

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	Avondale Drive Estate
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB3 3PN

Description of site location must be completed if postcode is not known:

Easting (x)	510766
Northing (y)	180249

Description	
-------------	----------------------

2. Applicant Details

Title	
First name	
Surname	London Borough of Hillingdon
Company name	
Address line 1	C/O Agent
Address line 2	
Address line 3	C/O Agent
Town/city	
Country	C/O Agent

2. Applicant Details

Postcode	C/O Agent
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	0207557993
Secondary number	
Fax number	
Email address	enya.macliamroberts@savills.com

3. Agent Details

Title	
First name	Enya
Surname	Macliam Roberts
Company name	
Address line 1	33 Margaret Street
Address line 2	
Address line 3	
Town/city	London
Country	
Postcode	W1G 0JD
Primary number	0207557993
Secondary number	
Fax number	
Email	enya.macliamroberts@savills.com

4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, outline planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling can voluntarily include a 'Fire Statement' if appropriate. View government planning guidance on fire statements or access the fire statement template and guidance.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

"Development in outline (with all matters reserved) for residential floorspace (Class C3) to comprise: demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; 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 Detailed planning consent for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure"

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

1.07

Unit

Hectares

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

See Existing Schedule

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☒ Yes ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8860-7526-7780-4013-3292

Public/Private Ownership

What is the current ownership status of the site?

☐ Public ☐ Private ☒ Mixed

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

☐ Yes ☒ No

Do the proposals cover the whole existing building(s)?

☒ Yes ☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

☒ Yes ☐ No

Please provide the organisation name of the current lead Registered Social Landlord (RSL)

London Borough of Hillingdon

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference

B

Maximum height (Metres)

53.8

Number of storeys

7

Building reference

C

Maximum height (Metres)

47.8

Number of storeys

5

Building reference

D

Maximum height (Metres)

53.8

Number of storeys

7

7. Further information about the Proposed Development

Building reference	E
Maximum height (Metres)	63
Number of storeys	10

Building reference	F
Maximum height (Metres)	47.8
Number of storeys	5

Building reference	G
Maximum height (Metres)	63
Number of storeys	10

Building reference	H
Maximum height (Metres)	57
Number of storeys	8

Loss of garden land

Will the proposal result in the loss of any residential garden land? ☐ Yes ☒ No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
1A	September	2022	August	2024
1B	March	2023	March	2025
2	March	2025	August	2027

11. Scheme and Developer Information

Scheme Name

11. Scheme and Developer Information

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Existing Use

Please describe the current use of the site

The site comprise 1.07 hectares and is occupied by the existing Avondale Drive Estate (“the Estate”). The estate consists of three 13-storey blocks of flats, each containing 48 flats (total 144 homes). Between each tower are large covered car parking areas. To the west of the blocks is an area of garages and additional car parking. All existing dwellings are two-bedroom flats. The blocks were constructed in the late 1960s using a large panel system. Please refer to accompanying existing accommodation schedule and submitted Planning Statement for further details.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☒ Yes ☐ No

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	9478	9478	14456
Total	9478	9478	14456

14. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	88	68	20
Cycle Spaces	0	383	383

15. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☒ Yes ☐ No

Please add details of the charging points.

15. Electric vehicle charging points

Active charging points: Fully installed and ready to use.
Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Rapid charging points (50+ kw)	14	54
Total charging points	14	54

16. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ☐ Yes ☒ No

17. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

99

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

☒ Yes ☐ No

Please state the expected internal residential water usage of the proposal (litres per person per day)

105.00

Does the proposal include the harvesting of rainfall?

☐ Yes ☒ No

Does the proposal include re-use of grey water?

☐ Yes ☒ No

18. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? ☒ Yes ☐ No

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced.
Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	121	Social Rent	64	4	2						
Flat, Apartment or Maisonette	23	Market for Sale	75	4	2						

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ☒ Yes ☐ No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

18. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	22	Social Rent	51	2	1						
Flat, Apartment or Maisonette	39	Social Rent	75	3	2						
Flat, Apartment or Maisonette	23	Social Rent	91	5	3						
Flat, Apartment or Maisonette	3	Social Rent	120	6	4						
Flat, Apartment or Maisonette	56	Market for Sale	51	2	1						
Flat, Apartment or Maisonette	60	Market for Sale	75	3	2						
Flat, Apartment or Maisonette	7	Market for Sale	91	5	3						

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?	Local Authority
Total number of residential units proposed	210
Total residential GIA (Gross Internal Floor Area) lost	9469
Total residential GIA (Gross Internal Floor Area) gained	14493

19. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

20. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people
Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)	0
Older persons supported and specialised accommodation - Hostel (Sui Generis Use)	0

21. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ☒ Yes ☐ No

22. Utilities

Water and gas connections

Number of new water connections required	0
--	--------------------------------

22. Utilities

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

Yes

No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes

No

23. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes

No

Total Installed Capacity (Megawatts)

56.00

Heat pumps

Will the proposal provide any heat pumps?

Yes

No

Total Installed Capacity (Megawatts)

56.00

Solar energy

Does the proposal include solar energy of any kind?

Yes

No

Total Installed Capacity (Megawatts)

0.00

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

716.00

Particulate matter (PM) total annual emissions (Kilograms)

123.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes

No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.43

Residential units with electrical heating

Number of proposed residential units with electrical heating

210

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

3

24. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

25. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

26. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

27. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

29. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

29. Pre-application Advice

Surname	Smith
Reference	76551/PRC/2021/154
Date (Must be pre-application submission)	
16/06/2021	

Details of the pre-application advice received

The project team engaged directly with Officers at LBH LPA in relation to the emerging proposals, with discussions held with Planning, Design, Arboriculture, Highways, Climate Change and Air Quality officers. Ahead of each meeting, the relevant planning, design and technical materials were submitted for officer review and allow for constructive discussions.

These meetings took place on the following dates:

- Pre Application Inception Meeting – 15th March 2021
- Technical Transport Meeting – Wednesday 2nd June 2021
- Pre Application Meeting 1 - Wednesday 16th June 2021
- Pre Application Meeting 2 - Friday 27th August 2021
- Arboricultural Site Visit – Thursday 16th September 2021
- Pre Application Meeting 3 - Monday 27th September 2021
- Technical Energy Meeting – Tuesday 5th October 2021
- Technical Transport Meeting – Friday 15th October 2021
- Technical Air Quality Meeting – Wednesday 27th October 2021

30. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☒ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

Applicant is London Borough of Hillingdon

31. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Land Registry Search, Public Notice of application advertised in local newspaper (The Gazette Series Get West London).

Please see submitted ownership schedule for details of all known owners.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

31. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	London Borough of Hillingdon
Number	
Suffix	
House Name	Highways
Address line 1	3S/02 Civic Centre
Address line 2	High Street
Town/city	Uxbridge
Postcode	UB8 1UW
Date notice served (DD/MM/YYYY)	10/12/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Please see Owner Address List
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	10/12/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

The Gazette Series Get West London

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/12/2021

Person role

- ☐ The applicant
- ☒ The agent

Title

First name

Chris

Surname

Brady

Declaration date (DD/MM/YYYY)

10/12/2021

☒ Declaration made

32. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

10/12/2021