

4D PLANNING™

Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Change of use of premises from shop to educational/tuition facility.

Application by: Care and Horizon Ltd.

Property Address: 1/3 Mercer Walk, The Pavilions Shopping Centre, Uxbridge, UB8 1LJ.

November 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 for the change of use of a premises from shop to educational/tuition facility. 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 relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The planning application relates to unit 1/3 Mercer Walk, The Pavilions. It sits within an overall mixed use shopping centre. The ground floor premises has a gross internal floor area of approx. 138m².

2.2 The premises is located within a designated town centre area. The surrounding area is mixed use in nature.

2.3 The site is well provided for in terms of transport and accessibility. There are many bus routes within walking distance, there are public bicycle parking facilities nearby, and Uxbridge Train Station is within walking distance. The area surrounding the site is very well provided for in terms of footpaths, and pedestrian walkways connecting to shops, services and residential areas.

3.0 PROPOSED DEVELOPMENT & INFORMATION ON APPLICANT

3.1 It is proposed to change the use of the premises to an education/tuition facility.

3.2 There is space within the premises to store waste until it is ready for collection.

3.3 No alterations are proposed to external alterations nor are any structural / intrusive internal works proposed. Moveable screens and furniture can be used to partition off work and learning spaces.

4.0 PLANNING HISTORY

4.1 There is no recent / relevant planning history for this unit.

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2024)

5.1 The National Planning Policy Framework 2024 (NPPF) seeks to promote a balance of land uses. Para. 90 is of particular importance and it states:

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters...” (underlining is authors emphasis)

The proposed development is in response to changing trends in the commercial sector in general.

The traditional high street and town/city centres have been undergoing a transformation for many years. It is widely acknowledged that the future success of high street and town/city centres lies not in retail alone, but rather in service, leisure and mixed uses. Customers want to seek out ‘experiences’ and uniqueness. A 2016 Report¹ on Town Centre Investment Zones found:

“The retail/leisure/property/investment sectors are agreed that the future of town centres is no longer mainly about shopping. It is more likely to be as much about leisure, living, learning and local services, as well as business”

The proposed development will significantly increase footfall to the benefit of existing businesses nearby. The proposed use represents a pro-active response to changing commercial trends. Conventional commerce remains in a weak position (not least due to knock on impacts from Brexit, changing habits in wake of Covid 19, and continued growth of online shopping).

A letter for support from the landlord is included in Appendix A of this Statement.

¹ Town Centre Investment Zones. Getting Investment Back Into the High Street. Report of the Fragmented Ownership Group. British Property Federation. January 2016.

5.2 Amongst the findings of a Royal Town Planning Institute Research Paper (*Planning for Post Covid Cities*, December 2020) were that:

- Visits to local shops would continue to decline post Covid-19.
- There appears to be general consensus among commenters that there will be ‘no going-back’ to previous shopping habits.
- With reduced face-to-face contacts with family, friends and colleagues, commenters suggested that High Streets could be revitalised as a hub for social interaction.

The proposed use would very much align itself with the likely future nature of commercial areas in that such areas are less about conventional retailing but rather new types of commerce activity and the activity that takes place on the street and how this is fostered by adjoining businesses.

Hillingdon Local Plan – Development Management Policies (2020)

5.3 Policies DMTC 1-4 of the Plan allow for the provision of retail and other town centre uses, including cultural activities, so long as of a scale appropriate to the size and function of the centre. Policies also seek to promote varied and viable town centre areas.

In support of the proposed use we submit as follows:

- *The proposed use will complement and support the ongoing operations of neighbouring employment / commercial uses. The proposal will bring significant footfall to the area.*
- *The premises will operate during typical business hours.*
- *There is no potential for adverse impacts to nearby residential properties.*
- *There would be no adverse traffic impacts (see para 6.0 below).*

5.4 We are aware of significant precedent for uses such as that proposed in town centre areas. Notably in Hillingdon permission was granted for a ‘Mathnasium’ facility at 128 Field End Road, Pinner, HA5 1RJ (permission Ref. No. 79204/APP/2024/3163). This premises is within a designated town centre. We have details of least twelve other similar grants of permission in recent years in similar town centre areas in boroughs across London.

6.0 PARKING AND RESIDENTIAL AMENITY

6.1 The parking requirement of the proposed use would be no greater than the extant use. Furthermore, the site is very served by bus routes, train services and is within walking distance of residential areas. There are public bicycle parking facilities nearby.

6.2 It is not considered there would be any adverse impact to neighbouring residential amenity – there are no residential properties nearby.

7.0 CONCLUSION

7.1 The application site is within walking distance of residential areas, day to day shops, services and facilities. The site is accessible and sustainable in terms of access and transport.

7.2 The proposed development is considered to be in compliance with NPPF policies, aswell as the Hillingdon Local Plan.

APPENDIX A



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14 November 2025

Planning Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Sir/Madam,

Re: Support for Change of Use – 1/3 Mercer Walk, The Pavilions Shopping Centre, Uxbridge, UB8 1UJ

As landlord of The Pavilions Shopping Centre, I am writing to express my full support for the proposed change of use of Unit 1/3 Mercer Walk from retail to F1 (education) use for operation as an education and tuition centre.

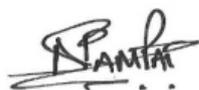
We believe this proposal will bring a number of important benefits to Uxbridge town centre and the wider Borough of Hillingdon, including:

- Strengthening the town centre economy by re-occupying retail floorspace with a long-term, community-serving use that generates regular, year-round footfall from local families and young people, including during traditionally quieter trading periods.
- Diversifying the offer in Uxbridge, in line with the Council's vision for Uxbridge Town Centre, by providing a broader mix of activities beyond traditional retail, including education and learning uses that give residents more reasons to visit and spend time in the town centre.
- Serving local communities by providing accessible, high-quality educational support, tuition and wraparound learning opportunities for children and young people in a central, well-connected location close to public transport and parking.
- Supporting families and working parents through after-school and early evening education provision, complementing the Council's wider aims around supporting residents into work and making Uxbridge an attractive place to live, work and study.

The proposed education centre will enhance The Pavilions' role as a community hub, bringing an important social and educational function into the shopping centre and contributing positively to a thriving, mixed-use town centre. It will help build economic resilience, better serve local communities and encourage more people to use Uxbridge as their main centre for services and activities.

For these reasons, as landlord, I am strongly supportive of the proposed F1 use at 1/3 Mercer Walk and respectfully invite the Council to grant planning permission for the change of use.

Yours faithfully,

A handwritten signature in black ink, appearing to read "N. Santa". The signature is stylized with a large initial "N" and a long horizontal stroke underneath.

On behalf of the landlord
Altomart Limited