



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Change of use of premises from C3 to C2 (Care Home).

Property Address: 27A Corwell Lane, Hillingdon, Uxbridge,
UB8 3DE.

August 2025

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application to change the use of the premises from C3 to C2 (care home). This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of any relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 The property in question is a large two storey detached dwelling located on the east side of Corwell Lane. There is parking (for at least 2 cars) to the front. There is a generous rear garden.

2.2 There is variety in building styles/treatments along Corwell Lane. This variety is evidenced in differing building forms, and through a variety of extensions and alterations to properties.

2.3 The wider area is very much mixed use in character. Within approx. 800m (5-10 minutes) walk there is a commercial / retail parade (Harlington Road), community centre & recreation ground, several schools, medical centre, and pharmacy.

2.4 The site is in flood zone 1 and at low risk of flooding.

2.5 Many bus routes run nearby including No's A10, U4, and H98. The surrounding road network is conducive to cycling.

3.0 PROPOSED DEVELOPMENT

3.1 It is sought to change the use of the property to a small-scale C2 use to facilitate a care home. The applicant, an experienced care home operator, proposes to cater for young people with varying needs including: autistic spectrum disorder, attachment disorder, attention deficit disorder, mental health issues, challenging behaviour, learning disabilities and complex needs. In addition to being registered to support looked-after children and care leavers aged 16-17, this provision may also provide accommodation for people aged 18+ (care leavers).

3.2 Young people would have their own bedroom, and share communal areas living room, kitchen. The supported accommodation aims to provide stability and consistency for young people, ensuring continuous access to local services such as education and healthcare and fosters the development of strong relationships within the community. The staff cover different shifts throughout a 7-day week from 8am to 8pm and then hand over to directly employed night staff who are on site throughout the night. There will be a service manager who works Monday to Friday and provides additional support to all young people and the staff team.

3.3 No changes are proposed externally to the property.

4.0 PLANNING HISTORY

4.1 There are no recent / relevant planning history for No. 27A according to Hillingdon online planning records.

5.0 CONSIDERATION OF PLANNING POLICY

The National Planning Policy Framework 2024

5.1 Para. 63 of the National Planning Policy Framework 2024 (NPPF) recognises the need to cater for the housing needs of different needs in the community such as care homes.

The proposed development would provide a high quality care home to meet the needs of those requiring assistance in the community.

The New London Plan (2021)

5.2 Policy H12 (Supported and specialised accommodation) of the London Plan (2021) supports the provision of accommodation for young people with support needs. ***The proposed development is considered fully in compliance with this policy.***

Hillingdon Local Plan Part 2 Development Management Policies (2020)

5.3 The property is not affected by any adverse or restrictive planning designations.

5.4 Policy DMH8 of the Local Plan deals with care homes. It states:

“Policy DMH 8: Sheltered Housing and Care Homes A) The development of residential care homes and other types of supported housing will be permitted provided that:

i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;

ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;

iii) the accommodation is fully integrated into the residential surroundings; and

iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)”.

The proposed development is considered fully compliant as follows:

- ***There is no over concentration of similar uses in the area.***
- ***The Hillingdon Housing Strategy 2021/22 to 2025/26 has supported independent living as one of its priorities. It is stated “The council is committed to protecting vulnerable people and enabling people, as far as possible, to live independently. Many people require some help and support to do this either in specialist housing specifically provided for their needs or through floating support provided in general housing” (page 60).***
- ***A management plan will be in place for the property.***

- *The accommodation would be fully integrated into the residential surroundings. It would have the appearance of a typical residential dwelling and in many respects will function like a typical residential dwelling.*
- *It can be confirmed that the property would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The applicant is happy to provide any additional information as considered necessary by the Planning Authority in this regard.*

6.0 CONCLUSION

6.1 In conclusion and having regard to the aforementioned issues as set out above in this Statement, it is submitted that the change of use is policy compliant.

6.2 The use is in response to an identified need. The site is a sustainable location which is well served by public transport and necessary day-to-day facilities, services and amenities.

6.3 The applicant is amenable to providing further information on matters by way of conditions to any grant of planning permission. The applicant would welcome the opportunity to discuss any such conditions.