
RE: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

From Anisha Ahmed <anisha.ahmed@savills.com>

Date Thu 16/07/2026 12:26 PM

To Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Cc Nick Green <NDGreen@savills.com>; Nick Heard <NHeard@savills.com>; Emily Brosnan <emily.brosnan@savills.com>

Hi Michael,

Please find our response to Metis's comments regarding the proposed filtration trenches below:

The filter trenches would provide water quality benefits however as demonstrated in the tables below, it would no longer be required due to the implementation of permeable surfacing in these areas, which will provide a betterment to the proposed filter trenches in mitigating the pollution hazard from these areas.

Pollution Hazard Indices:

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Other Roofs (commercial/industrial roofs)	Low	0.3	0.2	0.05
Low traffic roads (general access roads) and non-residential car parking with infrequent change i.e., < 300 traffic movements/day	Low	0.5	0.4	0.4

Treatment Mitigation Indices:

Land Use	Type of SuDS Component	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Other Roofs (commercial/industrial roofs)	Green Roof (Partial)	0.8	0.7	0.9
Low traffic roads (general access roads) and non-residential car parking with infrequent change	Porous Paving	0.7	0.6	0.7

i.e., < 300 traffic movements/day				
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In addition to the above, the site does also benefit from road gullies, and mechanical pollution prevention such as forecourt and full retention separators. These has been clearly identified on the drainage layout.

I trust that the above addresses the queries raised by Metis. If you require any further information before the EOT expires, please do let me know.

Kind regards,

Anisha

Anisha Ahmed
Graduate Planner
Planning



Savills, 2 Kingsway, Cardiff, CF10 3FD

Mobile: +447779402801

Email: anisha.ahmed@savills.com

Website: savills.com



From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Sent: 03 July 2026 15:55

To: Anisha Ahmed <anisha.ahmed@savills.com>

Cc: Nick Green <NDGreen@savills.com>; Nick Heard <NHeard@savills.com>; Emily Brosnan <emily.brosnan@savills.com>

Subject: Re: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

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Thank you, Anisha. I have applied the extension of time now.

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader

North Area Planning Team

Planning and Sustainable Growth

Residents Services

Hillingdon Council

Tel. internal: 6175

Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Anisha Ahmed <anisha.ahmed@savills.com>

Sent: 03 July 2026 3:39 PM

To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>; Emily Brosnan <emily.brosnan@savills.com>

Cc: Nick Green <NDGreen@savills.com>; Nick Heard <NHeard@savills.com>

Subject: RE: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

Hi Michael,

Just wanted to come back on the below and confirm our agreement to the extension of time until 24 July 2026. Ark/HDR are currently reviewing the further clarification points raised by Metis, and I hope to provide an update in due course.

Kind regards,

Anisha

Anisha Ahmed
Graduate Planner
Planning



Savills, 2 Kingsway, Cardiff, CF10 3FD

Mobile: +447779402801

Email: anisha.ahmed@savills.com



From: Michael Briginshaw <mbriginshaw1@hillington.gov.uk>

Sent: 03 July 2026 15:02

To: Emily Brosnan <emily.brosnan@savills.com>

Cc: Nick Green <NDGreen@savills.com>; Nick Heard <NHeard@savills.com>; Anisha Ahmed <anisha.ahmed@savills.com>

Subject: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

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Hi Emily,

Apologies for the email as I am not sure you are strictly working on the Union Park (UP1, 2 and 3) scheme (but are presumably on the UP4 scheme?) but I understand your colleagues (cc'd) are on leave at the moment.

Whilst your team are in the process of providing a response, could I please ask for an extension of time on these applications to 24th July 2026?

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader

North Area Planning Team

Planning and Sustainable Growth

Residents Services

Hillingdon Council

Tel. internal: 6175

Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Michael Briginshaw <mbriginshaw1@hillingsdon.gov.uk>

Sent: 25 June 2026 11:54 AM

To: Anisha Ahmed <anisha.ahmed@savills.com>

Cc: Nick Heard <NHeard@savills.com>

Subject: Re: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

Hi Anisha,

I have copied the comments from Metis below:

We only require one small clarification and so I would not expect a meeting to be required in this case.

75111/APP/2025/2523:

Review Summary:

This application has changed from the previous application submitted in the following ways:

- *Type of development: N/A*
- *Types of conveyance / attenuation features: The attenuation tanks 6/7 have been replaced with permeable paving. The rainwater harvesting tank west of EC3 has been relocated. The attenuation tank 8 and basin have been removed, and the basin has been relocated.*
- *Runoff rate restriction (l/s): N/A*
- *Runoff rate restriction per hectare (l/s/ha): N/A*
- *Runoff attenuation volume (m3): N/A*
- *Maintenance plan: N/A*
- *Any other previously identified outstanding matters: N/A*

Recommendation and Requests:

We therefore approve the application as the applicant has provided sufficient justification for the removal and/or relocation of SuDS features, and updated modelling demonstrates no flooding in the required events.

It is however noted that a number of SuDS features, including the basin, have been relocated to other parts of the wider site which are not assessed as part of this submission. The LLFA would expect these features to be appropriately secured and demonstrated as part of the relevant future applications to ensure the overall drainage strategy and SuDS hierarchy are maintained.

75111/APP/2025/2525:

Review Summary:

This application has changed from the previous application submitted in the following ways:

- *Type of development: N/A*
- *Types of conveyance / attenuation features: The filtration trenches have not been incorporated into the final design.*
- *Runoff rate restriction (l/s): N/A*
- *Runoff rate restriction per hectare (l/s/ha): N/A*
- *Runoff attenuation volume (m3): N/A*
- *Maintenance plan: N/A*
- *Any other previously identified outstanding matters: N/A*

Recommendation and Requests:

We require a final clarification before recommending approval of the application. To address this, please can the applicant submit information which:

- Provides a brief clarification to justify how the proposed filtration trenches do not provide any additional water quality benefit, including confirmation of how water quality treatment requirements are being addressed within the wider drainage strategy.*

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Residents Services
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Sent: 18 June 2026 9:42 AM

To: Anisha Ahmed <anisha.ahmed@savills.com>

Cc: Nick Heard <NHeard@savills.com>

Subject: Re: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

Hi Anisha,

Metis have confirmed that they will provide comment by 24th June and that they can facilitate a meeting if they consider information to be outstanding.

Can we please agree an extension of time to 3rd July 2026?

Please note I will be on leave from today until 29th June but I should be able to forward on the Metis comments next week.

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Residents Services
Hillingdon Council
Tel. internal: 6175

Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: 10 June 2026 12:40 PM
To: Anisha Ahmed <anisha.ahmed@savills.com>
Cc: Nick Heard <NHeard@savills.com>
Subject: Re: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

Hi Anisha,

I hope you are well too.

I can confirm receipt and will come back to you.

Kind regards,

Michael

Michael Briginshaw
Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Residents Services
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Anisha Ahmed <anisha.ahmed@savills.com>
Sent: 08 June 2026 5:38 PM
To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Cc: Nick Heard <NHeard@savills.com>
Subject: Land at Bulls Bridge Industrial Estate - Drainage - App Refs: 75111/APP/2025/2523 & 75111/APP/2025/2525

Hi Michael,

I hope you are well.

Apologies for the delay in sending this across. Please find attached the Technical Design Note, provided as supporting information in relation to the drainage comments.

I trust the attached is in order. Please let me know if you require any further information.

Kind regards,

Anisha

Anisha Ahmed
Graduate Planner
Planning



Savills, 2 Kingsway, Cardiff, CF10 3FD

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Website: [savills.com](https://www.savills.com)



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