



JULY 2026

Unit 2, Springfield Road, Hayes,
London, UB4 0JT

Planning Statement

Iceni Projects Limited on behalf of Fortress
Investment Group

July 2026

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ON BEHALF OF FORTRESS
INVESTMENT GROUP

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CONTENTS

1.	INTRODUCTION	1
2.	THE APPLICATION SITE AND BACKGROUND	2
3.	PROPOSED DEVELOPMENT	4
4.	PLANNING POLICY CONTEXT	5
5.	PLANNING ASSESSMENT OF THE PROPOSALS	9
6.	CONCLUSIONS	10

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Icen Projects ('Icen') on behalf of Fortress Investment Group ('The Applicant') in support of a full planning application for the change of use only, of a single industrial building known as Unit 2, Springfield Road.
- 1.2 The purpose of this Planning Statement is to provide officers with an overall summary of the existing Site and surroundings; the relevant planning history for the Site and to provide justification for the proposed development in the context of the Hillingdon Local Plan Part 1 and 2, London Plan and National Planning Policy.
- 1.3 The application seeks consent for the change of use of the Site from general industrial (Use Class B2) to flexible general industrial (Use Class B2) and/or storage and distribution (Use Class B8).
- 1.4 The application proposes no external alterations to the building or its external areas. There is no change to the floorspace within the building and no change to the access to the Site.
- 1.5 The following documents and drawings have been prepared and submitted in support of this planning application:

Technical Assessment / Statement	Author
Application Forms	Icen Projects
Planning Statement	Icen Projects
Location Plan	Sterling Temple
Site Plan	Sterling Temple

2. THE APPLICATION SITE AND BACKGROUND

Site Description

- 2.1 The 0.12ha Site comprises a semi-detached two storey warehouse facility (2,697 sqm GIA) with ancillary offices at the front. Built in the 1980s, the warehouse is a steel frame construction which has car parking at the front and two full height loading doors which open onto a self-contained secure yard to the rear. The unit is currently vacant and has been since 31st March 2026.
- 2.2 The Site is located centrally within the Springfield Road Industrial Area and is bordered to the north, south and east by industrial units of a similar size and use. Minet Country Park lies opposite the Site to the west; however, the surrounding area is predominantly industrial in nature, with no nearby sensitive uses that would be adversely affected by the proposed development.
- 2.3 The Site's primary access off Springfield Road which borders the site to the west and allows for a direct link to Uxbridge Road which connects to the M4 motorway and Western Avenue (A40) via The Parkway (A312). These connections to the strategic road network make a significant contribution towards the site being a suitable location.

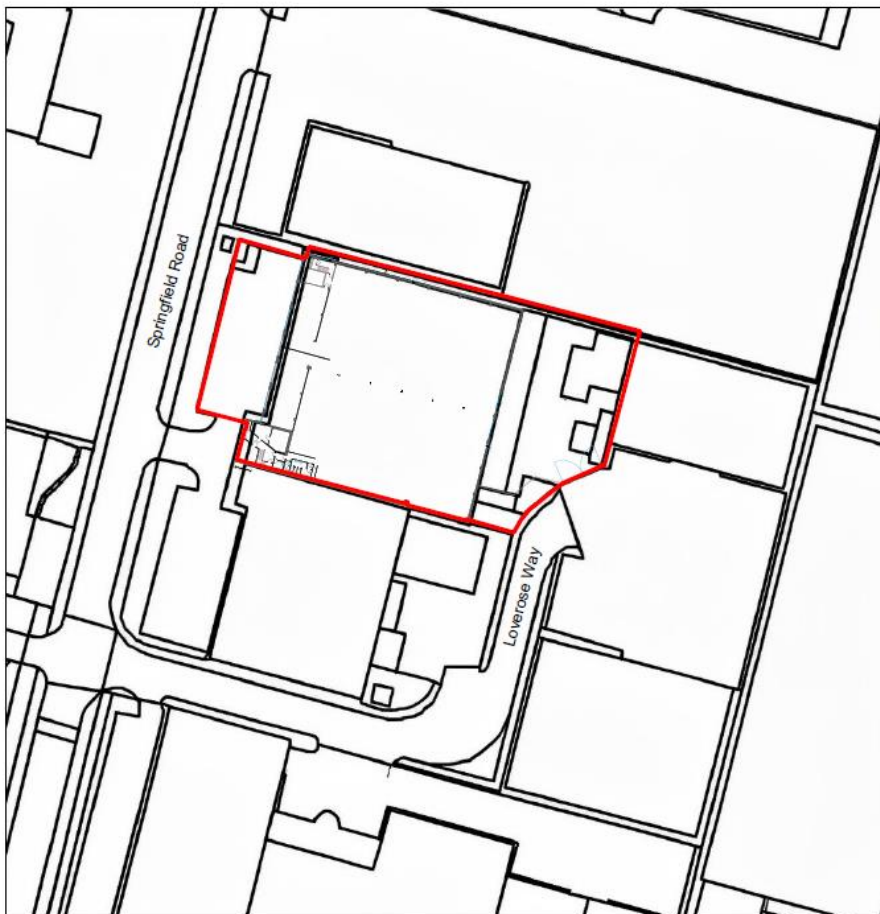


Figure 1 Site Location

Designations

- 2.4 The Site is a Designated Employment Site as it is located within the Springfield Road Industrial Area which forms part of the Hayes Industrial Area SIL.
- 2.5 The Site is located fully within Flood Zone 1 and there are no ecological or heritage designations within or in close proximity to the Site.

Planning History

- 2.6 A review of the Hillingdon online planning register has revealed a limited planning history which extends to three applications which are listed below:

Table 2.1 Planning History

Application Reference	Proposal	Decision
65890/APP/2010/258	DETAILS IN COMPLIANCE WITH CONDITIONS 8 (STORAGE OF REFUSE), 9 (CYCLE STORAGE), 10 (TRAFFIC ARRANGEMENTS) AND 11 (DISABLED PARKING) OF PLANNING PERMISSION REF. 65890/APP/2009/559 DATED 06 OCTOBER 2009: Change of use from Class B8 to Class B2 (Bakery), with associated refrigeration unit and silos.	Approved (29/01/2010)
65890/APP/2009/2468	Details in compliance with condition 6 (Travel Plan) of planning permission ref.65890/APP/2009/559 dated 06/10/2009: Change of use from Class B8 to Class B2 (Bakery), with associated refrigeration unit and silos.	Approved (12/11/2009)
65890/APP/2009/559	Change of use from Class B8 to Class B2 (Bakery), with associated refrigeration unit and silos.	Approved (20/03/2009)

- 2.7 Application 65890/APP/2009/559 shows that the site was previously in B8 Use which operated a business of 55 FTE employees. The use was then changed to B2 in 2009 to reflect the bakery operation of the new occupier.
- 2.8 The decision notice for 65890/APP/2009/559 indicates that the extant permission has no restrictions on operational hours.
- 2.9 This application seeks permission to reintroduce the previous B8 use, whilst also providing flexibility to retain the existing B2 use.

3. PROPOSED DEVELOPMENT

3.1 This application seeks full planning permission for the change of use of the Site from general industrial (Use Class B2) to flexible general industrial (Use Class B2) and/or storage and distribution (Use Class B8).

3.2 No external alterations, changes to floor area, or change to the access are proposed as part of this application.

3.3 Accordingly, the description of development is as follows:

“Change of use from Class B2 to flexible Class B2 and/or B8”

3.4 This widening of the permitted use, to include flexibility for a return to the original B8 use, is necessary in order to allow the unit to be let and brought back into productive use.

3.5 This application is made to increase the market attractiveness of Unit 2 by seeking permission for an additional use class. Initial conversations with potential occupiers have taken place with the applicant currently in advanced talks with Vitaplus, who operate a Cash and Carry business.

3.6 Vitaplus currently operate a Cash and Carry facility from Western International Market which is also located within the borough, a short distance to the south of the application site.

3.7 Should Vitaplus occupy the unit, their operation would involve a wholesale cash & carry distribution branch, with substantial warehouse storage, order fulfilment and wholesale distribution activities. Sales are limited to registered members, and fulfilled through delivery of online orders, collection of pre-placed orders and walk-in wholesale customers selecting products directly from warehouse rack displays. It is therefore anticipated that this operation would be compatible with a B8 use.

4. PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies the principal planning policies which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations.

4.2 The Development Plan for the London Borough of Hillingdon consists of:

- The Local Plan: Part 1 Strategic Policies (November 2012)
- The Local Plan: Part 2 Development Management Policies and Site Allocations and Designations (January 2020)
- The West London Waste Plan (July 2015)

4.3 Other material considerations include:

- The London Plan (2021)
- National Planning Policy Framework (2024)
- National Planning Practice Guidance

National Planning Policy

4.4 Paragraph 85 of the NPPF 2024 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Additionally, it states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

4.5 National policy also clearly supports the effective use of land and making good use of previously developed or 'brownfield' sites (Para 124) such as this Site. To achieve this, the NPPF specifically states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for identified need, proposals for which should be approved unless substantial harm would be caused (para 125c).

4.6 Finally, Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development and that proposals which accord with an up-to-date development plan should be approved without delay.

London Plan 2021

- 4.7 **Policy GG2 (Making the best use of land)** identifies a series of requirements that planning and development should consider to create sustainable mixed-use places that make the best use of land, which includes enabling the development of brownfield land, intensifying the use of land and promoting higher density development.
- 4.8 **Policy GG5 (Growing a good economy)** states that to conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must plan for sufficient employment and industrial space in the right locations to support economic development and regeneration.
- 4.9 **Policy E4 (Land for Industry, Logistics and Services to Support London's Economic Function)**, and its supporting text set out the framework for boroughs to ensure that a sufficient supply of land and premises is provided and maintained to meet current and future demand for industrial and related functions.
- 4.10 **Policy E5 (Strategic Industrial Locations)** relates to London's 55 SIL's, (which includes the Hayes Industrial Area). The policy states that development proposals in SILs should be supported where the uses proposed fall within the industrial-type activities set out in Policy E4 (which includes storage and logistics/distribution (Use Class B8)). Part D of this policy also requires that development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial-type activities and their ability to operate on a 24 hour basis.

Local Plan Part 1: Strategic Policies

- 4.11 The Local Plan Part 1 sets out the vision for Hillingdon by 2026, proposing that Hillingdon continues to prosper through the implementation of a seven-point vision.
- 4.12 **Objective SO15** outlines the need to protect land for employment uses to meet the needs of different sectors of the economy. The Part 1 policies relevant to this application are considered below:
- 4.13 **Policy E1 (Managing the Supply of Employment Land)** of the Part 1 Plan states that LBH will accommodate growth by protecting SILs. The supporting text notes that the Hayes Industrial Area is designated as a SIL, which is considered a Preferred Industrial Location (PIL) in the Part 1 Plan.
- 4.14 **Policy E2 (Location of Employment Growth)** goes on to set out the job creation target for LBH of 9,000 jobs over the plan period to 2026. The SILs are identified as having a key role in achieving this job creation target. Particular support is offered for the creation of such jobs in sustainable and accessible locations.

Local Plan Part 2: Site Allocations and Designations

- 4.15 The Part 2 Plan makes a series of land use designations and allocations to ensure that the requirements set in the Part 1 Plan are delivered and to comply with national and local policy.
- 4.16 The Site is identified as a Preferred Industrial Location (PIL) and a Strategic Industrial Location (SIL) as part of the wider Hayes Industrial Area cluster. The summary for the Springfield Road cluster is as follows:

“Springfield Road, Hayes is a vibrant employment site with a wide range of businesses. It has benefited from recent investment from the private sector. Vacancy rates are only slightly above the normal accepted churn rate. The Council is of the view that most of the existing Industrial Business Area should be regarded as forming part of the Hayes Industrial Area – Preferred Industrial Location.”

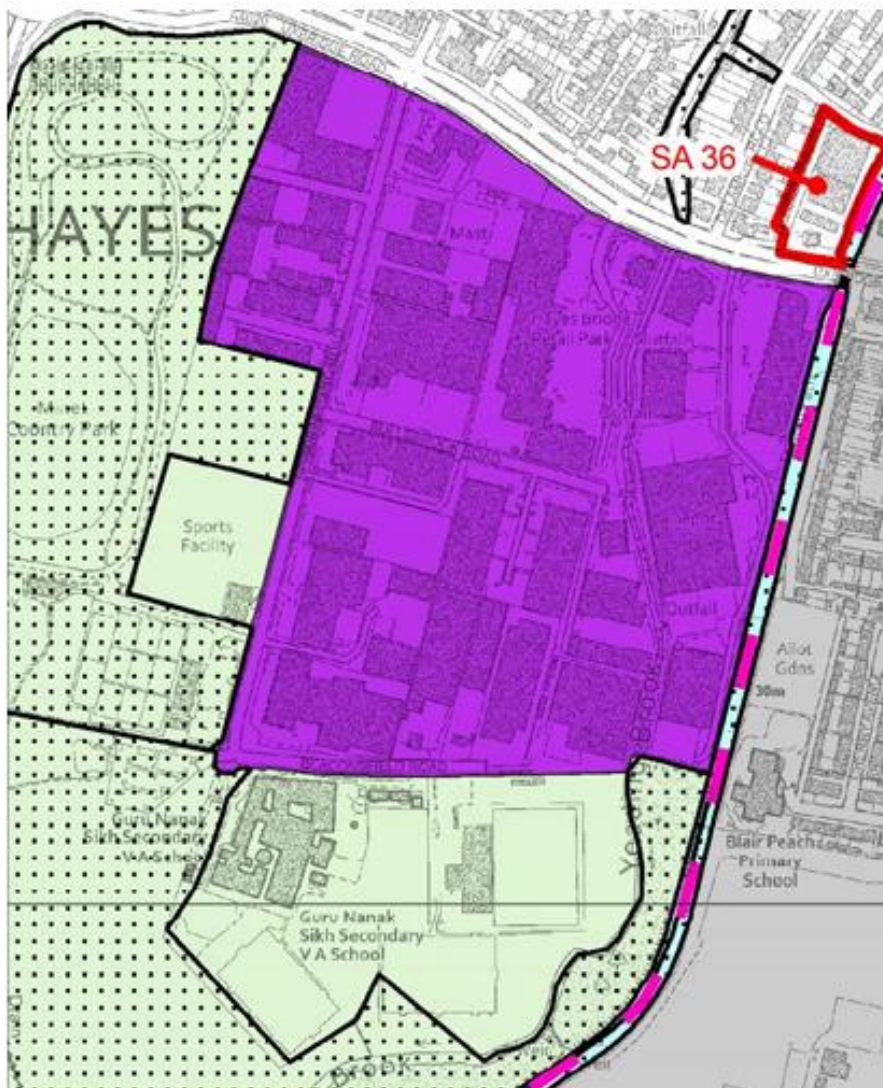


Figure 2: Extract from Local Plan Part 2 Proposals Map

Local Plan Part 2: Development Management Policies

- 4.17 The Local Plan Part 2 contains detailed development management policies. Relevant policies are summarised below.
- 4.18 **Policy DME 1 (Employment Uses on Designated Employment Sites)** relates to designated employment locations (such as SILs). Part A of the policy states that the Council will support employment proposals in SILs in accordance with the relevant policies in the London Plan.
- 4.19 **Policy DMHB 14 (Trees and Landscaping)** encourages the retention of existing landscape features as well as the inclusion of landscaping works as part of new proposals.
- 4.20 **Policy DMT 2 (Highways Impacts)** sets a requirement for new development to provide safe vehicular access, to not have a detrimental impact on amenity in terms of noise and air quality, to provide safe pedestrian and cycle access, and to incorporate mitigation and improvement measures where required.
- 4.21 **Policy DMT 5 (Pedestrians and Cyclists)** builds upon Policy DMT2 by requiring the provision of safe and accessible pedestrian access through the retention and enhancement of existing facilities.

5. PLANNING ASSESSMENT OF THE PROPOSALS

- 5.1 This section reviews the key planning considerations arising from the proposed development. It provides a reasoned justification for the Proposed Development in the context of relevant policy and the specifics of the site and its surroundings.

Principle of Development

- 5.2 The Site is located within an Existing Employment Area on the Proposals Map where adopted Employment Policy DME – 1 applies.
- 5.3 Policies DME – 1 states that the Council will support employment proposals within Strategic Industrial Locations (SILs) where they are consistent with the relevant policies of the London Plan. Part B further confirms that this includes warehousing (Class B8) uses.
- 5.4 The planning history of the Site shows that it has previously operated under a B8 use with no restrictions on hours of operation.
- 5.5 This application seeks to return the Site back to a B8 use whilst retaining flexibility for B2 use to increase market attractiveness to occupiers.
- 5.6 These proposed changes are supported by local and national policy.

Design

- 5.7 No external changes are proposed by this application.

Transport

- 5.8 No changes are proposed to the site's access arrangements or parking provision. Accordingly, no technical assessment of vehicle movements or parking has been undertaken, as these aspects of the development remain unchanged and such assessment is not considered necessary.

Landscape and Biodiversity

- 5.9 Similarly, all landscaping on site will remain as existing. Given no external works will take place, the proposals will not result in any impact to existing habitats and therefore this application is exempt from providing a 10% biodiversity uplift under the 'de minimis' rule.

6. CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a full planning application for the change of use of Unit 2, Springfield Road from General Industrial (Use Class B2) to flexible General Industrial (Use Class B2) and/or Storage and Distribution (Use Class B8).
- 6.2 The proposal will increase the flexibility and market attractiveness of the unit while safeguarding its employment function in accordance with the National Planning Policy Framework, the London Plan (2021), and the Hillingdon Local Plan, which seek to protect and support industrial and logistics uses within Strategic Industrial Locations. The proposal also reflects the Site's planning history, noting that a B8 use has previously been lawfully established on the site.
- 6.3 No external alterations to the building or Site are proposed as part of this application and there would be no changes to the Site's access arrangements, parking provision, landscaping or operational infrastructure. The proposal would therefore have no material impact on the character of the area, the operation of the local highway network, neighbouring amenity, or the surrounding environment
- 6.4 Overall, the proposal represents sustainable development that makes effective use of an existing employment site, supports the continued provision of industrial and logistics floorspace, and is fully consistent with the objectives of the development plan.