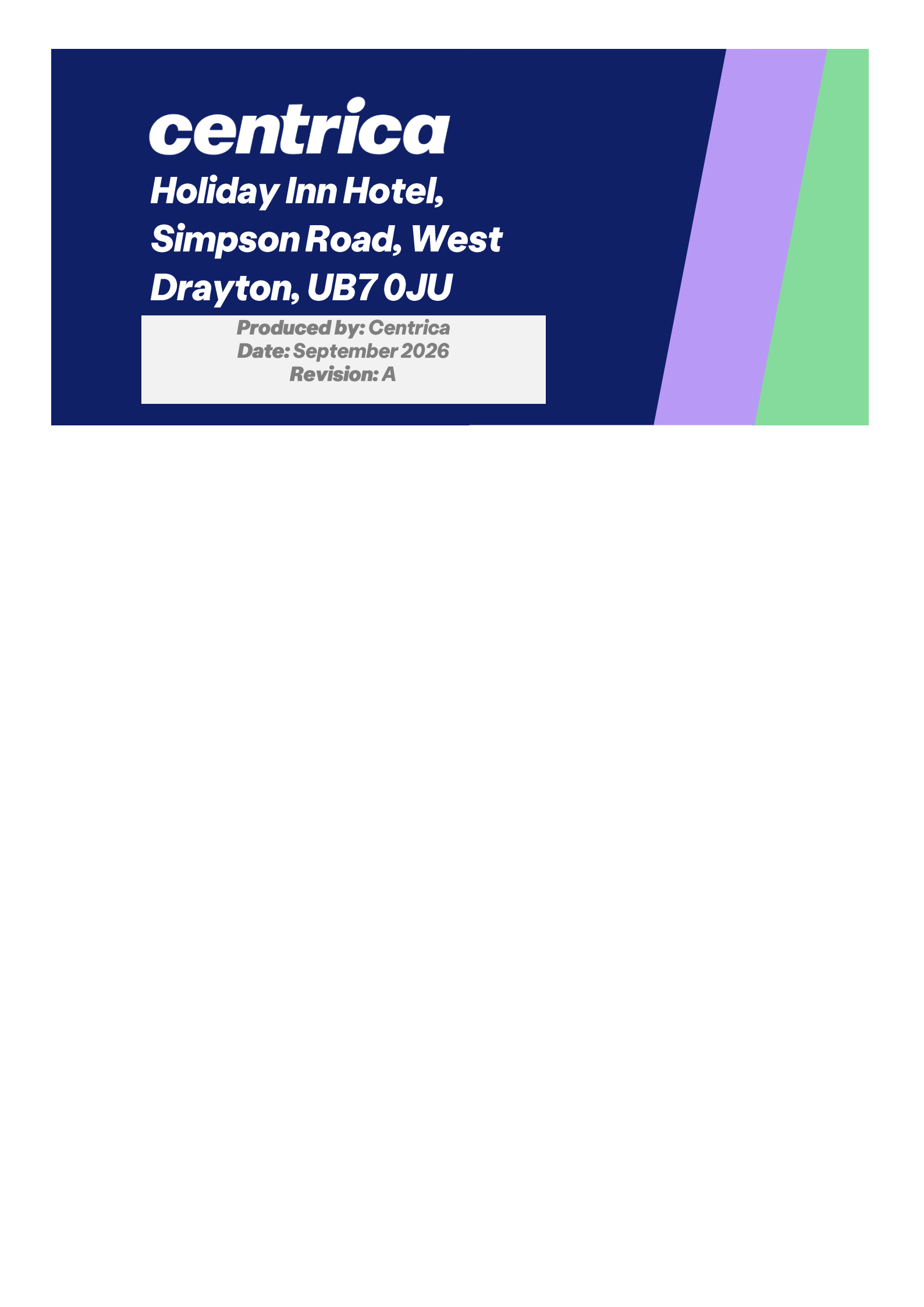




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***Holiday Inn Hotel,
Simpson Road, West
Drayton, UB7 0JU***

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Planning Statement

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Planning Statement

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1 Introduction

This Planning Statement has been prepared in support of a full planning application submitted by Centrica to London Borough of Hillingdon. The description of development is set out below.

“Full planning permission for the installation of a combined heat and power (CHP) system and associated infrastructure at the Holiday Inn Hotel, Simpson Road, West Drayton, UB7 0JU.”

The submission includes a range of supporting information which accords with both national and local requirements for applications. Taken together, the submission explains the planning application proposals and how all the relevant planning matters have been considered and addresses. A list of the application submission documentation is provided below.

- Covering Letter
- Application Form
- Location Plan (54977-CBS-SW-XX-DR-M-XX01 Rev PA1);
- Proposed (54977-CBS-EC-ZZ-E-M-7001 Rev PA1) and Existing Plans (54977-CBS-EC-ZZ-E-M-XX01 Rev PA1);
- Technical Specification ENER-G 150 (Low Nox) Natural Gas CHP Unit; and
- Planning Statement (including Design and Access Statement).

This supporting Planning Statement sets out the relevant background to the determination of the application site by describing the site and general locality and details of the development.

2 The Site

Site Selection

The site has been selected as the most suitable location within the hotel for the development.

Site Description

The hotel site is located at junction 4 of the M4 and is accessed off Simpson Road.

Simpson Road is characterised by a mixture of commercial premises and residential dwellings all varying in size & scale.

The proposed development, therefore, will be viewed in context with immediately surround the site including the large hotel grounds and, given its scale and positioning within the hotel site, will have minimal impact on the existing character of the site.

Public views of the site are within the context of the hotel and access will be provided using the existing highway network that serves the hotel.

3 Planning History

A review of London Borough of Hillingdon planning records has identified no relevant planning history on or adjacent to the application site.

Reference	Description	Date	Decision
-	-	-	-

4 Planning Policy

This section considers in further detail national and local planning policy.

National Planning Policy Framework

The NPPF was last updated in August 2026. It sets out the Government's policies for England & how these should be applied. It must be taken into account when preparing a development plan for an area & is itself a material consideration when making planning decisions. The following sections of the adopted NPPF are considered to be relevant to the proposed development:

The NPPF establishes a strong national policy presumption in favour of renewable and low-carbon energy development and supporting infrastructure. The Framework recognises that achieving the Government's objectives for Clean Power 2030, energy security and net zero emissions requires substantial investment in new energy infrastructure.

Of particular relevance to the Proposed Development are the policies within:

- Chapter 5 - Meeting the Challenge of Climate Change
- Chapter 10 - Securing Clean Energy and Water
- Chapter 17 - Conserving and Enhancing the Natural Environment

The overarching policies give substantial weight to the benefits of renewable and low-carbon energy development and associated infrastructure, recognise the contribution such projects make towards energy security, economic growth and the transition to a net zero future, and do not require applicants to demonstrate the overall need for renewable or low-carbon energy development.

Therefore, given that this application is for a flue for a new combined heat & power system, the development contributes positively toward achieving sustainable development and contributing to the UK's transition to a low carbon power generation sector and that any development proposal which accords with the development plan should be approved without delay.

National Planning Practice Guidance

PPGs are a web-based resource that brings together planning guidance on numerous planning topics. It replaces previous Government Circulars relating to planning guidance and process and is also a material consideration in plan-making and decision-taking.

Therefore, given that this application is for a flue for a new combined heat and power system, paragraphs 1 & 3 of the Renewable & Low Carbon Energy Guidance (published 18th June 2015 & updated on 14th August 2023) are applicable.

Local Planning Policy

The development plan for Hillingdon comprises the London Plan, the Hillingdon Local Plan Part 1: Strategic Policies and the Hillingdon Local Plan Part 2: Development Management Policies and Site Allocations (2020). The Council's planning policy framework supports measures that reduce carbon emissions, improve energy efficiency and facilitate the transition to a low-carbon economy.

Of particular relevance are the adopted Development Management policies relating to sustainable infrastructure:

- Policy DMEI 2 (Reducing Carbon Emissions) requires development to minimise carbon emissions and align with London Plan carbon reduction requirements.
- Policy DMEI 3 (Decentralised Energy) promotes connection to existing or planned decentralised energy networks where feasible.

Planning Statement

Development proposals are expected to demonstrate sustainable energy use, incorporate low-carbon technologies where appropriate and contribute towards wider climate change objectives.

Therefore, given that this application is for a flue for a new CHP, it accords with the adopted development plan.

5 The Development

Introduction

The development is for a new CHP system comprising the removal of redundant hotel heating infrastructure and installation of radiator compound and CHP exhaust externally. The bulk of the CHP unit is installed within the existing plant room.

Amount, Scale & Layout

The development comprises a new flue for a CHP system and radiator compound in keeping with the scale of the hotel and will have a minimal impact on the existing character of the site.

Appearance & Materials

The design and appearance of the flue is distinctly functional comprising a silver stainless steel finish and is, again, considered to be in keeping with the industrial character of the site to the rear of the hotel.

Access & Movement

The rear of the hotel is accessible off Sipson Road.

Traffic to and the from site will not result in a discernible increase given the application is a busy hotel and, once operational, traffic will be limited to periodic maintenance activities as per the existing arrangement.

As a result, given the low volume and infrequent need for vehicular access, the existing access is considered acceptable as is the ability for parking within the wider hotel site.

Community Safety

Due to the nature of this type of development, community safety and security are not considered a constraint and so are not considered further as part of this application.

Any visitors to the site during construction will receive relevant safety briefings and unqualified visitors will be escorted at all times.

Environmental Sustainability

The provision of a new flue for a CHP system is an important element of the hotel's transition to a low carbon energy system by providing a localised energy supply for the hotel.

6 Planning Assessment

Principle of Development

The proposed development is located within the grounds of the hotel & will operate alongside the existing boilers in a parallel configuration, optimising system performance and improving energy efficiency which will help the hotel to reduce its carbon footprint & become more energy efficient.

In summary, the development provides a localised energy supply for the hotel. .

Therefore, it is considered that the proposed development accords with national and local policies including Policy TP1 of the Local Plan and so the principle of development is established.

Suitability of the Site for the Proposed Use

As set out above, the site has been selected because it is within the hotel grounds.

The site is not in a conservation area and the development can be accommodated without causing harm to the environment, to the character, to the landscape or to amenity interests.

For these reasons, it is therefore considered that the development is consistent with both national and local planning policy and the use is acceptable.

7 Environmental & Technical Considerations

Introduction

This section considers the noise and air quality impact of the proposed development. It also includes a Sustainable Construction Statement and an Energy Statement.

Noise

This planning application is for a CHP system. However, as the CHP will be internal to the fabric of the hotel with only the flue visible on the external façade, there is noise associated with the flue itself & no noise assessment, therefore, is required.

Air Quality

The development comprises a new flue for a CHP system which will terminate 3m above the existing roof level of the hotel. An Air Quality assessment, therefore is not required.

Sustainable Construction Statement

The development comprises a new flue for a CHP system and is an important element of the hotel's transition to a low carbon energy system by providing a localised energy supply for the hotel.

The CHP, therefore is maximising the energy efficiency of the existing hotel as it is integral to the CHP system.

SUDS is not applicable to the flue nor is the conservation of water, flood risk, biodiversity, green networks, natural features, overheating and cooling or BREEAM.

The procurement of the flue and the CHP will be secured by the procurement team within Centrica and the construction of it will see all waste sorted and recycled accordingly with any waste that cannot be recycled dealt with via waste transfer notes.

The flue will have no impact on the flexibility and adaptability of the future occupier's requirements in terms of the hotel and has been sited on the rear façade adjacent to the existing plant room.

Energy Statement

The development comprises a new flue for a CHP system. The Technical Specification for the CHP has been included as a supporting document to this application albeit planning permission is not being sought for the CHP but for the flue.

On that basis, the requirements for an Energy Statement are not applicable to the flue and so no further details are being provided in this respect.

Biodiversity Net Gain

The Site is not Priority Habitat and is less than 0.2 hectares and as such is exempt from Biodiversity Net Gain requirements.

8 Summary & Conclusions

Summary and Conclusions

This Planning, Design and Access Statement has been prepared by Centrica PLC to accompany a full planning application for a combined heat and power (CHP) system at the Holiday Inn Hotel, Simpson Road, West Drayton, UB7 0JU.

A Sustainable Construction Statement and an Energy Statement have both been included within this Planning Design and Access Statement. However, the application does not require a noise assessment or an air quality assessment as there will be no noise associated with the flue & it terminates 1m above the existing roof level.

The development has been considered against relevant local and national planning policies and no material conflicts have been identified.

It is for these reasons that London Borough of Hillingdon Council is respectfully requested to grant planning permission for the development.