial space to use class C3 dwellings comprising three units to be granted in the form attached at Schedule 1A;
<b>“Full Permission”</b>	means the planning consent granted in relation to the Full Application;
<b>“Land”</b>	means the land shown outlined in red at Annex 3 of this Deed
<b>“Second Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 15 December 2015 between (1) the Council and (2) Purplexed LLP;
<b>“Sixth Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 23 May 2022 between (1) the Council (2) Purplexed LLP (3) Weston Homes PLC and (4) HSBC Corporate Trustee Company (UK) Limited;
<b>“Third Deed of Variation”</b>	means the deed of variation to the Section 106 Agreement dated 17 August 2017 and made between (1) the Council and (2) Purplexed LLP.

**“S73 Application”**

means the s73 planning application ref 59872/APP/2022/2847 to vary Condition 1 of application reference 59872/APP/2020/342 dated 19-06-2020 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B ‘The Assembly Buildings’ of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) for the addition of a new staircase to the podium. To be granted in the form attached at Schedule 1B

**“S73 Permission”**

means the planning consent granted in relation to the Section 73 Application

**“Section 106 Agreement”**

means the agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 and all enabling powers dated 31 July 2014 and made between (1) Purplex LLP (2) HSBC Bank PLC (3) Development Securities (Projects) Limited and (4) the Council as varied by the First Deed of Variation, the Second Deed of Variation, the Third Deed of Variation, the Fourth Deed of Variation, the Fifth Deed of Variation and the Sixth Deed of Variation;

**2. EFFECT OF THIS DEED**

- 2.1 This Deed is made pursuant to Section 106 and 106A of the 1990 Act and the provisions mentioned in clause 2.1 of the Section 106 Agreement apply to the extent mentioned in the clause.
- 2.2 The parties agree that the Section 106 Agreement shall be further varied as set out in this Deed with regard to the Phase 3B Assembly Buildings only but shall remain otherwise in full force and effect (insofar as the obligations in the Section 106 Agreement as amended have not been discharged).

**3. COMMENCEMENT**

- 3.1 This Deed shall take effect immediately.

**4. COUNTERPARTS**

- 4.1 This Deed may be executed in any number of counterparts, each of which shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

**5. CHARGEES CONSENT**

- 5.1 The Chargee acknowledges and declares that this Deed has been entered into by the Lessee with its consent and that the Phase 3B Assembly Buildings shall be bound by the obligations contained in this Deed and that the security of the charge over the Phase 3B Assembly Buildings shall take effect subject to this Deed and if the Chargee becomes mortgagee in possession of the Phase 3B Assembly Buildings or has appointed a

receiver or has foreclosed in respect of any part of the Phase 3B Assembly Buildings the Chargee shall be bound by the obligations as if it were a person deriving title from the Lessee. The Chargee shall only be liable for any breach of this Deed if the Chargee itself caused the breach while a Chargee in possession.

## 6. VARIATIONS TO THE SECTION 106 AGREEMENT AS VARIED THE SEVENTH DEED OF VARIATION

6.1 The Section 106 Agreement as varied by the First Deed of Variation, the Second Deed of Variation, the Third Deed of Variation, the Fourth Deed of Variation, the Fifth Deed of Variation and the Sixth Deed of Variation shall be further varied to include the following definitions at Clause 1.1:-

**“Discount Market Sale Units”** means fifty-three (53) Dwellings to be disposed of by way of Discount Market Sale as shown on the Phase 3B Assembly Buildings Plan annexed to this Deed at Annex 2 (and “Discounted Market Sale Unit” shall be construed accordingly);

**“Full Application”** means the full planning application ref 59872/APP/2022/3796 for the change of use of a first floor plant room and mezzanine level commercial space to use class C3 dwellings comprising three units;

**“Full Permission”** means the planning consent granted in relation to the Full Application;

**“S73 Application”** means the s73 planning application ref 59872/APP/2022/2847 to vary Condition 1 of application reference 59872/APP/2020/342 dated 19-06-2020 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B ‘The Assembly Buildings’ of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) for the addition of a new staircase to the podium. To be granted in the form attached at Schedule 1B;

**“S73 Permission”** means the planning consent granted in relation to the Section 73 Application;

6.2 The Section 106 Agreement as varied by the First Deed of Variation, the Second Deed of Variation, the Third Deed of Variation, the Fourth Deed of Variation, the Fifth Deed of Variation and the Sixth Deed of Variation shall be read and construed with the following Variation of the following definitions –

6.2.1 The definition of “Development” shall be varied to –

**"Development"** means the development of the Property pursuant to the Planning Permission and/or the New Permission and/or the Full Permission and/or the S73 Permission

- 6.3 The **Discount Market Sale Units Location Plan** annexed to the Sixth Deed of Variation at Annex 2 shall be deleted and replaced with the Phase 3B Assembly Buildings Plan annexed to this Deed at Annex 2
- 6.4 On page 3 there shall be recital H which shall read as follows:

*"(H)" A further planning application has been submitted on under planning application reference 598/APP/2022/3796 for a first-floor plant room and mezzanine level commercial space to use class C3 dwellings (3No)"*
- 6.5 Annex 4 Affordable Housing Scheme shall be deleted and replaced with the Affordable Housing Scheme at Annex 1 to this Deed

And the provisions of the Section 106 Agreement shall be construed in accordance with the above variations.

**SCHEDULE 1A**  
**Full Application Draft Decision Notice**

# DRAFT

Mr Jarrod Spencer  
Weston Homes Plc  
Weston Group Business Centre  
Parsonage Road  
Takeley  
CM22 6PU

Application Ref: 59872/APP/2022/3796

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

**Description of development:**

Change of use of first floor commercial space and plant room to provide 3 residential units

**Location of development:** The Assembly Buildings The Old Vinyl Factory Blyth Road Hayes

**Date of application:** 14th December 2022

**Plan Numbers:** See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

**Draft Decision Notice produced:**

**Checked by:**..... **Date:**.....

**Amendments required:** YES / NO

**NOTES:**

- (i) Please also see the informatives included in the Schedule of Conditions.
- (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

# DRAFT

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

Application Ref: 59872/APP/2022/3796

### SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
A-1000 Rev B  
WH199/22/10.01  
WH199/22/P/25.01  
WH199/22/P/25.02  
WH199/20/P/25.03c Rev A  
WH199/19/P/30.03c Rev 1  
WH199/19/P30.02  
WH199/19/P/30.04; and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

- 3 The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Design and Access Statement Rev B May 2023  
Retail Statement October 2022  
Transport Note 07.10.2022

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

- 4 The three residential units hereby approved shall be constructed to meet the standards for Category M4(2) Accessible and Adaptable dwellings as set out in Approved Document M to the Building Regulations 2010 (2015 edition) and all such provisions shall remain in place for the life of the building.

#### REASON

To ensure an appropriate standard of housing stock in accordance with Policy D7 of the London Plan (2021) is achieved and maintained.

- 5 The development hereby permitted shall not be occupied until the proposed 6 additional cycle spaces have been provided. The hereby approved 3 bedroom unit shall be provided with a parking space in the parking areas within the existing building.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure the development complies with Policies DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

#### INFORMATIVES

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

#### END OF SCHEDULE

**Address:**  
Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# DRAFT

## GRANT OF PLANNING PERMISSION

Application Ref: 59872/APP/2022/3796

### SCHEDULE OF PLANS

440543\_A-1000 Rev B - received 14 Dec 2022

WH199/19/P/30.02 - received 14 Dec 2022

WH199/19/P/30.04 - received 14 Dec 2022

WH199/19/P/30.03 - received 14 Dec 2022

WH199/22/P/25.01 - received 14 Dec 2022

WH199/22/P/25.02 - received 14 Dec 2022

WH199/22/P/10.01 - received 14 Dec 2022

dated 02.12.22 - received 14 Dec 2022

Rev B May 2023 - received 03 May 2023

WH199/20/P/25.03c Rev A - received 26 Jul 2023

## RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at [www.Planning-inspectorate.gov.uk](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

Further details are available at [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### **Purchase Notices.**

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**SCHEDULE 1B**  
**S73 Application Draft Decision Notice**

# DRAFT

Mr Jarrod Spencer  
Weston Homes Plc  
Weston Homes Plc  
Weston Group Business Centre  
Parsonage Road  
Takeley  
CM22 6PU

Application Ref: 59872/APP/2022/2847

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

#### Description of development:

Section 73 application to vary Condition 1 of application reference 59872/APP/2020/342 dated 19-06-2020 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)) for the addition of a new staircase to the podium.

**Location of development:** The Assembly Buildings The Old Vinyl Factory Blyth Road Hayes

**Date of application:** 17th October 2022

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**

#### Draft Decision Notice produced:

**Checked by:**..... **Date:**.....

**Amendments required:** YES / NO

**NOTES:** (i) Please also see the informatics included in the Schedule of Conditions.

(ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.

(iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

# DRAFT

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

Application Ref: 59872/APP/2022/2847

### SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:  
0316-SEW-ZZ-01-DR-L-301105  
0316-SEW-ZZ-01-DR-L-301104 Rev. 01  
0316-SEW-ZZ-01-DR-L-301103 Rev. 02  
0316-SEW-ZZ-01-DR-L-301102 Rev. 02  
0316-SEW-ZZ-01-DR-L-301101 Rev. 02  
0316-SEW-ZZ-01-DR-L-301100 Rev. 02  
0316-SEW-ZZ-00-DR-L-501102 Rev. 02  
0316-SEW-ZZ-00-DR-L-501100 Rev. 01  
0316-SEW-ZZ-00-DR-L-002105  
0316-SEW-ZZ-00-DR-L-002103  
0316-SEW-ZZ-00-DR-L-002102  
0316-SEW-ZZ-00-DR-L-002101  
0316-SEW-ZZ-00-DR-L-002104  
0316-SEW-ZZ-00-DR-L-002110  
440543\_A-1000 Rev. B  
WH199/21/P/25.01d Rev A  
WH199/21/P/25.02d Rev B  
WH199/21/P/25.03d  
WH199/20/P/25.04b Rev. A  
WH199/20/P/25.05b Rev. A  
WH199/20/P/25.06b Rev. A  
WH199/20/P/25.07 Rev. A  
WH199/20/P/10.01a  
0316-SEW-ZZ-00-DR-L-501101 Rev. 3  
0316-SEW-ZZ-00-DR-L-501103 Rev. 3  
WH199/20/P/30.01c Rev. A  
WH199/20/P/30.02c Rev. A  
WH199/20/P/30.03c Rev. B  
WH199/20/P/30.04c Rev. A  
WH199/20/P/30.05c Rev. A  
WH199/20/P/30.06c Rev. A  
WH199/19/P/30.07c  
WH199/20/P/SK.01;  
WH199/22/P/25.101 Rev A  
WH199/22/P/25.102 Rev A  
WH199/22/P/25.103 Rev A  
WH199/22/P/25.104 Rev A  
WH199/21/P/75.01; and shall thereafter be retained/maintained for as long as the development remains in existence.

### REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

2 The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement (subject to: DAS Updated page 59 'Vehicle Entrance' and DAS Updated page 87 'Bay Study 3: plinth' and in accordance with the approved floor plans).

Design and Access Statement - Section 2.5 Addendum - August 2022 - Rev C

Planting Schedule 0209-SEW-ZZ-ZZ-SH-L-001000 Rev 01 30.07.19

Specification of Planting and Soft Works 0316-SEW-ZZ-ZZ-SP-L-450000

Landscape Maintenance and Management Plan 0316-SEW-ZZ-ZZ-SP-L-450001

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3 Notwithstanding the submitted details, the proposed cladding and its profile/relationship with other materials within the building elevations shall be as approved under appeal decision APP/R5510/W/20/3259599.

The development shall be constructed in accordance with the approved details and be retained as such.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 Access to the podium for non-residents of the Assembly Buildings shall be via the Groove/front entrance as per the details approved under planning application reference 59872/APP/2023/963 dated 26-05-23.

The podium access shall be in accordance with the approved details for as long as the development remains in existence.

**REASON**

To ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 Traffic management for the development shall be as per the details approved under planning application reference 59872/APP/2021/4401 dated 20-05-22.

The traffic shall be managed in accordance with the approved details for as long as the development remains in existence.

**REASON**

This is to ensure that the collection vehicle can stop within 10 metres of the bin storage area and complete collections safely in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) and the London Plan (2021).

6 The internal staircase hereby approved shall be for maintenance and emergency access use only.

**REASON**

To ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## **INFORMATIVES**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **END OF SCHEDULE**

**Address:**  
Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# DRAFT

## GRANT OF PLANNING PERMISSION

Application Ref: 59872/APP/2022/2847

### SCHEDULE OF PLANS

WH199/20/P/25.03d Proposed 2nd Floor Plan - received 03 Jul 2023

Rev. A Feb 22 Design & Access Statement Section 2.5 Addendum - received 09 Sep 2022

WH199 September 2022 Planning Statement - received 09 Sep 2022

WH199/21/P/25.01d Rev A Proposed Ground Floor Plan - received 09 Sep 2022

WH199/21/P/25.02d Rev B Proposed Floor Plans - received 09 Sep 2022

WH199/21/P/75.01 Proposed Podium access - received 09 Sep 2022

WH199/20/P/30.03c Rev B Proposed South Elevation - received 09 Sep 2022

WH199\_22\_P\_25.102 Rev A Proposed Ground Floor Vehicle Tracking Manoeuvre 2 - received 09 Sep 2022

WH199\_22\_P\_25.103 Rev A Proposed Ground Floor Vehicle Tracking Manoeuvre 3 - received 09 Sep 2022

WH199\_22\_P\_25.104 Rev A Proposed First Floor Vehicle Tracking - received 09 Sep 2022

WH199\_22\_P\_25.101 Rev A Proposed Ground Floor Vehicle Tracking Manoeuvre 1 - received 09 Sep 2022

## RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at [www.Planning-inspectorate.gov.uk](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

Further details are available at [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**ANNEX 1**  
**AFFORDABLE HOUSING SCHEME ADDENDUM**

WH199

April 2023

# **Additional Residential Units, The Old Vinyl Factory, Hayes**

Application Ref. No. 59872/APP/2022/3796

## **Affordable Housing Statement**

## Contents

### Document History

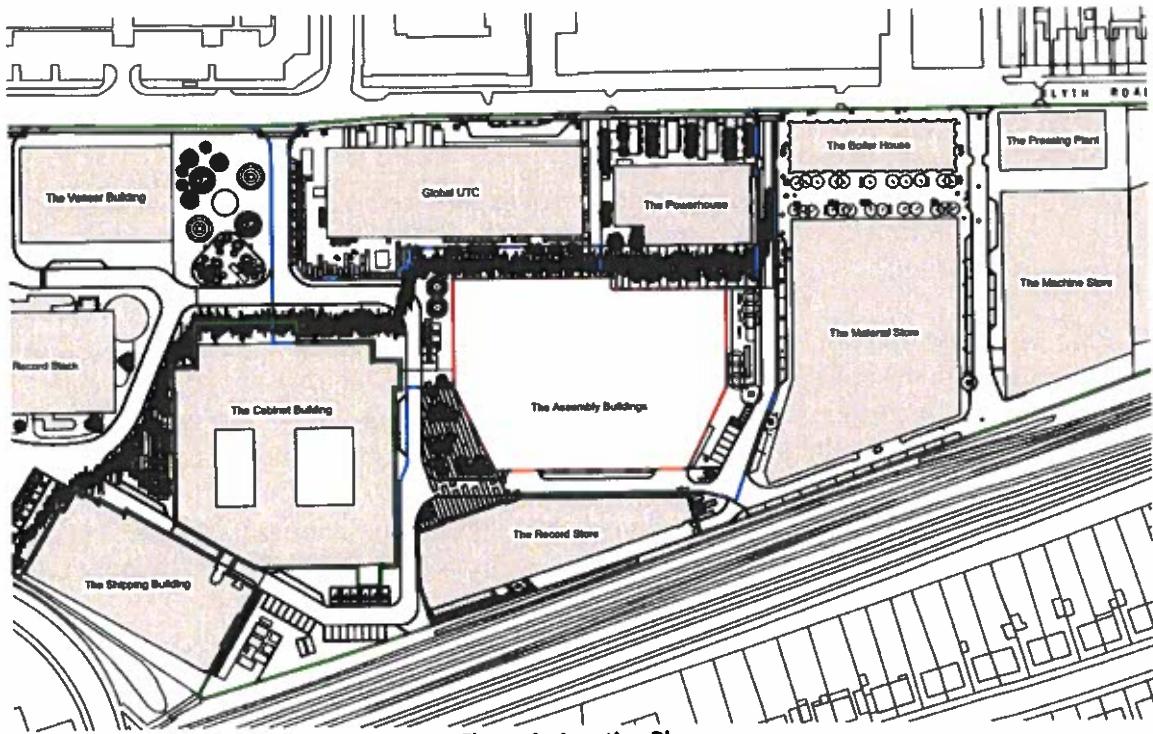
Date	Version	Author	Revision/ Notes
13.04.23	Draft	J.Spencer	
25.04.23	Version 1	J.Spencer	

## 1. Introduction

- 1.1. This Affordable Housing Statement has been produced in support of the Application (Ref. No. 59872/APP/2022/3796) which seeks planning permission for:

*"Change of use of first flood commercial space and plant room to provide 3 residential units."*

- 1.2. The Site is currently being developed out under Application Ref. No. 59872/APP/2020/342, which is a residential-led mixed use redevelopment of the Assembly Buildings parcel, forming part of the Old Vinyl Factory Site in Hayes (see location plan below in figure 1).



- 1.3. The Site falls within the jurisdiction of the London Borough of Hillingdon (LBH).
- 1.4. This Statement provides details of the affordable housing provision. Of the three residential units, the application proposes that one is delivered as Discount Market Sale (DMS).

## 2. Planning Policy

2.1. The Adopted Local Plan Policies relevant to the provision of Affordable Housing are set out below:

- Hillingdon Local Plan (Pt1) Policy H2 – Affordable Housing – See Appendix A
- Hillingdon Local Plan (Pt 2) Policy DMH 7 – Provision of Affordable Housing – See Appendix B.
- London Plan Policy H4 – Delivering affordable housing – See Appendix C.

2.2. The Adopted Policies do not require any provision for affordable housing within applications which provide less than 10no. units (this application provides 3no. units), in line with the provisions of paragraph of the National Planning Policy Framework (NPPF), 2021, as set out below:

*"Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."*

2.3. Although the application only includes 3no. units, this fall within the Site is currently being developed out under Application Ref. No. 59872/APP/2020/342, which is a major application (over 10 units). Therefore, the provisions of Policy DMH 7 have been applied in this instance, which requires a 35% affordable provision (by habitable room).

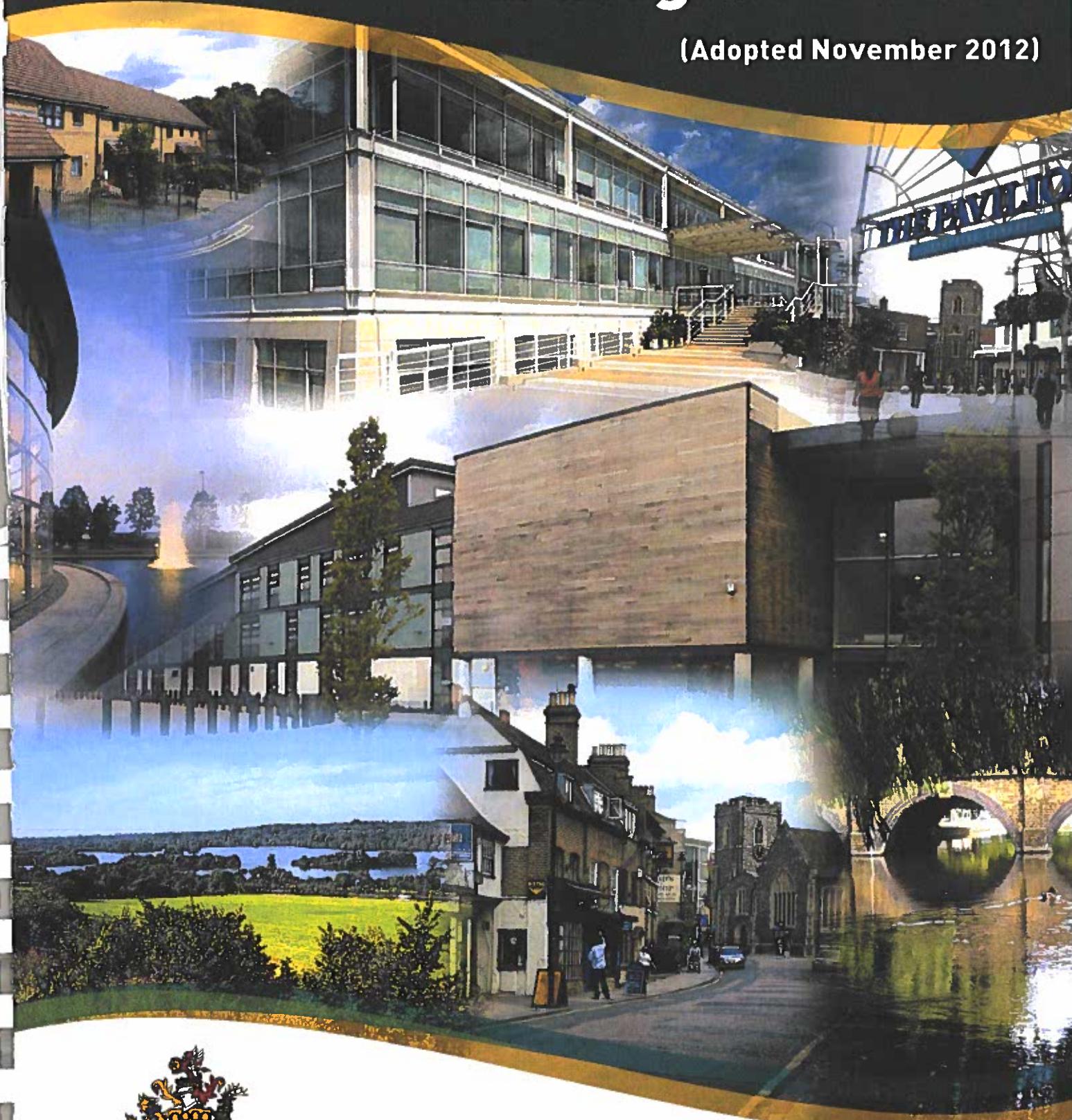
2.4. Although the provision of 1 unit is below the 35% requirement, this level of affordable housing provision was agreed to be a sufficient provision. See correspondence in Appendix D.

# A VISION FOR 2026

Local Plan: Part 1

## Strategic Policies

(Adopted November 2012)



**HILLINGDON**  
LONDON

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

- Considering the potential for additional housing on sites in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD;
- Implementing the Council's Empty Property initiatives;
- Encouraging the conversion of suitable properties;
- The release of sites in non residential use, subject to other policies of the plan; and
- Preparing site specific planning briefs for larger sites.

### Flexibility

The proposed annual monitoring target is a minimum figure set by the Mayor and the Council is free to exceed this. A revised annual monitoring target may be set through the production of a revised SHLAA and an early alteration to the London Plan (2011).

### Monitoring of Policy H1: how we will measure success

- Production of the Housing Trajectory as part of the Annual Monitoring Report to demonstrate the achievement of Hillingdon's annual average housing provision monitoring target contained in the London Plan.
- Percentage of new homes built on brownfield land.
- Number of 'conventional new homes' delivered in the borough each year between 2011-2026;
- Number of non self-contained units delivered in the borough between 2011-2026; and
- The achievement of a reduction in overall housing need in the borough.

## Affordable Housing

**6.25** Increasing the supply of affordable housing <sup>(37)</sup> is a key priority for this Hillingdon Local Plan: Part 1- Strategic Policies and the Council as a whole. Subject to other planning considerations, measures that increase the supply of affordable housing will be supported. The Council's policy on affordable housing is guided by evidence of housing needs in the borough and the provisions of the current London Plan (2011). The Council's HMA recommends that 50% of net new housing provision (supply from all sources) should be affordable housing and that 22% of the total net requirement is for intermediate housing.

**6.26** The London Plan (2011) sets an overall target for London of an average of 13,200 more affordable homes being provided annually and indicates a tenure split of 60% social rented, 40% intermediate tenure with priority given to the provision of affordable family housing.

<sup>37</sup> The definition of 'affordable housing' is contained in the Glossary.

**6.27** The position regarding the proposed tenure split was discussed during the Replacement London Plan Examination in Public (EIP). For further information see the London Plan EIP Panel Report.

**6.28** The Council has prepared an Economic Viability Assessment (EVA) to inform borough-wide affordable housing targets. The study has tested the deliverability of affordable housing against a range of variables, including the availability of affordable housing grant, density mix and tenure split. The study shows that in the current economic circumstances and regardless of needs identified in the HMA, a target to provide 50% of all new housing as 'affordable' could not be supported on economic viability grounds.

### **Policy H2: Affordable Housing**

Housing provision is expected to include a range of housing to meet the needs of all types of households and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. For sites with a capacity of 10 or more units the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units.

**6.29** Subject to viability and if appropriate in all the circumstances, the EVA indicates that 35% of all new units in the borough should be delivered as affordable housing, with an indicative tenure mix of 70% housing for social rent and 30% intermediate housing. Housing market conditions in Hillingdon are complex and a one size fits all approach to tenure provision will not be suitable for all areas in the borough. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough. In accordance with the London Plan, proposed targets in Policy H2 will be discussed and agreed with the Mayor.

**6.30** The Council notes that in setting the proposed tenure split in the London Plan (2011), the GLA has considered factors other than the needs identified in the London-wide Strategic Housing Market Assessment. These include an acknowledgement of the role that intermediate housing can play in helping to get Londoners on the first step of the housing ladder and reducing the call on the social rented sector, creating mixed and balanced communities in accordance with the London Plan (2011).

**6.31** Affordable housing achieved across the borough should reflect the distinct needs of different sections of the community. It should include provision for older people and for other groups in need of supported housing, specifically people with mental health needs and people with physical and sensory disabilities or learning difficulties. The council's aim is to maximise independence and provide self-contained accommodation with appropriate support.

**6.32** The type and size of dwellings that are delivered will be as important as the overall number of units. The HMA indicates that 70% of net need for affordable housing is for two and three bed accommodation, more than a fifth is for four bed accommodation and almost 7% is for one bedroom accommodation. The need relative to supply is greatest for larger

family accommodation. Current estimates indicate that less than 10% of the need for four bedroom accommodation is expected to be met compared with almost three quarters of the need for one bedroom accommodation.

### Affordable Rented Tenure

**6.33** Affordable Rented housing is a separate form of tenure to social rented and intermediate affordable housing. It is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent.

**6.34** Affordable rented tenure should meet the same housing needs as hitherto addressed by social housing. To be consistent with the Mayor's policy and the provisions of national guidance, affordable rented tenure will be included as part of the target for the delivery of social rented housing in Hillingdon. This approach will be kept under review and may be subject to change as part of the production of the Hillingdon Local Plan: Part 2 Development Management Policies Local Development Document (LDD).

**6.35** The Council is at an early stage of developing a wider policy on affordable rented housing. Developers are encouraged to engage in discussions with the Council regarding the implementation of this form of tenure prior to submitting formal proposals.

#### Implementation of Policy H2: how we will achieve this

- Direct provision of affordable housing by Registered Social Landlords (RSLs), who will be responsible for managing affordable housing in conjunction with the Council's Housing Department;
- Including sites in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD) from which a percentage of affordable housing will be delivered; including specific sites for affordable and special needs housing; and
- Setting out the mechanisms for providing affordable housing and for determining applications in the Hillingdon Local Plan: Part 2 -Development Management Policies LDD .

#### Flexibility

Hillingdon's affordable housing targets have been developed from the following evidence base documents:

- The London Plan (2011);
- The borough-wide Housing Market Assessment;
- The West London Sub-Regional Housing Market Assessment; and
- Hillingdon's Affordable Housing Economic Viability Assessment.

When applying Policy H2 the Council will be flexible in addressing different housing needs across the borough, particularly in relation to affordable housing type and tenure split.

Appendix B - Hillingdon Local Plan (Pt 2) Policy DMH 7 – Provision of Affordable Housing

**LONDON BOROUGH OF HILLINGDON**

**LOCAL PLAN PART 2**

**DEVELOPMENT MANAGEMENT  
POLICIES**

**Adopted Version  
16 January 2020**

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### Affordable Housing

4.19 Policy H2: Affordable Housing in the Local Plan Part 1 seeks to maximise the delivery of affordable housing from all sites. For sites with capacity for 10 or more units, the Council will seek to ensure that the affordable housing mix reflects housing needs in the Borough, particularly the need for larger family units of three or more bedrooms.

4.20 The supporting text to Policy H2: Affordable Housing in the Local Plan Part 1 refers to a target to provide 35% of all new units as affordable housing in the Borough, with a tenure mix of 70% social rented and 30% intermediate housing. In terms of unit size, 70 % of net need is for two and three bed accommodation, more than a fifth is for four bed accommodation and almost 7% is for one bed accommodation.

4.21 It is important to acknowledge that the type of units and tenure requirements will change over the period of the Plan. Planning decisions should be based on the most up to date evidence of housing need in the Borough.

4.22 House designs for affordable housing should be "tenure blind" i.e. no distinction should be made in design terms between affordable and open market housing. Affordable housing provision should be 'pepper potted' around sites to allow for a mix of tenures. Design standards for affordable housing will need to comply with those set by the Homes England and the GLA design standards on housing.

4.23 Where a proposed open market housing development is configured to provide less than ten dwellings, the Council will make an assessment of the capacity of the site to accommodate additional housing. Similarly, where a larger development site is to be subdivided for planning application purposes such that each parcel delivers less than ten dwellings, the Council will seek to apply the requirements of Policy DMH 7: Provision of Affordable Housing to the site as a whole, even if an individual planning application relates to less than ten new dwellings.

4.24 The Council's preference will always be to provide affordable housing on-site. Off-site affordable housing provision will only be considered acceptable if exceptional circumstances have been demonstrated.

**Policy DMH 7: Provision of Affordable Housing**

- A) In accordance with national policy:**
  - i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing;**
  - ii) subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Social/Affordable Rent and 30% Intermediate as set out in Policy H2: Affordable Housing of the Local Plan Part 1.**
- B) Affordable housing should be built to the same standards and should share the same level of amenity as private housing.**
- C) Proposals that do not provide sufficient affordable housing will be resisted.**
- D) To ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:**
  - i) sites that are artificially sub-divided or partially developed;**
  - ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and**
  - iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have 10 or more housing units in total (gross).**
- E) In exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites which may be more appropriate or beneficial in meeting the Borough's identified affordable housing needs.**

**Sheltered Housing and Care Homes**

4.25 There are 34,385 people over the age of 65 in Hillingdon, of which 14,797 (43%) are men, and 19,588 (57%) are women. The population in this age bracket is predicted to increase by 7.1% in the next five years. The population for persons aged 85+ is expected to experience a higher increase

Appendix C - London Plan Policy H4 – Delivering affordable housing

MAYOR OF LONDON

# THE LONDON PLAN



THE SPATIAL DEVELOPMENT  
STRATEGY FOR GREATER LONDON

**MARCH 2021**

## Policy H4 Delivering affordable housing

A The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

- 1) requiring major developments which trigger affordable housing requirements<sup>50</sup> to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)
- 2) using grant to increase affordable housing delivery beyond the level that would otherwise be provided
- 3) all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners<sup>51</sup>
- 4) public sector land<sup>52</sup> delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio
- 5) industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

B Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.

<sup>50</sup> All major development of 10 or more units triggers an affordable housing requirement. Boroughs may also require affordable housing contributions from minor housing development in accordance with Policy H2 Small sites

<sup>51</sup> Strategic partners are affordable housing providers who commit to deliver ambitious development programmes through a flexible partnership with the Mayor. Each partnership involves at least 1,000 new housing starts, with at least 60 per cent of them genuinely affordable.

<sup>52</sup> Separate affordable housing requirements apply to estate regeneration schemes on public sector land, which are set out in Policy H8 Loss of existing housing and estate redevelopment.



4.4.1 **Delivering more genuinely affordable housing**<sup>53</sup> is a key strategic issue for London. Meeting the need for circa 43,500 affordable homes per year, as established in the 2017 Strategic Housing Market Assessment, will require an increase in affordable housing contributions from all sources. All schemes are expected to maximise the delivery of affordable housing and make the most efficient use of available resources. This is critical to enabling London to meet the housing needs of its workforce and maintain the function and resilience of the city.

4.4.2 Past approaches have not adequately met levels of housing need. To provide greater certainty, speed up the planning process and increase affordable housing delivery, the Mayor is adopting a **threshold approach to viability**. This means that schemes meeting or exceeding the threshold without public subsidy,<sup>54</sup> and consistent with the requirements in Part C of Policy H5 Threshold approach to applications, are not required to submit viability information. The threshold approach was first introduced in the Mayor's Affordable Housing and Viability SPG. It provides the opportunity to move away from protracted viability debates, create certainty in terms of affordable housing requirements, embed the requirements into land values, and offer a clear incentive for developers to increase affordable housing delivered through the planning system above the level in planning permissions granted in recent years.

4.4.3 Schemes that do not meet this threshold, or require public subsidy to do so, will be required to submit detailed viability information which will be scrutinised and treated transparently. **Comprehensive review mechanisms** will be applied to schemes that do not meet the relevant threshold as set out in Part B of Policy H5 Threshold approach to applications, in order to ensure that affordable housing contributions are increased if viability improves over time.

4.4.4 Schemes are expected to deliver at least the threshold level of affordable housing without **grant or public subsidy** and to increase this proportion through the use of grant and other subsidy, where available. Only where there are clear barriers to delivery and it is fully justified through detailed viability evidence, in line with the methodology and assumptions set out in Policy H5 Threshold approach to applications and the Mayor's Affordable Housing and Viability SPG, should a lower level of affordable housing be considered.

<sup>53</sup> The NPPF defines affordable housing for planning purposes. Within this broad definition, sections 4.6.3 - 4.6.9 of this Plan set out the Mayor's preferred affordable housing tenures and other genuinely affordable housing products

<sup>54</sup> Public subsidy includes grant, public loans (including the Mayor's London Housing Bank) and any public land at a reduced cost



4.4.5 Given the extent of housing need identified for affordable housing in the 2017 SHMA, the delivery of overall housing targets should not be relied on as a reason for reducing affordable housing delivery or other policy requirements, subject to the approach in this policy, Policy H5 Threshold approach to applications and Policy DF1 Delivery of the Plan and Planning Obligations. In previous years where there has been a relaxation in affordable housing and other planning requirements this has typically led to higher land values, rather than an increase in housing delivery. Whilst the Plan sets out a clear approach for significantly increasing housing delivery in London, the London SHMA has identified that **65 per cent of London's need is for affordable housing**. Therefore, it is crucial that residential and mixed-use development contributes directly towards the provision of affordable housing and other policy requirements that support the delivery of sustainable development.

4.4.6 The Mayor expects all affordable housing providers to deliver as much affordable housing as possible. **Affordable housing providers with agreements with the Mayor** should deliver at least 50 per cent affordable housing across their development programme and, in the case of strategic partners, 60 per cent. Affordable housing commitments by these providers are not planning requirements that can be applied to individual sites as the commitments are only achievable if the affordable housing providers have the flexibility to use their resources strategically to maximise affordable housing provision across London.

4.4.7 **Public sector land** represents an opportunity to deliver homes that can meet the needs of London's essential workers who maintain the function and resilience of the city. The Mayor expects that residential proposals on public land should deliver at least 50 per cent affordable housing on each site. Public sector landowners with an agreement with the Mayor may provide 50 per cent affordable housing across a portfolio of sites provided at least 35 per cent affordable housing is provided on each site, with the required affordable housing tenure split on the initial 35 per cent.

4.4.8 Most **industrial land** fulfils a vital role in supporting London's economy. However, it is occasionally deemed appropriate for residential uses. In these circumstances, there is potential for a significant difference in value between the two uses. The Mayor expects that residential proposals on industrial land should deliver at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

4.4.9 Affordable housing should be delivered on site to help deliver mixed and inclusive communities providing choice to a range of Londoners. Affordable housing should only be accepted as an **off-site contribution** in exceptional circumstances where it can be robustly demonstrated that affordable housing



cannot be delivered on-site or where an off-site contribution would better deliver mixed and inclusive communities than an on-site contribution.

- 4.4.10 **Cash in lieu** contributions should be used in even more limited circumstances,<sup>55</sup> and only where there is detailed evidence to demonstrate that on-site affordable housing delivery is not practical, off-site options have been explored but are not acceptable and that accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.
- 4.4.11 In each case, the approach must result in **additional affordable homes**, meaning the funding should not be used for affordable units that would otherwise have been delivered. It should also take account of the fact that all sites are expected to deliver at least the threshold level of affordable housing and any cash in lieu or off-site contribution should deliver units in addition to this.
- 4.4.12 Cash in lieu contributions should be held in a **separate affordable housing pot**, where resources can be pooled and ring-fenced to enable greater, or more appropriate, new provision to be made off-site. This should either be on an identified site or as part of an agreed programme, in compliance with the statutory tests for use of planning obligations.<sup>56</sup>
- 4.4.13 To avoid incentivising off-site provision or in lieu contributions, agreements for this should provide no financial benefit to the applicant relative to on-site provision and should include **review mechanisms** in line with the Viability Tested Route. The policy target for schemes delivering off-site affordable housing or in lieu contributions is 50 per cent affordable housing provided across the main site and any linked sites when considered as a whole.
- 4.4.14 Boroughs must have in place **monitoring arrangements** to ensure that the additional homes are delivered. As per Policy H7 Monitoring of affordable housing, the Mayor requires information on off-site and cash in lieu delivery as part of the data collection for the Annual Monitoring Report.

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<sup>55</sup> For exceptions see Policy H2 Small sites and Policy H16 Large-scale purpose-built shared living.

<sup>56</sup> Community Infrastructure Levy Regulations 2010, Regulation 122(2): [http://www.legislation.gov.uk/ksi/2010/948/pdfs/ksi\\_20100948\\_en.pdf](http://www.legislation.gov.uk/ksi/2010/948/pdfs/ksi_20100948_en.pdf)



**Appendix E – Affordable Housing Plan**



**ANNEX 2**  
**DISCOUNT MARKET SALE UNITS LOCATION PLAN**

### 3. Proposals

#### Tenure & Size Mix

- 3.1. The Adopted Policies do not require the application to provide any provision for affordable housing, however, there is 1no. DMS unit included within the proposed 3no. units which the application seeks planning permission for.
- 3.2. The table in figure 2 below sets out the overall housing mix for the scheme.

	1-bed	2-bed	3-bed	TOTAL
Market	0	1	1	2
DMS	1	0	0	1
<b>TOTAL</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>

Figure 2 - Housing Mix Provision

- 3.3. An Affordable Housing Plan can be found at Appendix E.

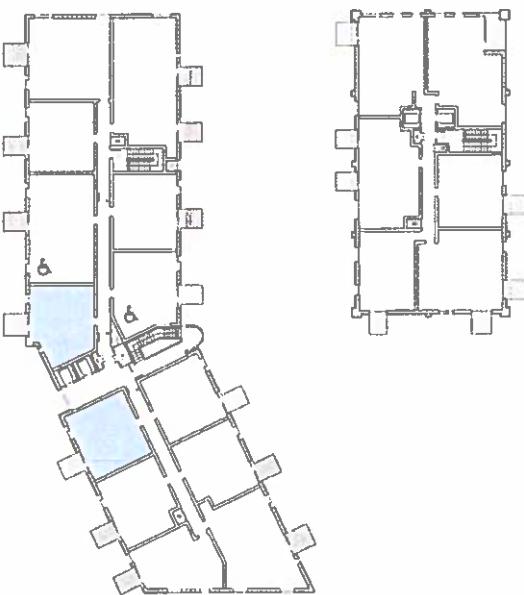
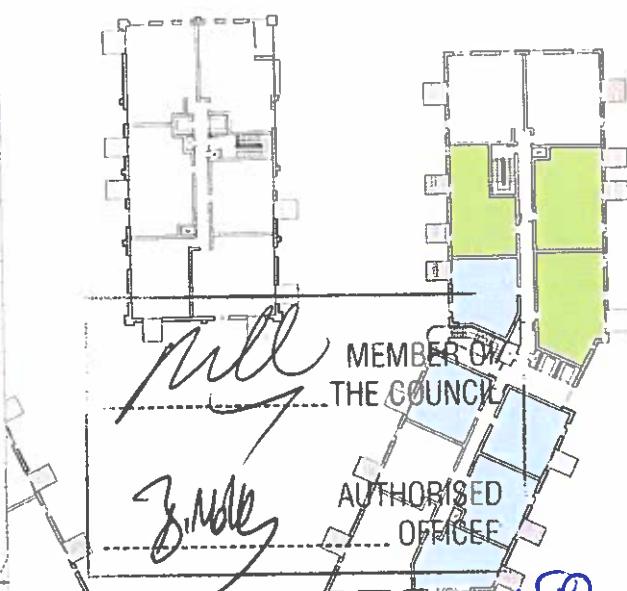
Appendix A - Hillingdon Local Plan (Pt1) Policy H2 – Affordable Housing

# Proposed Affordable Housing

Should this



Level 01



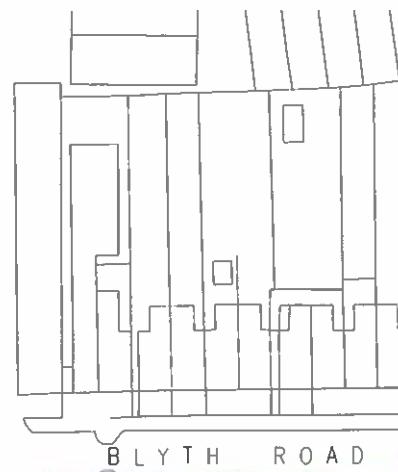
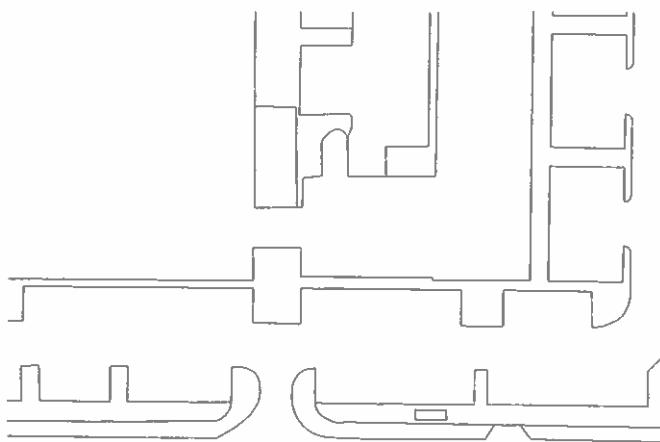
Level 05-06

E HOUSING UNITS	
	Numbers
0	0
39	39
2	2
10	10
2	2
53	53

rev	description	by	date
<b>PLANNING ISSUE</b>			
<p><b>Title</b> Affordable Housing DMS Units</p>			
<p><b>Site</b> The Assembly Buildings, Hayes</p>			
<p><b>Draw.</b> WH199/22/P/25.02</p>			
<p><b>Date</b> June 2023</p>		<p><b>Rev</b> -</p>	
<p><b>Drawn</b> JM/CN</p>		<p><b>Scale</b></p>	
<p><b>Weston Homes</b></p>			
<p>The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU Tel: 01279 873333 Fax: 01279 873378 info@westonhomes.com</p>			

ANNEX 3

THE LAND



Recent revision history		
• Status	Description	Date
A STAGE 2	ISSUED FOR PLANNING	23.03.2018
B STAGE 2	ISSUED FOR PLANNING	23.12.2018

**Notes & Legend**  
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawing.  
 Drawings are subject to completion of site investigation and approved  
 regulators' review/assessments on building regulations compliance  
 assessment.

**KEY**

- **MASTERPLAN SITE BOUNDARY**
- **LANDSCAPE AREA TO BE CONSIDERED WITH ASSEMBLY BUILDINGS APPLICATION**
- **APPLICATION BOUNDARY**
- **ASSEMBLY BUILDINGS DEMISED LINE**



01 SITE BLOCK PLAN  
SCALE 1:500

SCALE BAR  
0m 10m 30m 50m

*Biff* MEMBER OF  
THE COUNCIL

*Elliott* AUTHORISER  
OFFICE

*DR*  
*LMC*  
*MM*  
*SA*

Project:

TOF ASSEMBLY BUILDINGS  
BLYTH ROAD, HAYES, LONDON, UB3

Client:

U+I

**WOODS BAGOL**

© Woods Bagot

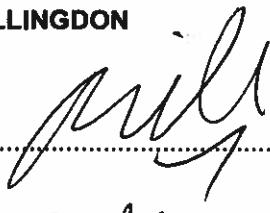
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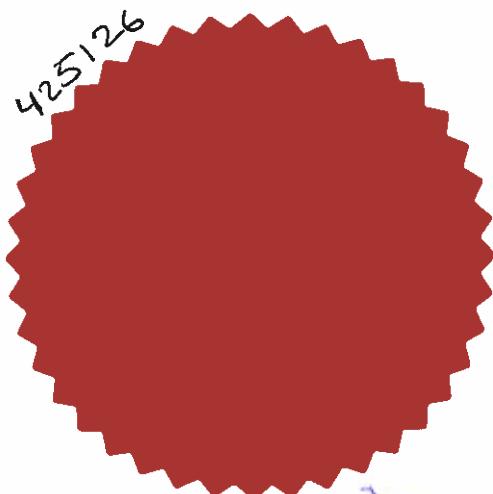
Sheet no.  
PROPOSED  
SITE PLAN

Sheet no.  
A-1000  
Scale  
B  
PLANNING

In witness whereof the Council has caused its Common Seal to be affixed and the Owner and the Lessee and the Chargee have executed this deed of variation as a Deed on the day and year first before written.

**THE COMMON SEAL of the  
MAYOR AND BURGESSES OF THE  
LONDON BOROUGH OF HILLINGDON**  
was duly affixed to this Deed  
in the presence of:-

MEMBER OF THE COUNCIL..... 

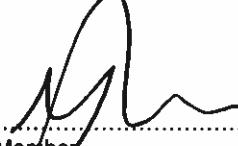


AUTHORISED OFFICER..... 

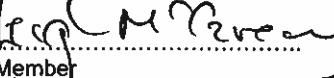
**EXECUTED as a DEED by  
PURPLEXED LLP  
acting by**

duly authorised by U and I  
(Development and Trading) Limited to  
sign on its behalf as a member of  
Purplex LLP and

duly authorised by Deadhare Limited  
to sign on its behalf as a member of  
Purplex LLP

  
Member

M. HOOD ON BEHALF OF U AND I DIRECTOR 1 LIMITED

  
Member

L. McCARNEY ON BEHALF OF  
U AND I DIRECTOR 2 LIMITED

  
G M RICHARDSON

  
G M RICHARDSON

**EXECUTED as a DEED by )  
WESTON HOMES PLC  
acting by two Directors or  
One Director and its Secretary**

Director ..... 

Name .....   
Steve Hatton

Director/Secretary ..... 

Name .....   
Peter Gore

**EXECUTED as a DEED )**  
by **HSBC CORPORATE TRUSTEE )**  
**COMPANY (UK) LIMITED** acting by )  
its attorney/director )

.....  
*Sharad khatr*  
.....

Attorney/Director

Name ..... SHARAD KHATRI

.....  
Witnessed by: *Priyanka*

.....  
Witness Name: ..... PRIYANICA SINGH .....

.....  
Witness Address: ..... 31. GREENSLADE ROAD  
..... BARKING  
..... IG11 9XE