

Land at Austin Road, Hayes Town Centre

Planning Compliance Report

Reserved Matters Application for Phases 2 and 3

London Borough of Hillingdon

19 February 2026

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Contents

1.0	Introduction	1
2.0	Scope of RMA Submission	3
3.0	Site Context and Planning History	5
4.0	Summary of Reserved Matters Proposals	8
5.0	Condition 1 (Reserved Matters and Time Limits)	10
6.0	Condition 3 (Approved Drawings)	12
7.0	Condition 4 (Approved Documents)	14
8.0	Condition 5 (Maximum Quantum of Development)	21
9.0	Condition 6 (Housing Mix)	22
10.0	Condition 7 (Phasing Plan)	23
11.0	Condition 8 (Design Code)	24
12.0	Condition 9 (Residential Density)	25
13.0	Condition 10 (Building Heights)	26
14.0	Condition 17 (Trees, Hedges and Shrubs)	27
15.0	Condition 19 (Landscaping Scheme)	28
16.0	Condition 21 (Accessible Housing)	30
17.0	Condition 22 (Parking Management and Allocation Plan)	31
18.0	Condition 36 (Energy Assessment)	32
19.0	Condition 47 (Circular Economy Statement and Operational Waste Management Strategy)	33
20.0	Condition 50 (Wind Testing)	34
21.0	Conclusion	35

1.0 Introduction

- 1.1 This Statement has been prepared on behalf of the London Borough of Hillingdon ('LBH') to accompany a Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of application ref: 76550/APP/2025/2864 in relation to Phases 2 and 3 (Developments Zones 2 and 3). Higgins Partnerships 1961 ('Higgins') are working with LBH as their development partner to deliver the regeneration of the Estate.
- 1.2 The Phasing Plan submitted with the S73 application (drawing ref: HTC-PRP-ZZ-ZZ-DR-A-20058 Rev P2) identifies four phases; Phase 1 (completed), Phases 2 and 3 (this application), and Phase 4 (this will be subject to a separate Reserved Matters Application). This RMA covers Phases 2 and Phase 3 only. As per the submitted phasing plan, Phase 2 will start in Q1 Spring 2027 and Phase 3 will start in Q2 Spring 2027.
- 1.3 The description of proposed development is as follows:
- "Submission of Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of Application ref: 76550/APP/2025/2864 (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) for the erection of dwellings and community floorspace with associated landscaping and amenity space, parking, access and associated works."*
- 1.4 This Statement acts as a 'navigation' document for the Reserved Matters submission and its relation to the various planning conditions. The submission provides Reserved Matters details referred to in the relevant conditions and as specified in Condition 1, namely details of appearance, means of access, landscaping, layout and scale except as already established by the relevant approved Parameter Plans (as amended).
- 1.5 The application package, as agreed with officers at pre-application stage, comprises the following:
- 1 Reserved Matters Application Form
 - 2 CIL Form
 - 3 Cover Letter (including drawing schedule at Appendix 1)
 - 4 Application Drawings prepared by PRP
 - 5 Landscape Drawings prepared by Lizlake Associates
 - 6 Planning Compliance Report (this statement) prepared by Lichfields
 - 7 Design and Access Statement prepared by PRP
 - 8 Landscape Management Plan – Phases 2 & 3 prepared by Lizlake Associates
 - 9 Parking Design and Management Plan prepared by Markides Associates
 - 10 Transport Technical Note prepared by Markides Associates

- 11 Daylight and Sunlight Report prepared by eb7
- 12 Circular Economy Statement prepared by Watkins Payne
- 13 Whole Life Carbon Spreadsheet prepared by Watkins Payne
- 14 Operational Waste Management Strategy prepared by Velocity
- 15 Energy and Sustainability Statement prepared by Watkins Payne
- 16 Wind Microclimate Report prepared by Windtech
- 17 Drainage Design Technical Note prepared by Iesis
- 18 Fire Statement (Gateway One Form) prepared by Introba

2.0 Scope of RMA Submission

2.1 This RMA application has been submitted in compliance with Condition 1 of the amended hybrid planning permission which states:

“The outline element of the development hereby approved shall begin either before the expiration of six years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Applications for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of six years from the date of this permission.

(a) Appearance

(b) Means of Access

(c) Landscaping

(d) Layout

(e) Scale

The implementation of each phase of this permission must be begun not later than the expiration of two years from the final approval of the reserved matters for that phase.”

2.2 With regards to the timescales in the above condition, we note that the original hybrid permission (ref. 76550/APP/2021/4499) was granted on 28 September 2022.

2.3 As stated above, this RMA, with the details submitted to address the above, covers Phases 2 and 3 of the Outline Area. Phase 4 will follow as a separate RMA.

2.4 The other planning conditions addressed in this report, to demonstrate ‘compliance’, are set out in Table 2.1 below. The wording of some of these conditions are proposed to be amended under the s73 planning application (ref. 76550/APP/2025/2864) submitted to LBH on 13 November 2025. This application is pending determination, however the proposed revised condition wordings are used in this report, as it is intended that the S73 will be determined prior to the determination of this RMA.

Table 2.1 Relevant Planning Conditions

Condition	Timing for Discharge
1 (Reserved Matters and Time limits)	With Reserved Matters
3 (Approved Drawings)	Compliance
4 (Approved Documents)	Compliance
5 (Maximum Quantum of Development)	Compliance
6 (Housing Mix)	Compliance
7 (Phasing Plan)	Compliance

Condition	Timing for Discharge
8 (Design Code)	Compliance
9 (Residential Density)	Compliance
10 (Building Heights)	Compliance
17 (Trees, Hedges and Shrubs)	Compliance
19 (Landscaping Scheme)	Prior to commencement
21 (Accessible Housing)	Compliance
22 (Parking Management and Allocation Plan)	Prior to occupation
36 (Energy Assessment)	Prior to commencement
47 (Circular Economy and Operational Waste Management)	With Reserved Matters
50 (Wind Tunnel Testing)	With Reserved Matters

Source:

- 2.5 The majority of the above conditions are compliance conditions and are referred to in this Statement to confirm that this RMA is consistent with the Hybrid Planning Permission whereas three of the conditions require specific details to be submitted with all Reserved Matters Applications. Two of the conditions listed above have pre-commencement triggers (19 and 36) and one has a prior to occupation trigger (22). These are referenced because the energy assessment and parking details have been sufficiently progressed at this detailed design stage and are considered to be integral to the design process. Nevertheless, they will be formally discharged through separate approval of details applications in due course.
- 2.6 Other planning conditions not addressed by this application will be discharged at the appropriate time, in the usual manner.

3.0 **Site Context and Planning History**

The Site

- 3.1 The Site covers Development Zones 2 and 3 (also referred to as Phases 2 and 3). The original wider estate consists/consisted of three and five storey buildings (flats and maisonettes), with a high rise tower of 15 storeys. In total, there were 260 homes within the estate at the time of the consent, comprising 1, 2 and 3 bedroom homes. In addition, there is a 115 sqm of community space within Skeffington Court. This RMA follows the completion of Phase 1, a new apartment building of 80 homes, located at the northern end of the estate.

Surrounding Area

- 3.2 The surrounding area comprises a mix of uses including retail, residential, storage and distribution and industrial warehouses.
- 3.3 Since the grant of the original planning permission, there have been no new developments in the immediate context on the Hillingdon Planning Portal. However, since the scheme was consented scheme, the Silverdale estate planning permission (ref. 71374/APP/2021/3843) has lapsed. This site is located on land adjacent to the south-east of the Estate.

Regeneration Context

- 3.4 The Hayes Town Centre Estate forms part of the Hayes Housing Zone designation in the Local Plan Part 2 (2020) and the Hayes Opportunity Area in the London Plan (2021). It was identified by the Council (along with Avondale Drive Estate) as a vital first part of the longer term estate regeneration programme for the Borough. Extensive engagement was undertaken with residents of the estate in Summer 2020 and Spring 2021 regarding the proposed development of the estate ahead of a Resident Ballot in May 2021. Voting results were 79% in favour of redevelopment with a turnout of 90%.

The 2022 Hybrid Permission

- 3.5 A Hybrid Planning Application (ref: 76550/APP/2021/4499) (hereafter “the original application” or “the 2022 hybrid permission”) was submitted on behalf of LBH to its own planning department on 10 December 2021, seeking full planning permission for an initial first phase of development on the site (Phase 1) and four subsequent outline phases (Phases, 2,3,5 and 4). This was granted on 28 September 2022, following resolution of the S106 and GLA Stage 2 report. The description of the development is as follows:

“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 (up to 140sq.m of 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.”

3.6 Condition 3 of the permission states that development within the outline element shall be carried out in complete accordance with the following parameters:

- Parameter Plan 1 – Land Uses
- Parameter Plan 2- Development Zones
- Parameter Plan 3 – Building Heights
- Parameter Plan 4 – Access and Movement
- Parameter Plan 5- Hard and Soft Landscape

3.7 There are 9 other compliance conditions which control the development that can come forward under the future reserved matters, comprising conditions 4 (Approved Documents), 5 (Maximum Quantum of Development), 6 (Housing Mix), 7 (Phasing Plan), 8 (Design Code), 9 (Residential Density), 10 (Building Heights), 17 (Trees, Hedges and Shrubs) and 21 (Accessible Housing). In addition, condition 37 requires the submission of a Circular Economy Statement and Operational Waste Management Strategy with all reserved matters applications. There are a further 20 conditions that require details to be submitted/ approved prior to commencement of each phase and 10 conditions that require submission of details prior to occupation of each phase.

3.8 The s106 agreement associated with the hybrid planning permission includes obligations in relation to the housing strategy (for tenants and leaseholders), affordable housing provision, viability reviews, air quality assessment/ mitigation, transport matters, construction training, play space and public open space.

2023 s73 Application to Vary the Hybrid Permission

3.9 A Section 73 application to vary Condition 3 (drawings) in relation to the detailed element of the hybrid application to increase the parapet height by 50cm, was approved 26 March 2023 (ref. 76550/APP/2023/2931).

2025 s73 Application to vary the Hybrid Permission (Pending Determination)

3.10 A Section 73 application to amend the hybrid planning permission granted on 26 March 2023 (ref. 76550/APP/2023/2931) was submitted in November 2025 and is currently under determination by officers.

3.11 The application proposes the following key changes to the extant outline permission:

- An increase in the maximum number of homes by 62 units, including more houses/duplexes and family sized homes.
- Changes to legal obligations to deliver an uplift in affordable homes
- 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.

- A reduction of on-street and off-street parking to create more and improved green spaces.
- An improvement to scale of street, with 2-3 storey houses proposed on both sides of Austin Road to create a mews style streetscape.
- 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.

3.12 To achieve the above amendments to the scheme the wording of the following planning conditions are proposed to be amended: 3, 4, 5, 6, 7, 8, 9, 10, 19 and 22. This planning compliance report responds to the proposed revised wording of these conditions on the basis that the S73 application will be determined by the Council before a decision is made on this RMA submission.

Other Planning History

3.13 Since the grant of the 2022 permission, Higgins have also discharged relevant planning conditions, commenced development and completed the detailed first phase of development (Phase 1) with handover in January 2026. To facilitate this, five non-material amendment applications were submitted by Higgins and approved by LBH pursuant to the 2022 hybrid permission. These comprise the following:

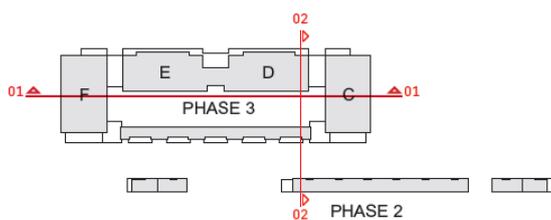
- Amendment to amend Condition 3 (drawings) in relation to the detailed element of the hybrid application which included a number of minor adjustments to layout, fenestration, design, balconies and roof build up, approved 16 March 2023 (ref. 76550/APP/2022/3662).
- Amendments to wording of Conditions 45 (GLA's Whole Life Carbon Assessment) and 46 (Circular Economy Statement Report), approved 21 May 2025 (ref. 76550/APP/2025/1256).
- Amendments to tenure of detailed element of the hybrid application – 10 residential units to change from returning leaseholder to social rent, approved 17 September 2025 (ref. 76550/APP/2025/2006).
- Amendment to the wording of conditions 11 (Playspace for children), 12 (permanent access arrangements) and 19 (permanent landscaping) approved on 17 October 2025 (ref.76550/APP/2025/2431).
- Amendment to the description of development of the hybrid application to remove the reference to the floorspace cap of the community centre approved on 17 November 2025 (ref. 76550/APP/2025/2740).

4.0 Summary of Reserved Matters Proposals

4.1 The proposed development is described in the Design and Access Statement which accompanies this Reserved Matters submission, but the key components of the scheme are summarised below.

Table 4.1 Summary of Proposals

Category	Details
Land Uses	C3 Residential F2(b) Community Use
Total Number of Homes	239 homes
Community Floorspace	169 sqm (GIA)
Unit Mix	<ul style="list-style-type: none"> • 68– 1 beds (28.5%) • 95– 2 beds (39.7%) • 70–3 beds (29.3%) • 6– 4 beds (2.5%)
Tenure Mix ¹	<ul style="list-style-type: none"> • 211 social rent dwellings (88%) • 28 private dwellings (12%)
No. of Storeys (including ground floor)/ Maximum building heights (AOD)	<p>Phase 2: 2 Storey Mews Houses -38.29m to parapet (also maximum height)</p> <p>3 Storey Mews Houses – 41.29 m to parapet (also maximum height)</p> <p>Phase 3: Block C, D and E – 8 storeys, 60.09 m to parapet and 62.32 m to maximum height</p> <p>Block F – 9 storeys, 63.24 m to parapet and 65.81 m to maximum height</p> <p>Duplexes- 3 storeys, 41.29m to parapet (also maximum height)</p>
No. of Car Parking Spaces	<p>54 car parking spaces, including:</p> <ul style="list-style-type: none"> • 42 allocated residents spaces within the Phase 3 podium (8 of which will be blue badge spaces) • 12 on street spaces (2 blue badge, 6 stop and shop and 4 car club)



¹ see p.27 of the DAS for an indicative unit size breakdown for social rent and private dwellings

Category	Details
	<p>spaces, see Fig 3.1 in Parking Management Plan)</p> <ul style="list-style-type: none"> • 2 loading bays <p>20% of the 42 allocated car parking spaces within the Phase 3 podium car park will be provided with 'active' electric charging infrastructure, with the remaining 80% being provided with 'passive' provision.</p>
No. of Cycle Spaces	<p>Phase 2 – 20 (within demise of homes) Phase 3 – 425 (within podium) Total – 445</p>
Proposed Tree Removal	14
Proposed Tree Planting	76

4.2 In the remainder of this Compliance Report, each of the relevant conditions are addressed in turn by providing an account of how the submission satisfies that condition cross referenced to the drawings and reports submitted with this application.

4.3 The condition wording in the remaining sections reflects the amendments sought through the recently submitted S73 application (ref.76550/APP/2025/2864).

5.0 **Condition 1 (Reserved Matters and Time Limits)**

5.1 Condition 1 states the following:

“The outline element of the development hereby approved shall begin either before the expiration of six years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Applications for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of six years from the date of this permission.

(a) Appearance

(b) Means of Access

(c) Landscaping

(d) Layout

(e) Scale

The implementation of each phase of this permission must be begun not later than the expiration of two years from the final approval of the reserved matters for that phase.”

5.2 This RMA is submitted prior to the expiration of six years from the original hybrid permission granted on 28 September 2022. This application for reserved matters includes details on appearance, access, landscaping, layout and scale. Compliance with the Parameter Plans is covered under condition 3.

Appearance

5.3 The proposed plans and accompanying Design and Access Statement set out and explain the proposed appearance of the development and the materials to be used. Further details of the materials will be submitted when condition 16 is discharged prior to commencement of development.

5.4 The rationale for the design choices can be found within Section 6 of the Design and Access Statement including the proposed materiality, colour palette and architectural details. A palette of four main tones have been used including, a lighter and medium red, and a lighter and darker grey in keeping with the surrounding context. The use of colour at the ground floor draws visual interest to the Community Centre. The proposed design of the buildings has been informed by the pre-application engagement undertaken with LBH last year, and the public consultation undertaken.

5.5 Overall, the proposed development is of a high-quality design, with its appearance drawing on local context and character.

Layout and Access

- 5.6 The proposed layout, including internal arrangements, is shown on the submitted drawings and explained in detail within the Design and Access Statement.
- 5.7 The submission includes details of the proposed pedestrian and vehicular access to and within the development, including details on pedestrian routes, resident parking and cycle parking, emergency vehicle access and servicing access. Further details can be found within Sections 4.7 and 4.8 of the Design and Access Statement prepared by PRP, and within the Transport Technical Note prepared by Markides Associates.

Landscaping

- 5.8 The landscape proposals are set out in the landscape drawings submitted with the application and explained in further detail in section 5 of the Design and Access Statement. The landscape has been sensitively designed and incorporates the following key areas:
- 1 Street frontage to Austin Road and Crown Close; these incorporate tree planting, rain gardens, hedges and private amenity spaces
 - 2 Realigned and narrowed Austin Road to improve public realm and pedestrian experience. Route terminated at Silverdale Road junction
 - 3 Linear Park and Community Square; pedestrian spaces including various play and seating opportunities
 - 4 Communal Gardens; set on the first floor of Phase 3, including doorstep play features, planting, seating and a varied space for residents to utilise.

Scale

- 5.9 The proposed plans, elevations and section drawings, and the Design and Access Statement provides details of the scale of the development. The proposed massing has been articulated and stepped to respond to the local context, to help improve daylight/sunlight levels, maximise dual aspect units to avoid north facing units and to create a shared podium space for residents. A marker building is positioned on the corner of the new Community Square to create a backdrop to the central space and helping to aid legibility and wayfinding. Duplexes and mews houses have also been introduced to create active frontages along Austin Road. Further details of the scale and massing can be found at section 4.4 of the Design and Access Statement.

6.0 **Condition 3 (Approved Drawings)**

6.1 Condition 3 (as amended) states:

“The development hereby permitted shall not be carried out except in complete accordance with the following plans:

“Site Location Plan HTC-PTE-ZZ-XX-DR-A-10000 (Rev. C2)

Parameter Plan 1 Land Uses HTC- PRP-ZZ-ZZ-DR-A-20053 Rev P01

Parameter Plan 2 Development Zones HTC-PRP-ZZ-ZZ-DR-A-20054 Rev P01

Parameter Plan 3 Building Heights HTC-PRP-ZZ-ZZ-DR-A-20055 Rev P01

Parameter Plan 4 Access and Movement HTC-PRP-ZZ-ZZ-DR-A-20056 Rev P01

Parameter Plan 5 Hard and Soft Landscape HTC-PRP-ZZ-ZZ-DR-A-20057 Rev P01”

Site Location Plan

6.2 The proposed development falls within the Application site boundary.

Parameter Plan 1 Land Uses

6.3 The proposals for Phases 2 and 3 are compliant with the land uses shown on Parameter Plan 1 with residential development proposed in both phases and community centre proposed within Phase 3 in the location identified in the parameter plan.

Parameter Plan 2 Development Zones

6.4 The proposed built form is within the maximum building envelope parameters (with a 250mm deviation for construction tolerance) and the proposed balconies are within the maximum projection zone beyond the building footprint. This is confirmed in the overlay plan shown in Section 4.3 of the Design and Access Statement.

Parameter Plan 3 Building Heights

6.5 The buildings heights proposed comply with the requirements of parameter plan 3 (as amended following engagement with Heathrow Airport) and no building will exceed the maximum building heights stipulated. Please see Sections 4.3 and 4.4 of the Design and Access Statement for further details.

Parameter Plan 4 Access and Movement

6.6 Each phase includes car parking and cycle parking, within the enclosed podium parking space, and within the front gardens of phases 2. The main vehicular access points are from Pump Lane and Crown Close. The remaining access points allow for pedestrian and cycle access through the site. There is also now no vehicular access through to Silverdale Road.

Parameter Plan 5 Hard and Soft Landscape

- 6.7 The proposed landscape scheme accords with the hard and soft landscape parameters including the indicative locations of the proposed open space and landscape/public realm enhancement locations, play space and private/ communal external amenity.

7.0 **Condition 4 (Approved Documents)**

7.1 Condition 4 (as amended) states:

“The development hereby permitted shall be completed in accordance with the following documents:

Design and Access Statement (Rev. C5) (December 2021) (Updated 10 March 2022) and Design and Access Statement Addendum (October 2025)

Air Quality Assessment (Ref: 2104170-01) (November 2021)

Arboricultural Impact Assessment (Ref: RT-MME-154568-02 (Rev. B)) (December 2021) and Arboricultural Impact Assessment Addendum (October 2025)

Archaeological Desk Based Assessment (Rev. 002) (November 2021)

Aviation Safeguarding Assessment (Ref: EAS/P1239/R1/Issue 1) (November 2021) and Aviation Safeguarding Assessment Addendum (September 2025)

Biodiversity Impact Assessment (March 2022)

Preliminary Ecological Appraisal (December 2021)

Geotechnical and Geo-environmental Desk Study Report (Ref: 1990-A2S-XX-XX- RP-Y-0001-00) (November 2021)

Circular Economy and WLC (Rev. 2) (03-12-21)

Outline Construction Logistics Plan (11-03-22) and Outline Construction Logistics Plan Addendum (October 2025)

Daylight and Sunlight Report (26 November 2021) and Daylight and Sunlight Report Addendum (October 2025)

Delivery and Servicing Plan (11-03-22) and Delivery and Servicing Plan Addendum (October 2025)

Economic Benefits Statement

*Outline Phase 2 to 5 - Energy Statement and Sustainability Strategy (Rev. 2) (30-11-21)
Outline Phases - Energy Statement and Sustainability Strategy Addendum (October 2025)*

Phase 1 - Energy Statement and Sustainability Strategy (Rev. 3) (26-11-21)

Phase 1 - Overheating Risk Assessment (Rev. B) (29-11-21)

Detailed Fire Strategy (November 2021)

Outline Fire Strategy (November 2021) and Outline Fire Strategy Addendum (October 2025)

Wind Microclimate Impact Assessment (November 2021) and Wind Microclimate Impact Assessment Addendum (October 2025)

Noise Assessment (March 2022) and Noise Assessment Addendum (October 2025)

Foul Sewage & Utilities Assessment (Rev. 2) (07-12-21)

Transport Assessment (11-03-22) and Transport Assessment Addendum (October 2025)

Framework Residential Travel Plan (11-03-22)

Flood Risk Assessment (Ref: P450729-WW-HT-XX-RP-C-0001) (Rev. P5)

Heritage, Townscape and Visual Impact and Tall Building Assessment (December 2021) and Heritage, Townscape and Visual Impact and Tall Building Assessment Addendum (October 2025)”

Summary of Compliance

7.2 The table below explains how the proposed development will be built in accordance with the relevant² approved documents listed under Condition 4. Aspects of these documents are secured through other planning conditions as referenced below. All of the relevant conditions will be submitted under separate approval of details applications in due course.

Table 7.1 Approved Supporting Documentation

Supporting Documentation	Compliance
Design and Access Statement (Rev. C5) (December 2021) (Updated 10 March 2022) and Design and Access Statement Addendum (October 2025)	The Design and Access Statement (2021) and Addendum (2025) provide a set of design principles. A Design and Access Statement (RMA) has been prepared to explain the proposed design and demonstrate accordance with the design principles from the original DAS (and the Design Code submitted pursuant to Condition 8). Details of landscaping are also included responding to requirements of condition 19. The RMA proposals are therefore compliant with the approved supporting documents.
Air Quality Assessment (Ref: 2104170-01) (November 2021)	The Air Quality Assessment (2021) confirms that following implementation of the recommended mitigation, there are no air quality constraints to the proposed development.
Arboricultural Impact Assessment (Ref: RT-MME-154568-02 (Rev. B)) (December 2021) and Arboricultural Impact Assessment Addendum (October 2025)	The proposed tree retention and removal accord with that shown in the Tree Retention and Removal Plan set out Appendix C of the Arboricultural Impact Assessment Addendum (October 2025). Therefore, the RMA proposals accord with these approved supporting documents.
Archaeological Desk Based Assessment (Rev. 002) (November 2021)	In accordance with the Archaeological DBA (2021), GLAAS and Historic England

² Relevant documents exclude those relating to detailed part of the permission i.e. Phase 1

Supporting Documentation	Compliance
	<p>confirmed that no further archaeological fieldwork was required on the site. This was confirmed by the Greater London Archaeological Advisory Service during the determination of the hybrid application. Therefore, the RMA proposals are compliant with the approved supporting documentation.</p>
<p>Aviation Safeguarding Assessment (Ref: EAS/P1239/R1/Issue 1) (November 2021) and Aviation Safeguarding Assessment Addendum (September 2025)</p>	<p>The Aviation Safeguarding Assessment (2021) and Aviation Safeguarding Assessment Addendum (2025) tested the proposed maximum parameters and confirmed that the proposed development within these parameters would not affect the safety or efficiency of aviation operations.</p> <p>Following engagement with Heathrow Airport on the s73 application, amendments have been made to the maximum building heights stipulated in parameter plan 3 and planning condition 10. This RMA application complies with those revised restrictions.</p>
<p>Biodiversity Impact Assessment (March 2022)</p>	<p>Condition 19 requires further details of biodiversity net gain (it should be noted that given the permission was granted prior to BNG legislation coming into force, a 10% net gain is not mandatory). Details can be found within Section 5.3 of the DAS and will be submitted separately as an approval of details application in due course.</p>
<p>Preliminary Ecological Appraisal (December 2021)</p>	<p>The Preliminary Ecological Appraisal (2021) recommended a number of mitigation measures including sensitive lighting and landscaping features. These have been included in the RMA design or will be at detailed design stage as set out in Section 5.1.1 of the DAS. Relevant design details are secured by condition 19, whilst recommendations relating to construction will be captured in the Construction Management and Logistics Plan to be submitted pursuant to condition 24. Details will be submitted separately under an approval of details application in due course.</p>
<p>Geotechnical and Geo-environmental Desk Study Report (Ref: 1990-A2S-XX-XX- RP-Y-0001-00) (November 2021)</p>	<p>Condition 28 requires that prior to the commencement of development (excluding demolition, ground and enabling works), a scheme to deal with contamination has to be</p>

Supporting Documentation	Compliance
	submitted and approved by the LPA. The proposed contamination remediation scheme will accord with the findings of the Geotechnical and Geo-environmental Desk Study Report.
Circular Economy and WLC (Rev. 2) (03-12-21)	<p>Condition 47 requires the submission of a detailed Circular Economy Statement with each reserved matters application, whilst condition 46 requires a post completion Circular Economy Statement prior to occupation.</p> <p>In accordance with Condition 47, a Circular Economy Statement is submitted with this RMA, alongside a Whole Life Carbon Assessment Spreadsheet (see section 19 for further details). In accordance with Condition 46, a Post Completion Circular Economy Statement will be submitted in due course.</p>
Outline Construction Logistics Plan (11-03-22) and Outline Construction Logistics Plan Addendum (October 2025)	Condition 24 requires that a Construction Management and Logistics Plan is submitted and approved prior to commencement of any relevant phase works on site. This plan will accord with the principles set out in the OCLP (2022) and OCLP Addendum (2025) and details will be submitted separately as an approval of details application in due course.
Daylight and Sunlight Report (26 November 2021) and Daylight and Sunlight Report Addendum (October 2025)	<p>The Daylight and Sunlight Report Assessment submitted with this RMA compares the effects and results of the RMA proposals with those of the outline parameters and illustrative masterplan assessed as part of the outline/s73 applications. The report confirms that the proposed design accords with the relevant BRE guidance and should be regarded as acceptable in terms of internal daylight and sunlight levels, daylight and sunlight impact and overshadowing within the proposed and neighbouring amenity areas.</p> <p>A façade analysis has also been undertaken in order to assess the impact of the RMA Phase 2 and 3 proposals on the existing neighbouring building ‘ Skeffington House’ in Development Zone 4. The report confirms that Skeffington house will continue to comfortably exceed BRE, daylight targets and</p>

Supporting Documentation	Compliance
	<p>the whole of the norther façade will achieve VSC values in excess of 27%.</p> <p>Therefore, the RMA proposals are compliant with the approved supporting documentation.</p>
<p>Delivery and Servicing Plan (11-03-22) and Delivery and Servicing Plan Addendum (October 2025)</p>	<p>Condition 23 requires that prior to the occupation of any relevant phase of this development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan will accord with the principles set out in the DSP (2022) and DSP Addendum (2025) and details will be submitted separately as an approval of details application in due course.</p>
<p>Outline Phase 2 to 5 - Energy Statement and Sustainability Strategy (Rev. 2) (30-11-21) and Outline Phases - Energy Statement and Sustainability Strategy Addendum (October 2025)</p>	<p>An Energy and Sustainability Statement has been submitted with this RMA in accordance with the Statement/Strategy and Addendum submitted at outline stage and the requirement of Condition 36 (to be submitted separately as an approval of details application in due course). See Section 18 of this report for further details.</p>
<p>Outline Fire Strategy (November 2021) and Outline Fire Strategy Addendum (October 2025)</p>	<p>A Fire Statement Proforma (for Gateway One) has been prepared and submitted with this RMA. A detailed 'London Plan' Fire Statement will be submitted for approval prior to commencement of development in accordance with the requirements of Condition 32 (to be submitted separately as an approval of details application in due course).</p>
<p>Wind Microclimate Impact Assessment (November 2021) and Wind Microclimate Impact Assessment Addendum (October 2025)</p>	<p>The Wind Report submitted with this RMA accords with the Assessment at outline stage and the requirement of Condition 50 (to be submitted separately as an approval of details application in due course). See Section 20 of this report for further details.</p>
<p>Noise Assessment (March 2022) and Noise Assessment Addendum (October 2025)</p>	<p>Conditions 13 and 14 require details on sound insulation and building services plant prior to the occupation of each phase to be submitted and approved in writing by the LPA (to be submitted separately as an approval of details application in due course). This will accord with the principles set out in the Noise Assessment (2022) and Noise Assessment Addendum (2025).</p>

Supporting Documentation	Compliance
Foul Sewage & Utilities Assessment (Rev. 2) (07-12-21)	The Drainage Technical Note confirms that foul water will be directed via a gravity drainage network, discharging through the Phase 1 foul network to a propose connection to the existing public Thames Water foul sewer in Pump Lane. This is inline with the strategy set out in the Foul Sewage and Utilities Assessment (2021) and the Drainage Strategy (2021).
Transport Assessment (11-03-22) and Transport Assessment Addendum (October 2025)	<p>The Transport Technical Note submitted with this RMA confirms that the proposals remain consistent in terms of scale, layout and access arrangements to the amended scheme. The RMA proposals are therefore compliant with the approved supporting documentation.</p> <p>The Parking Management Plan is required by Condition 22 and is submitted with this application providing further details on how the RMA proposals meet the objectives of the Transport Assessment and Addendum. This will also be submitted separately as an approval of details application in due course.</p>
Framework Residential Travel Plan (11-03-22)	Condition 30 requires a Low Emission Strategy to be submitted prior to super structure works; this includes the need for a travel plan (to be submitted separately as an approval of details application in due course). This will accord with the principles of the Framework Residential Travel Plan (2022).
Flood Risk Assessment (Ref: P450729-WW-HT-XX-RP-C-0001) (Rev. P5)	The site remains within flood zone 1 and at a medium risk of groundwater flooding, therefore the conclusions from the Flood Risk Assessment submitted with the Outline Planning Permission remain. Therefore, the RMA proposals are compliant with the approved supporting documentation.
Heritage, Townscape and Visual Impact and Tall Building Assessment (December 2021) and Heritage, Townscape and Visual Impact and Tall Building Assessment Addendum (October 2025)	The maximum parameters were tested within the TVIA Addendum. Given the RMA massing sits within these parameters (and is very similar to the illustrative masterplan that was also considered), it accords with the findings of the Heritage, Townscape and Visual Impact and Tall Building Assessment Addendum. Therefore, the RMA proposals

Supporting Documentation	Compliance
	are compliant with the approved supporting documentation.

8.0 **Condition 5 (Maximum Quantum of Development)**

8.1 Condition 5 wording (as amended) states:

“The proposed land uses within the outline area shall be strictly in accordance with the development hereby approved and shall not exceed the following maximum floor areas and unit numbers:

- 33,259 sqm of residential floor area (Use Class C3 NIA)
- 482 residential units (Use Class C3)
- up to 350 sq m of community facility space (Class F2 (b)).”

8.2 The RMA proposals are compliant with Condition 5, with a residential floor area of 17,277 sqm³ made up of 239 homes, and 166 sqm of community facility space.

³ NIA representing those areas which are usually occupied by people i.e. habitable spaces. Plant rooms, car/cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded.

9.0 Condition 6 (Housing Mix)

9.1 Condition 6 wording (as amended) states:

“The proposed housing mix within the reserved matter application/s shall be strictly in accordance with the following parameters:

One bedroom units – 30% to 34%

Two bedroom units – 46% to 50%

Three and four bedroom units - 19% to 23%”

9.2 The proposed housing mix for Phase 2 and 3 contributes towards the mix identified at Condition 6 being achieved across the outline area as a whole. As set out in table 9.1 below, phases 2 and 3 will provide a greater proportion of family homes than is required by condition 6 across the estate as a whole. This reflects a commitment to prioritise the delivery of affordable and family homes in the earlier phases of the development. To counter balance this, a greater proportion of one and two bedroom homes will be delivered in Phase 4 ensuring that the overall percentage for each size of dwelling sits within the ranges set out in the condition.

Table 9.1 Housing Mix

Size of Dwelling	Total (units)	%
1 bed	68	29%
2 bed	95	39%
3 & 4 bed	76	32%
Total	239	100%

Source: PRP Architects

10.0 **Condition 7 (Phasing Plan)**

10.1 Condition 7 wording (as amended) states:

“The development shall be carried out in accordance with the approved Phasing Plan (dwg. ref. HTC-PRP-ZZ-ZZ-DR-A-20058 Rev P2) or any amendments thereto that may be subsequently agreed in writing with the local planning authority.”

10.2 The Phasing Plan submitted with the S73 application (ref. HTC-PRP-ZZ-ZZ-DR-A-20058 Rev P2) identifies four phases; Phase 1 (completed), Phases 2 and Phase 3 (this Reserved Matters Application), and Phase 4 (this will be subject to a separate Reserved Matters Application). As per the timetable set out on the Phasing Plan, Phase 2 will start in Q1 2027 and Phase 3 will start in Q2 2027.

11.0 **Condition 8 (Design Code)**

- 11.1 Condition 8 requires that a Design Code is submitted 'prior to commencement of any works in the outline area' and that 'Reserved Matters applications shall conform with the approved Design Code.
- 11.2 The Austin Road Design Code has now been submitted pursuant to Planning Condition 8 above, and establishes a clear and comprehensive design framework for the proposed development. This framework comprises both mandatory codes and advisory guidance. The Design and Access Statement explains how the proposals for Phases 2 and 3 comply with all mandatory codes and respond to the advisory guidance.
- 11.3 The detailed design builds on and refines the vision set out in the Outline Permission and Design Code, delivering a high-quality public realm and well-designed homes, and employing varied architectural detailing that responds to and celebrates the local character. The DAS confirms that the RMA proposals are fully compliant with all mandatory codes, and the advisory codes have been used as guidance as demonstrated in the Design and Access Statement throughout the document and a summary at Appendix 2.

12.0 **Condition 9 (Residential Density)**

12.1 Condition 9 (as amended) states that:

“The residential density shall not exceed 225 units per hectare”.

12.2 The 239 homes proposed in this RMA are in addition to the 80 homes already delivered on Phase 1 and the 203 homes remaining to be redeveloped in Phase 4. In total this amounts to 522 homes or 209 homes per hectare.

12.3 This allows headroom for up to 243 new homes to be delivered in Phase 4, replacing the existing 203 homes remaining within that part of the Site.

13.0 **Condition 10 (Building Heights)**

13.1 Following submission of the pending s73 application, further engagement has taken place with Heathrow Airport regarding the wording of the Condition 10. It has been agreed that this can be amended to read as set out below:

“No building or structure shall exceed the following heights in the respective Development Zones:

Development Zone 1: 58.55m AOD (including plant)

Development Zone 2/3: 69.7m AOD (including plant)

Development Zone 4: 71.88m AOD (including plant)”

13.2 The tallest building proposed in this RMA is Block F in Phase 3, which when including overruns, roof access and roof plant comes to 65.81m AOD, therefore complying with the requirements of the agreed revised wording of Condition 10 set out above.

14.0 **Condition 17 (Trees, Hedges and Shrubs)**

14.1 Condition 17 states:

“Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, within the relevant development phase whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'.

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, within the relevant development phase whichever is the earlier.”

14.2 In accordance with Condition 17, trees, hedges and shrubs shown to be retained on the plans included within the Arboricultural Impact Assessment submitted with the S73 application will not be damaged, uprooted, felled, lopped or topped without the prior written consent of the LPA. The landscaping drawings prepared by Lizlake Associates confirm that the existing trees identified in the S73 Arboricultural Impact Assessment for retention will be retained in the RMA proposals. In addition two trees (T32 and T33) located outside of the site that were identified for removal in the s73 application are now being retained (see p. 62 of the DAS for further details).

14.3 Condition 18 requires a method statement to be submitted (prior to site clearance or construction work of any relevant phase) with details of tree protection measures to ensure that no trees, hedges or shrubs will be damaged, uprooted, felled, lopped or topped.

15.0 **Condition 19 (Landscaping Scheme)**

15.1 Condition 19 (as amended) states the following with regards to the Outline Area/Phases:

“No development (except for demolition, ground and enabling work) within each relevant development phase hereby approved within the Outline Area shall take place until a landscape scheme for that development phase has been submitted to and approved in writing by the Local Planning Authority in consultation with Heathrow Airports Ltd, the MoD, and the Canal and River Trust. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate to include pollution absorbing trees.

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage, to comply with the minimum standards set out in Policy T5 (Table 10.2) of the London Plan (2021).

2.c Means of enclosure/boundary treatments

2.d Car Parking with a unit number to parking space ratio no greater than 0.15 with active electric vehicle charging points at 20% of all parking spaces with all the remainder having passive provision. The layout will also show provision for blue badge spaces equal to 3% of the total unit numbers (to be included within the overall parking ratio).

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

7. Further detail of Biodiversity Net Gain to include how this contributes to the estate-wide achievement of Biodiversity Net Gain within the development hereby permitted.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.”

15.2

This RMA submission includes the following details required by Condition 19, albeit this condition will be discharged under a separate approval of details application:

- 1 Landscape Masterplan (ref. HTC-LLA-ZZ-ZZ-GA-LO1-1002 Rev P02) prepared by Lizlake Associates
- 2 Urban Greening Factor (ref. HTC-LLA-ZZ-ZZ-GA-LO1-1501 Rev P02) prepared by Lizlake Associates
- 3 Detailed Hard Landscaping Proposals (ref HTC-LLA-ZZ-ZZ-GA-LO1-1109 Rev P02 to HTC-LLA-ZZ-ZZ-GA-LO1-1110 Rev P02, and HTC-LLA-ZZ-ZZ-GA-LO1-1101 Rev P02 to HTC-LLA-ZZ-ZZ-GA-LO1-1108 Rev P02) prepared by Lizlake Associates (Part 2, 2e and 2g of Condition 19)
- 4 Detailed Planting Proposals (refs HTC-LLA-ZZ-ZZ-GA-LO1-1201 Rev P02 to HTC-LLA-ZZ-ZZ-GA-LO1-1206 Rev P02) prepared by Lizlake Associates (Part 1,1a and 1c of Condition 19)
- 5 Biodiverse Roof Proposals (ref HTC-LLA-ZZ-ZZ-GA-LO1-1401 Rev P02) prepared by Lizlake Associates (Part 3, 3a and 3b of Condition 19)
- 6 Tree Planting Details (ref HTC-LLA-ZZ-ZZ-DET-LO1-1301 Rev P01) prepared by Lizlake Associates (Part 1b of Condition 19)
- 7 Landscape Specifications and Planting Details (ref HTC-LLA-ZZ-ZZ-DET-LO1-1302 Rev P01) prepared by Lizlake Associates (Part 1b and 5 of Condition 19)
- 8 Landscape Management Plan (ref HTC-LLA-ZZ-ZZ-RP-LO1-1601 Rev P02) prepared by Lizlake Associates (Parts 4a, 4b and 5 of Condition 19)
- 9 Transport Technical Note prepared by Markides Associates (Parts 2b and d of Condition 19)
- 10 Parking Management Plan prepared by Markides Associates (Part 2d of Condition 19)
- 11 Design and Access Statement prepared by PRP – Sections 4.12.3 and 4.9 (Part 2a), sections 4.12.6 and 4.9 (part 2b) and sections 4.7.1 (Part 6b)
- 12 Operational Waste Management Statement prepared by Velocity (Part 2a)

16.0 **Condition 21 (Accessible Housing)**

16.1 Condition 21 states:

“The dwellings hereby approved shall ensure that 90% be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. the remaining 10% of all units shall be constructed to accord with the technical specifications of Section M4(3)(2)(b) for a Wheelchair Accessible dwelling as set out in Approved Document M to the Building Regulations 2010 (2015 edition).”

16.2 In line with Condition 21, 90% of all dwellings are designed to meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’ and 10% are designed to meet Building Regulation M4 (3)2b ‘wheelchair accessible’.

16.3 Section 4.18 of the Design and Access Statement provides further details of how inclusive design principles have been incorporated throughout development. It notes that the M4(3) units are provided at ground floor where possible. Where M4(3) units are located above ground they are all served by level lift access and continuous step free routes between entrances, cores, communal amenity and parking. A set of annotated 1:100 drawings are submitted with this application to show the location, layout and dimensions of all M4(3) units.

17.0 **Condition 22 (Parking Management and Allocation Plan)**

17.1 Condition 22 (as amended) states:

“Prior to occupation of each phase of the development, a Parking Management and Allocation Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. It shall detail the following:

(i) The arrangements for all parking onsite and include provisions for managing, monitoring, enforcement and review. All on-site parking spaces shall be solely for the use by future residents of the development hereby approved and shall not be used for any other purpose or leased/sub-let.

(ii) A Parking Design and Management Plan to ensure that an additional 7% of dwellings (3% on Phase 4) could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient.

The approved plan shall be implemented as soon as the development within that phase is brought in to use and shall remain in place thereafter. Any changes to the plan shall be agreed in writing by the Local Planning Authority.”

17.2 The Parking Management Plan prepared by Markides Associates submitted with this RMA meets the requirements of Condition 22, albeit this will be submitted under a separate approval of details application. This provides details of parking arrangements on site including management and enforcement mechanisms. All spaces within the podium will be solely used for the use of future residents and will not be used for any other purpose (including being leased or sub-let).

17.3 The Parking Management Plan provides details at Section 3.3 of how an additional 7 % of dwellings in phases 2 and 3 could be provided with one designated disabled persons parking space per dwelling if required in the future.

18.0 **Condition 36 (Energy Assessment)**

18.1 Condition 36 states:

“Prior to the commencement (except for demolition, ground and enabling work) for each relevant development phase hereby approved, a detailed energy assessments shall be submitted to and approved by the London Borough of Hillingdon. The assessment shall set out the plans and specifications for the 'be clean' and 'be green' technology solutions set out in the outline energy strategy. The details shall include type, size and location of the air source heat pumps including an appraisal of the associated noise and vibration. The scheme shall detail the type and size of PV panels including their pitch and orientation. The assessment shall then ensure there is clear presentation of the reduction in carbon associated with the 'be lean', 'be clean' and 'be green' including making a clear allowance for the electricity demand of the air source heat pumps. Any carbon emissions identified shall be subject to an offsite contribution. The development must proceed in accordance with the approved plans and specification and evidence of this shall be submitted for approval in writing to the Local Planning Authority.”

18.2 A detailed Energy and Sustainability Strategy has been prepared by Watkins Payne and is submitted with this RMA. The report meets the requirements of Condition 36, albeit it will be submitted under a separate approval of details application. The report provides plans and specifications for the 'be lean', 'be clean' and 'be green' design and technology solutions. The report demonstrates that the proposed development will achieve an overall 86% reduction in regulated CO₂ emissions against the Part L compliant baseline.

18.3 In alignment with The London Plan and Hillingdon's Local Plan, the energy strategy has made the fullest contribution to minimising energy demand, maximising on-site carbon savings and making the fullest contribution to the efficient supply of energy through renewable technologies. The strategy has maximised all technically and economically viable energy efficiency measures, including:

- Enhanced building fabric performance (meeting or surpassing Part L standards)
- Low g-value glazing to reduce solar gains
- High-efficiency mechanical and electrical services
- Installation of circa 400no. of photovoltaic solar panels to support on-site electricity generation.

18.4 These measures collectively ensure that the development achieves the fullest possible contribution toward a low-carbon, energy-efficient refurbishment, while remaining compliant with National and Local Plan policies.

19.0 **Condition 47 (Circular Economy Statement and Operational Waste Management Strategy)**

19.1 Condition 37 states:

“Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA’s Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.”

19.2 A detailed Circular Economy Statement has been prepared by Watkins Payne, in line with the GLA’s Circular Economy Statement Guidance and adheres to the principles set out in the Outline Circular Economy Statement. This report sets out how the development aims to contribute to a circular economy with the following targets:

- 95% reuse/recycling/recovery of construction and demolition waste
- 95% beneficial use of any excavation waste
- 65% recycling of municipal waste by 2030
- 20% recycled content of materials by value

19.3 An Operational Waste Management Strategy has also been prepared by Velocity. This report considers the potential impacts that may arise from waste generated during the operational phase of the proposed development, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage and collection of waste arising.

20.0 **Condition 50 (Wind Testing)**

20.1 Condition 50 (as amended) states that:

“Any Reserved Matters application shall include a detailed assessment of the wind effects and related mitigation for that phase of development. The assessment shall include computational fluid dynamics (CFD) testing to assess the comfort and safety levels at relevant locations around and within the site. The assessment will demonstrate that all locations assessed meet appropriate safety and comfort criteria in accordance with the Lawson distress criteria (LDDC method).”

20.2 A Wind Microclimate CFD Study has been prepared by Windtech and is submitted with this RMA. The key findings from the CFD testing for phases 2 and 3 are as follows:

- 1 The wind conditions at ground and elevated levels are safe
- 2 The wind conditions at elevated levels are suitable for the intended use in all areas
- 3 The wind conditions at ground floor suitable for their intended use in many areas, barring a minor exceedance on the southern façade of Phase 1.

20.3 Where the wind conditions are unsuitable, mitigation measures have been proposed comprising extending the height of a hedge within ground floor area of Phase 1.

21.0 Conclusion

- 21.1 The proposals will deliver 239 high quality new homes across phases 2 and 3, with a balanced mix of unit sizes. At least 211 of these homes will be for social rent, in accordance with obligations in the s106 with potential for additional affordable homes provided in the future. These new homes will be distributed across five blocks, ranging in height from 3 to 9 storeys, and a number of mews houses ranging in height from 2 to 3 storeys.
- 21.2 In addition, the proposals will deliver a purpose built community centre within a prominent location on the corner of Austin Road, fronting the Community Square providing a gateway to the site from Silverdale Road. The proposed space will provide a central hub for local residents to use.
- 21.3 The high-quality design of the new buildings and the landscaping of communal and public areas respond to the framework of mandatory codes and advisory guidance set out in the Austin Road Design Code. The proposed landscaping scheme provides for an increase in urban greening, with an UGF score of 0.44.
- 21.4 The proposals meet and exceed the high sustainability criteria established in the outline planning permission, with the development predicted to achieve an overall 88% reduction in regulated CO₂ emissions on-site, 95% reuse/recycling/recovery of construction and demolition waste and 65% recycling of municipal waste by 2030.
- 21.5 This report demonstrates that the details of the reserved matters accord with the compliance conditions attached to the outline planning permission (as proposed to be amended). There are 10 compliance conditions which control the development that can come forward under the future reserved matters, comprising conditions 3 (Approved Drawings), 4 (Approved Documents), 5 (Maximum Quantum of Development), 6 (Housing Mix), 7 (Phasing Plan), 8 (Design Code), 9 (Residential Density), 10 (Building Heights), 17, (Trees, Hedges and Shrubs) and 21 (Accessible Housing).
- 21.6 In addition to demonstrating compliance with the above conditions, this application also includes details that respond to the requirements of Condition 19 (Landscaping Scheme), conditions 36 (Energy Assessment) and 22 (Parking Management and Allocation Plan). These have been submitted alongside the RMA to assist the Council in understanding the design coordination that has been undertaken. These and all other 'approval of details' conditions will be submitted at a later stage and in accordance with the relevant triggers.