

Land at Austin Road Development Specification Statement Addendum

London Borough of Hillingdon

10 November 2025

LICHFIELDS

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1.0 Introduction

- 1.1 This Development Specification Statement Addendum (hereafter this “Addendum”) has been prepared by Lichfields on behalf of the Applicant, London Borough of Hillingdon, in support of a s73 application to vary the approved Hybrid Planning Application (ref. 76550/APP/2023/2931) for the regeneration of the Austin Road Estate, Hayes, London, UB3 3DN (“the Site”). It should be read alongside the approved 2022 Development Specification Statement (“the 2022 DSS”) prepared by Savills that formed part of the original hybrid application submitted on 17 December 2021 (ref. 76550/APP/2021/4499), amended by the s73 application and approved on 10 November 2023 (by ref. 76550/APP/2023/2931).

Document Purpose and Structure

- 1.2 The 2022 DSS is a guidance document which sets out the elements of the development that define the basis of the approved Hybrid planning permission (ref. 76550/APP/2023/2931). It described the proposed development, defined the Detailed First Phase of the application, and explained the parameters of the Outline Area that would guide future master planning and the detailed design to be submitted as Reserved Matters Applications (“RMAs”). In addition, the 2022 DSS identified the status of submission documentation in terms of what was submitted for approval, what was submitted as supporting information for formal consideration and finally what was submitted for contextual / illustrative purposes only. It explicitly states that the 2022 DSS is not a controlling document.
- 1.3 This Addendum has been prepared to provide an updated set of facts, figures and information about the proposed revisions to the approved Hybrid Planning Permission and includes the same structure as the 2022 DSS as set out below:
- Section 1 – introduces the application and purpose of this Statement (this section)
 - Section 2 – refers to the description of the physical features of the Site and the surrounding set out in the 2022 DSS
 - Section 3 – provides a summary of the Hybrid Planning Application, the description of development, matters for approval and matters reserved, and the application deliverables with reference to the 2022 DSS
 - Section 4 – provides an updated set of tables to explain the changes proposed as part of the s73 application
 - Section 5 – outlines the implementation and delivery programme of the Illustrative Masterplan.
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2.0 The Application Site and Surrounding Area

2.1 Please see description in the 2022 DSS prepared by Savills.

3.0 The Application

Description of Development

- 3.1 The formal Description of the Development for which planning permission is being sought (“the Proposed Development”) is as follows (with the operative part underlined):

“Section 73 application to amend the wording of conditions 3,4,5,6,7,9,10,19, 22 and 50 of planning application reference (76550/APP/2023/2931) dated 1 May 2024 for Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; provision of a community centre (Use Class F2(b) floorspace); new pedestrian and vehicular access; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Blocks A and B comprising 80 residential units (Class C3); new pedestrian and vehicular access; associated amenity space and landscaping; car and cycle parking; refuse storage, servicing area, and other associated infrastructure to include temporary highways and landscaping works.” to increase the number of homes, to join blocks in phases 2 and 3, a reduction of parking to create green spaces, amendment to scale of street and relocation of community facility.”

Summary of Proposals

- 3.2 This s73 application is being submitted to amend the outline element of the approved hybrid planning permission (ref. 76550/APP/2023/2931). The Outline Area is defined on the Site Location Plan (ref. HTC-PTE-ZZ-XX-DR-A-10004 (Rev. C2)), whereby the area within the dotted red line comprises the Detailed First Phase and the remainder of the Site, within the solid red line boundary comprises the Outline Area. The Detailed First Phase has recently been completed on site.
- 3.3 The proposed amendments to the Outline component (appearance, landscaping, layout and scale, and access reserved) comprise:
- 1 An increase in the maximum number of homes by 62 units, including 31 more affordable homes and more houses/duplexes and family sized homes (as controlled by Conditions 5,6 and 9 and Schedule 1 of the S106 Agreement).
 - 2 Blocks in Phases 2 and 3 to be joined to create a safer and more coherent street pattern, larger podium amenity space and more efficient podium parking/ servicing areas (as controlled by parameter plans 1,2 and 4 listed under condition 3).
 - 3 A reduction of on-street and off-street parking to create more and improved green spaces (as controlled by parameter plans 4 and 5 listed under condition 3).
 - 4 An improvement to scale of street, with 2-3 storey houses proposed on both sides of Austin Road to create a mews style streetscape (as controlled by parameter plan 3 listed under condition 3 and conditions 10).
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- 5 Relocation of the community facility to allow the use to be brought forward at an early phase and therefore avoiding the need for a temporary facility (as controlled by parameter plan 1 listed under condition 3 and condition 5).

- 3.4 As per the extant permission, this s73 application is seeking outline permission (within the outline area) with all matters reserved. A revised illustrative scheme has been prepared across the Outline Area to demonstrate how the proposed revised outline components could come forward in the future in line with the parameters as detailed further in this Addendum.

Matters for Approval and Matters Reserved

- 3.5 The proposed matters for approval and matters reserved remain as per the extant consent, save for the proposed updates to the approved application drawings and documents. Please see 2022 DSS for further explanation.

S73 Application Documents

- 3.6 A list of all the drawings and documents submitted with this s73 application is set out at Appendix 1 of this Addendum. This includes a suite of updated parameter plan drawings which will supersede those listed under Condition 3 on the decision notice (and referred to at para 3.17 of the 2022 DSS). The s73 application also includes a number of reports, which form addenda or updates to previously approved documents and a number of illustrative drawings. The status of these reports and drawings will be the same as those to which they are addendums/ updates.

4.0

Development Parameters, Tolerances, Thresholds and Fixes

Updated Tables

4.1 The following tables reflect updated facts and figures for this s73 application as updates to tables that are included in Section 4 of the 2022 DSS. Tables 4 (Detailed first phase, floor area by block), 6c (Housing Size and Tenure Mix across Detailed First Phase), 8 (Affordable Provision First Phase), 11 (External Open Space, Public Realm and Amenity Space Proposed in the Detailed First Phase) relate to the Detailed First Phase and are unchanged from the 2022 DSS, therefore not reproduced here.

Table 4.1 Proposed Maximum Floor Area (supersedes Table 3 in 2022 DSS)

Land Use	Maximum Floorspace (GIA)
Detailed First Phase	
Residential Units	80 homes/6,042 sqm
Outline Area	
Residential Units	482 homes/33,179 sqm
Non-Residential	350 sqm
Overall Total	562 homes/39,571 sqm

Table 4.2 Outline Area- Maximum Floor Area by Development Zone and Block (supersedes Table 5 in 2022 DSS)

Development Zones	Residential Units and Floorspace (GIA)	Non-Residential (GIA)
DZ2	12 homes/1,195 sqm	
DZ3	227 homes/16,678 sqm	350 sqm
DZ4	243 homes/15,307 sqm	
Total	482 homes/33,179 sqm	350 sqm

Table 4.3 Cumulative (indicative) housing size and tenure mix across Illustrative Masterplan (supersedes Table 6a in 2022 DSS)

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social Rent replacement homes	76	106	79	10	271
Returning Leaseholders	5	9	5	0	19
London Affordable Rent	0	0	0	0	0
Private	96	155	21	0	0
Total	177	270	105	10	562

Table 4.4 Indicative Unit Range Mix (%) across the Illustrative Masterplan (supersedes Table 6b in 2022 DSS)

	1 Bed	2 Bed	3 Bed and 4 Bed
Indicative Unit Range (%)	30%-34%	46%-50%	19% -23%

Table 4.5 Illustrative Housing Size and Tenure Mix across Outline Area (Indicative) (supersedes Table 6d in 2022 DSS)

	1 Bed	2 Bed	3 Bed/4 Bed
Social Rent	58	78	74
Returning Leaseholders	0	0	0
London Affordable Rent	0	0	0
Private	96	155	21
Total	154	233	95
Total (%) (based on unit no)	32%	48%	20%

Table 4.6 Affordable Provision Net Gain (supersedes Table 7 in 2022 DSS)

Unit Status	Tenure	Floorspace, Unit No, and Habitable Room	% Split by Floorspace
Existing Units to be demolished	Affordable/Social Rent	199 unit no. 12,177 sqm 715 hr	75%
	Private Leasehold	61 unit no. 4,057 sqm 232 hr	25%
Proposed Units	Social Rent Replacement Homes	271 unit no. 20,473 sqm 907 hr	52.2%
	Private (including 19 Returning Leaseholders in Phase 1)	291 unit no. 18,748 sqm 753 hr	47.8%
Net Gain	Social Rent Replacement Homes	+72 unit no. +8,296 sqm +192 hr	36%
	Private	+230 unit no. +14,691 sqm +521 hr	64%
Total new-build flats (replaced + uplift)		562 unit no 39,222 sqm 1,660 hr	52.2%
Affordable Total		271 unit no. 20,473 sqm 907 hr	

Unit Status	Tenure	Floorspace, Unit No, and Habitable Room	% Split by Floorspace
Affordable Net Gain		+72 unit no. +8,296 sqm +192 hr	

Table 4.7 Non-Residential Uses Proposed (supersedes Table 9 in 2022 DSS)

Existing Use (GIA)	Proposed Use (GIA)	Net Gain (GIA)
115	350	210

Table 4.8 External Open Space, Public Realm and Amenity Space Across the Illustrative Masterplan (Maximum) (supersedes Table 10 in 2022 DSS)

Typology	Proposed Provision
Private Balconies, Terraces and Gardens	3,379
Communal (Private) Amenity Space	2,230
Public Open Space	2,720
Public Realm and Landscaping	5,223
Total	13,552

Table 4.9 External Open Space, Public Realm and Amenity Space Proposed in the Outline Area (Maximum) (supersedes Table 12 in 2022 DSS)

Amenity Type	Quantum	Form
Private Amenity Space	2,852	Private balcony/Private terrace on podium/Private garden
Communal (Private) Amenity Space	2,230	Phase 1 and 2 - 1 st floor courtyards, Phase 4- ground floor courtyard
Public Open Space	2,720	Community Square & Linear Park, Austin Road Pocket Park, Silverdale to Canalside connection, upper Canalside
Public Realm and Landscaping	5,223	Austin Road/Crown Close footpaths & landscaping, Silverdale Road shared space & landscape/play, west of Phase 4.

Table 4.10 Play Space Quantum proposed across the Illustrative Masterplan (Indicative) (supersedes Table 13 in 2022 DSS)

Play Space Type	London Plan (and LBH Policy DMHB 19) Policy Requirement	On-site Proposed Provision (sqm)
0-4 years	1,408	1,590
5-11 years	1,061	1,102
12+ years	705	776
Total playable area	3,174	3,468

Table 4.11 Existing Arboriculture Features for Removal and Retention (supersedes Table 14 in 2022 DSS)

Category	Existing Number	Number for Removal	Number for Retention
Category A	6	0	6
Category B	12	6	6
Category C	19	17	2
Category U	3	2	1
Total	40	25	15

Table 4.12 Maximum and Indicative Proposed On-site Car Parking by Development Zone (supersedes Table 15a in 2022 DSS)

Development Zone	Units	On-Site	On – Site Ratio	On-Site Blue Badge
DZ1	80	19	0.24	2
DZ2	12	0	0	0
DZ3	227	41	0.18	8
DZ4	243	7	0.03	7

Table 4.13 Maximum and Indicative Proposed On-street Car Parking by Development Zone (supersedes Table 15b in 2022 DSS)

Development Zone	Units	Crown Close	Austin Road	Internal Estate Roads	Silverdale Road	On-Street Blue Badge	Car club	On-Street total
DZ1	80	0	0	3	0	1	1	3
DZ2	12	0	8	0	0	0	0	8
DZ3	227	6*	0	0	0	0	4	10
DZ4	243	0	0	0	0	0	0	0

*Pay and display (Stop and shop bays)

Table 4.14 Maximum and Indicative Total Car Parking Provision by Development Zone (supersedes Table 15c in 2022 DSS)

Development Zone	Units	Grand Total (Onsite and onstreet)	Parking Ratio	Blue Badge Ratio
DZ1	80	22 (19+3)	0.28	0.04
DZ2	12	8 (0+8)	0.67	0.00
DZ3	227	45* (41+4*)	0.20	0.04
DZ4	243	7 (7+0)	0.03	0.03

*excludes pay and display bays

Table 4.15 Maximum and Indicative Cycle Parking Requirement by Block (supersedes Table 16 in 2022 DSS)

Development Zone	Long Stay Spaces (no.)
DZ3	364
DZ4	525

Table 4.16 Parameter Plans (supersedes Table 17 in 2022 DSS)

Drawing Title	Drawing Reference
Parameter Plan 1- Land Uses	HTC-PRP-ZZ-ZZ-DR-A-20053-Parameter Plan 1-P01
Parameter Plan 2- Development Zones	HTC-PRP-ZZ-ZZ-DR-A-20054-Parameter Plan 2-P01
Parameter Plan 3- Building Heights	HTC-PRP-ZZ-ZZ-DR-A-20055-Parameter Plan 3-P01
Parameter Plan 4- Access and Movement	HTC-PRP-ZZ-ZZ-DR-A-20056-Parameter Plan 4-P01
Parameter Plan 5- Hard and Soft Landscaping	HTC-PRP-ZZ-ZZ-DR-A-20057-Parameter Plan 5-P01

Table 4.17 Maximum and Indicative Proposed Heights (supersedes Table 18 in 2022 DSS)

Development Zone	Communal Podium Garden (Indicative)	Maximum Height in AOD
DZ2	N/A	41.3m (excluding lift overruns, roof access and roof plant)
DZ3	4.1m	68.5m (excluding lift overruns, roof access and roof plant)
DZ4	N/A	74.48m (excluding lift overruns, roof access and roof plant)

5.0 Implementation and Delivery

Proposed Delivery Programme

- 5.1 Condition 7 of the extant planning permission requires the submission and approval of a Phasing Plan setting out the delivery of the phases across the Outline Area of the site prior to the submission of any Reserved Matters Application. To avoid the need for a subsequent approval of details application to be submitted, the required Phasing Plan has been included with this s73 application and an alternative wording for Condition 7 is proposed within Appendix 1 of the Planning Statement Addendum.
- 5.2 The proposed number of phases has reduced from the previous indicative phasing plan, with the previous phases 2 and 3 now combined as a single phase called 'Phase 2' and the previous Phase 5 now renamed as 'Phase 3'. Phase 4 remains the same but is now programmed to be the final phase of development.
- 5.3 Table 5.1 below sets out the revised construction and delivery programme proposed across the four phases. This is sequenced to ensure that the demolition of existing buildings and subsequent construction of new residential blocks, roads and open space/ public realm takes place in a timely, proper and orderly way that minimises disruption and conflict.

Table 5.1 (supersedes Table 19 in the 2022 DSS)

Proposed Development Phase		Start Date	Finish Date
Construction of Phase 1 (DZ1)		Completed	
Outline Area	Phase 2 (DZ2)	Q1 Spring 2027	Q4 Autumn 2028
	Phase 3 (DZ3)	Q2 Spring 2027	Q4 Autumn 2029
	Phase 4 (DZ4)	Q1 Winter 2028	Q4 Winter 2030

Appendix 1

List of Documents Submitted with this s73 Application

- 1 Completed Application Form and Ownership Certificate
 - 2 CIL Additional Questions Form
 - 3 Drawings:
 - a Site Location Plan
 - b Parameter Plan 1 Land Uses
 - c Parameter Plan 2 Development Zones
 - d Parameter Plan 3 Building Heights
 - e Parameter Plan 4 Access and Movement
 - f Parameter Plan 5 Hard and Soft Landscape
 - 4 Outline Demolition Plan prepared by PRP
 - 5 Outline Construction Logistics Plan prepared by Markides Associates
 - 6 Phasing Plan prepared by PRP
 - 7 Design and Access Statement Addendum prepared by PRP
 - 8 Planning Statement prepared by Lichfields
 - 9 Development Specification Statement Addendum prepared by Lichfields
 - 10 Aviation Safeguarding Assessment Addendum prepared by Kate Grant Consulting
 - 11 Daylight and Sunlight Addendum Report prepared by EB7
 - 12 Transport Assessment Addendum prepared by Markides Associates
 - 13 Delivery and Servicing Management Plan Addendum prepared by Markides Associates
 - 14 Updated Outline Energy Statement and Sustainability Strategy prepared by Watkins Payne
 - 15 Outline Fire Strategy Addendum prepared by Introba
 - 16 Wind Microclimate CFD Study prepared by Windtech
 - 17 Outline Noise Assessment Addendum prepared by Spectrum
 - 18 Heritage, Townscape and Visual Impact Addendum prepared by Savills
 - 19 Financial Viability Assessment prepared by Savills
 - 20 Drainage Statement Addendum prepared by Iesis
 - 21 Arboricultural Impact Assessment Addendum prepared by Middlemarch
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