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Dear Mr Smith,

## AVONDALE DRIVE ESTATE, HAYES, HILLINGDON, UB3 3PP

### HYBRID PLANNING APPLICATION

On behalf of the London Borough of Hillingdon ("LBH") ("the Applicant"), please find enclosed a Hybrid Planning Application which seeks planning permission, part in outline and part in full, for the redevelopment of the Avondale Drive Estate ("the Site") to provide 240 residential units overall.

#### Description of Development

The Hybrid Planning Application ("HPA") seeks planning permission for the following formal Description of 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."*

#### Application Documents

The application has been submitted to the London Borough of Hillingdon via the Planning Portal (reference:PP-10407306) and comprises the following documentation:

| Document                                                                                                                              | Consultant         |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Covering letter, forms, notices and application fee</b>                                                                            |                    |
| Outline Planning Application Form and Certificate C                                                                                   | Savills            |
| Full Planning Application Form and Certificate C                                                                                      | Savills            |
| Covering Letter                                                                                                                       | Savills            |
| Community Infrastructure Levy Form                                                                                                    | Savills            |
| Application Fee                                                                                                                       | Hillingdon Council |
| <b>Planning, Design and SCI</b>                                                                                                       |                    |
| Red Line Site Location Plan @ 1:1250 and 1:2500                                                                                       | PTEa Architects    |
| Existing and Proposed Plans (see Appendix C of the submitted Development Specification Statement for full list of submitted drawings) | PTEa Architects    |
| Planning Statement                                                                                                                    | Savills            |

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|--------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Development Specification Statement                                                                                      | Savills                            |
| Design and Access Statement                                                                                              | PTEa Architects                    |
| Statement of Community Involvement                                                                                       | Iceni Public Relations Consultancy |
| CGIs and Visuals                                                                                                         | PTEa Architects                    |
| <b>Technical Reports</b>                                                                                                 |                                    |
| Accessibility Statement (incorporated into Design and Access Statement)                                                  | PTEa Architects                    |
| Affordable Housing Statement (incorporated into Planning Statement)                                                      | Savills                            |
| Air Quality Assessment (including Air Quality Neutral Assessment)                                                        | Ardent                             |
| Arboricultural Impact Assessment [AIA]                                                                                   | Middlemarch                        |
| Archaeological Desk Based Assessment [ADBA]                                                                              | Savills Heritage & Townscape       |
| Aviation Safeguarding Assessment                                                                                         | Ed Dowes Aviation Safety           |
| Biodiversity Impact Assessment (to include Biodiversity Net Gain calculation)                                            | Greengage                          |
| Circular Economy Statement and Whole Life Cycle Carbon Assessment                                                        | Synergy                            |
| Preliminary Ecological Appraisal (including Bat Survey Report)                                                           | Greengage                          |
| Geotechnical and Geo-environmental Desk Study Report                                                                     | Whitby Wood                        |
| Daylight and Sunlight Report (including Overshadowing Assessment)                                                        | Eb7                                |
| Outline Energy Statement and Sustainability Strategy                                                                     | Synergy Consulting                 |
| Detailed Energy Statement and Sustainability Strategy                                                                    | Synergy Consulting                 |
| Financial Viability Assessment                                                                                           | Savills Housing Team               |
| Overheating Risk Assessment (for Detailed First Phase)                                                                   | Synergy                            |
| Fire Strategy (Detailed Strategy)                                                                                        | Elementa Consulting                |
| Fire Strategy (Outline Strategy)                                                                                         | Elementa Consulting                |
| Flood Risk Assessment                                                                                                    | Whitby Wood                        |
| Drainage and SUDs Strategy (including Completed SuDS Proforma)                                                           | Whitby Wood                        |
| Townscape Visual Impact Assessment and Tall Building Assessment                                                          | Savills Heritage & Townscape       |
| Illustrative Demolition and Phasing Strategy (including Demolition and Construction Method Statement)                    | Martin Arnold with team input      |
| Illustrative Landscape Strategy (to include Urban Greening Factor calculation)                                           | TEP                                |
| Landscape Management Plan                                                                                                | TEP                                |
| Illustrative Lighting Strategy (incorporated into Landscape Strategy)                                                    | TEP                                |
| Illustrative Signage Details (incorporated into Landscape Strategy)                                                      | TEP                                |
| Illustrative Refuse Management & Servicing Plan (incorporated into Transport Assessment and Delivery and Servicing Plan) | Markides Associates                |
| Wind Microclimate Impact Assessment                                                                                      | PTE                                |
| Noise Assessment                                                                                                         | Ardent                             |
| Construction Logistics Plan                                                                                              | Markides Associates                |
| Delivery and Servicing Plan                                                                                              | Markides Associates                |
| Foul Sewage and Utilities Statement                                                                                      | Synergy                            |
| Economic Impact Assessment (including Social Value Assessment) (Appended to Planning Statement)                          | Savills Economics                  |
| Tall Building Assessment (incorporated within Planning Statement and various technical reports)                          | Savills Heritage and Townscape     |
| Topographical Survey (to include CCTV Drainage Survey and Utilities Survey)                                              | Survey Solutions                   |
| Transport Assessment                                                                                                     | Markides Associates                |
| Framework Residential Travel Plan                                                                                        | Markides Associates                |
| Water Cycle Strategy (incorporated into Energy Statements and Drainage Strategy)                                         | Synergy and Whitby Wood            |

The requisite application fee of £5,082.00 for the Outline Area and £13,860.00 for the Detailed Area (Total: £18,967, including £28 Planning Portal Admin Fee) has been paid by the Applicant directly to the London Borough of Hillingdon, as the Local Planning Authority, via an internal transfer made upon receipt of the planning application. This has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) and on the basis of the 30 residential units within the Detailed First Phase and a site area of 10,700 sqm for the Outline Area.

Two application forms have been completed for the purposes of the submission of the HPA, to include one form for Outline Planning Permission (ref. PP-10407306) and one form for Full Planning Permission (ref. 10399903), providing the respective details. However, the submission documents and drawings, as outlined above, have been submitted under the Outline Planning Permission form and reference as it is anticipated that this will be used for the purposes of consolidating the HPA given the Outline Area forms the majority component of the hybrid proposals.

### **Background to the Proposals**

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.

The Estate is bound by Avondale Drive to the south and Abbotsway Way to the east. Pedestrian access is provided onto Abbotsway Way from the Estate. Both pedestrian and vehicular access is provided onto Avondale Drive to the south. Minet Junior School is located directly to the west, directly to the north of the Estate is Hitherboom Park, which forms part of a Site of Nature Conservation Importance (Borough Grade 1). To the south of the Estate is low rise housing.

Beyond Abbotsway Way to the east is the A312, the River Crane and then Minet Country Park. The A312 connects to the A40 and the M4, both of which provide access to the M25. Pedestrian and cycle access is provided to Minet Country Park (0.1 miles from the Site) via an underpass which passes under the A312. The Estate is approximately 0.4 miles due north-east of Hayes Town Centre.

The Proposed Development relates to the regeneration of the existing estate, and has emerged through extensive consultation and engagement with a range of consultees and stakeholders, including LBH (as the Local Planning Authority), the Greater London Authority, Transport for London, existing residents and the wider local community. It involves the demolition of the existing buildings and structures; provision of 240 high quality homes overall across a mix of unit and tenure types (to include replacement affordable homes); improved amenity and play space; landscaping / public realm; parking and access. The estate is located within the "Hayes Housing Zone" (HHZ) designation within the adopted Local Plan: Part 2 ("LPP2"). which is expected to deliver a significant proportion of the Council's housing requirement and this Estate is expected to be a significant contributor.

This Hybrid Planning Application is being submitted as a hybrid proposal which seeks permission for development of 240 units overall. It comprises elements in detail ("the Detailed First Phase") and in outline ("the Outline Area"). The detailed element comprises 30 units and the outline component (appearance, landscaping, layout and scale, and access reserved) for the development of 210 units including car and cycle parking and open space. These elements are defined on Parameter Plan 1, 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 Proposed Development will deliver a total of 240 residential units, including the re-provision of 117 social rent affordable units and 123 new private homes. The Proposed Development will also provide extensive new open space that forms an integral part of the redevelopment proposals: including the provision of 1,306 square

metres of public open space, public realm and landscaping; 1,464 square metres of communal (private) amenity space across podium gardens and ground floor courtyards; as well as 2,623 square metres of private amenity space.

The Proposed Development will deliver significant public benefits, including:

- The redevelopment and optimization of a key, allocated brownfield site which comprises an existing residential estate in a sustainable part of the borough;
- Delivery of a significant quantum of affordable housing (52.5% by floorspace), including larger family-sized accommodation;
- Delivery of a meaningful provision of high quality market housing (123 units), which meets local needs and contributes to the Council's five year housing land supply;
- High Quality Inclusive Design;
- 68% dual aspect units, with 100% family sized units achieving dual aspect;
- Provision of a range and mix of high quality open spaces, including communal podium gardens, ground floor courtyards, and a new community square;
- Provision of children's play areas;
- Ecological enhancements and Urban Greening, which will contribute to local biodiversity gain;
- Improved pedestrian and cycle routes, as well as provision of secure cycle parking, to encourage sustainable modes of transport;
- Re-provision of car parking for returning residents plus new and replacement parking for "Blue Badge" holders;
- On-site energy and sustainability interventions to achieve net-zero carbon dioxide emissions;
- Generation of significant CIL contributions, to help fund local infrastructure requirements;
- Generation of construction and permanent jobs; and
- Permission will be subject to a Unilateral Undertaking to secure provision of affordable housing, off-site children's play and landscape improvements and a range of other scheme-related contributions where directly related to the development and in accordance with Regulation 122 of the CIL Regulations 2010 (as amended).

Overall, the Proposed Development represents a unique and exciting regeneration opportunity close to Hayes Town Centre, delivering replacement high quality homes for existing residents as well as much needed new residential accommodation to meet wider borough needs.

### Concluding remarks

I trust the above and enclosed provides sufficient information to enable you to promptly validate the application and determine it in due course. In the meantime, should you have any queries or wish to discuss the proposals, please do not hesitate to contact my Associate colleague Chris Brady (07807 999 972 or [chris.brady@savills.com](mailto:chris.brady@savills.com)) and/or Oliver Wheeler (0797 703 0176 or [oliver.wheeler@savills.com](mailto:oliver.wheeler@savills.com)).

Yours sincerely,



**Jane Barnett**  
Planning  
Director