

2. OUTLINE PLANNING PERMISSION

2.1 INTRODUCTION



SITE PLANNING HISTORY

On 28 September 2022 Hybrid Planning Application (ref: 76551/APP/2021/4502) (hereafter “the original application” or “the 2022 hybrid permission”) was granted by London Borough of Hillingdon for full planning permission for an initial first phase of development on the Site (Phase 1 a) and two subsequent outline phases (Phase 1b and Phase 2).

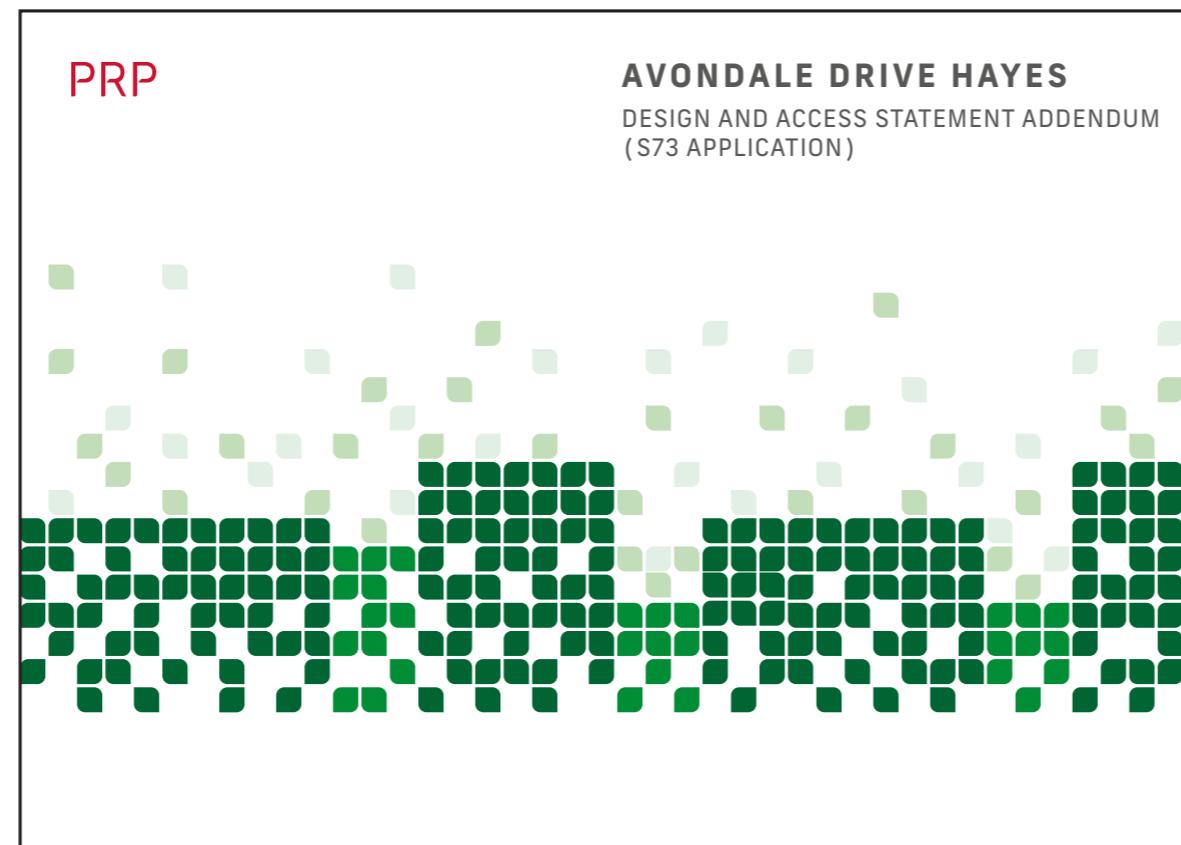
On 13 November 2025 a s73 application (ref. 76551/APP/2025/2861) was submitted to the London Borough of Hillingdon to vary the wording of a number of planning conditions attached to the original permission including conditions 3 (parameter plans), 4 (approved documents), 5 (land use/quantum), 6 (housing mix), 7 (phasing plan), 8 (design code), 9 (density), 10 (building heights) and 15 (landscaping scheme).

Once approved, the s73 application will result in a new planning permission allowing for up to 266 homes to be built in the outline area, across phases 1b and 2. The s73 application has now been validated and will need to be granted permission prior to the final approval of this Reserved Matters Application (which is drafted in response to those revised conditions). Please see the Planning Compliance Report prepared by Lichfields for further details.



ORIGINAL APPLICATION - HYBRID PLANNING APPLICATION (REF: 76551/APP/2021/4502)

Design and Access Statement prepared by Pollard Thomas Edwards Architects



S73 APPLICATION (REF. 76551/APP/2025/2861)

Design and Access Statement Addendum prepared by PRP Architects

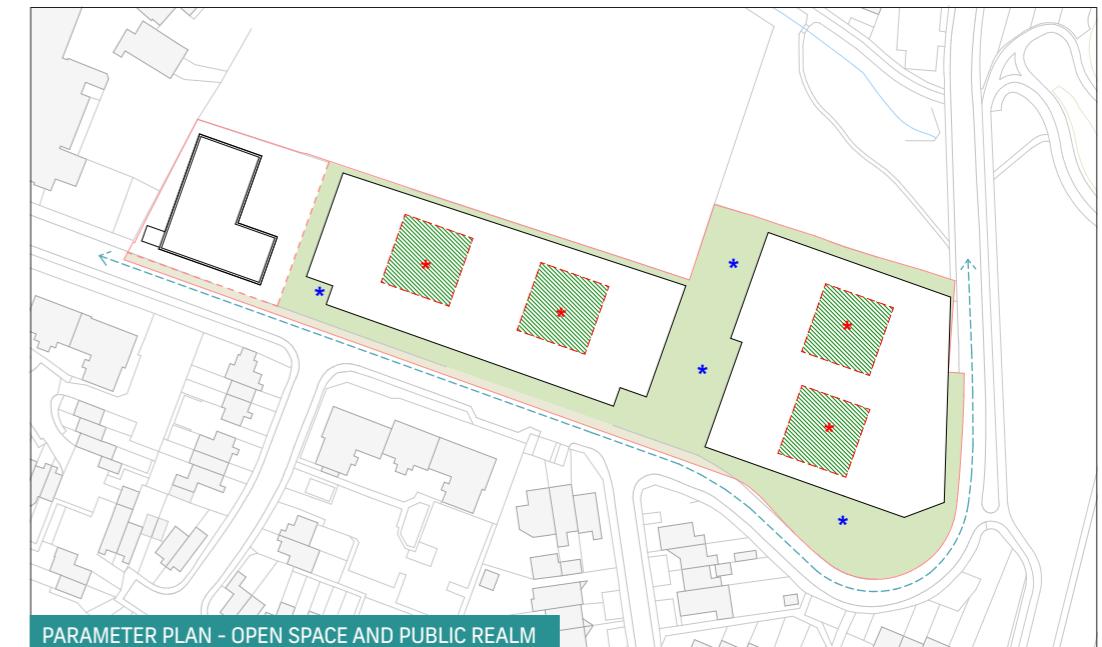
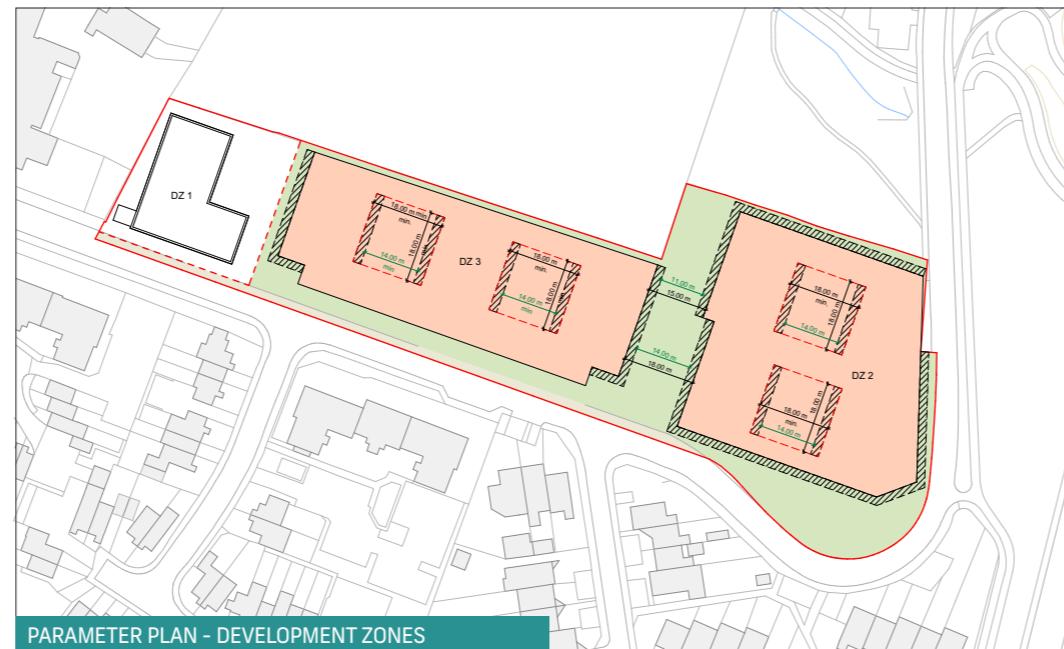
2.2 PARAMETER PLANS



PARAMETER PLANS

The detailed design has been prepared in strict accordance with the parameters set out in the Outline Planning Permission (as amended). Those parameter plans establish the framework for the Avondale Drive Estate redevelopment, defining development zones, building heights, massing and access arrangements.

This Design and Access Statement demonstrates how the proposals for Phase 1B and 2 both comply with these parameters (and other controls) whilst delivering a high quality residential development. From overall massing to the finer details of architectural expression, the design has been rigorously tested against the parameter plans to ensure full compliance and a coherent relationship with the wider masterplan vision.



2.3 DESIGN CODE



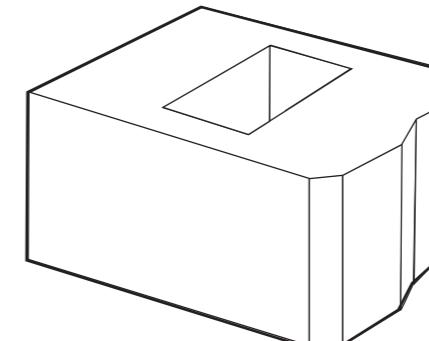
DESIGN CODE

A detailed Design Code has been submitted pursuant to Condition 8 of the hybrid planning permission. The Code is a controlling document against which subsequent Reserved Matters submissions must demonstrate compliance and comprises Mandatory and Advisory elements designed to secure and maximise design quality.

This Design and Access Statement explains how the proposals for Phase 1B and 2 comply with all Mandatory requirements and the majority of Advisory recommendations in the Design Code. 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.

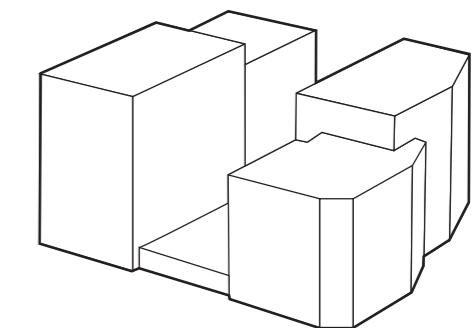
Mandatory code

All mandatory codes **must be followed** in developing the design.



Advisory code

Advisory codes reflect best practice and good design principles **should be considered** in developing the design.



RECORDING COMPLIANCE

Throughout this document, evidence of compliance with the Design Code will be recorded through use of the tags below indicating which aspect of the code is evidenced, as follows:

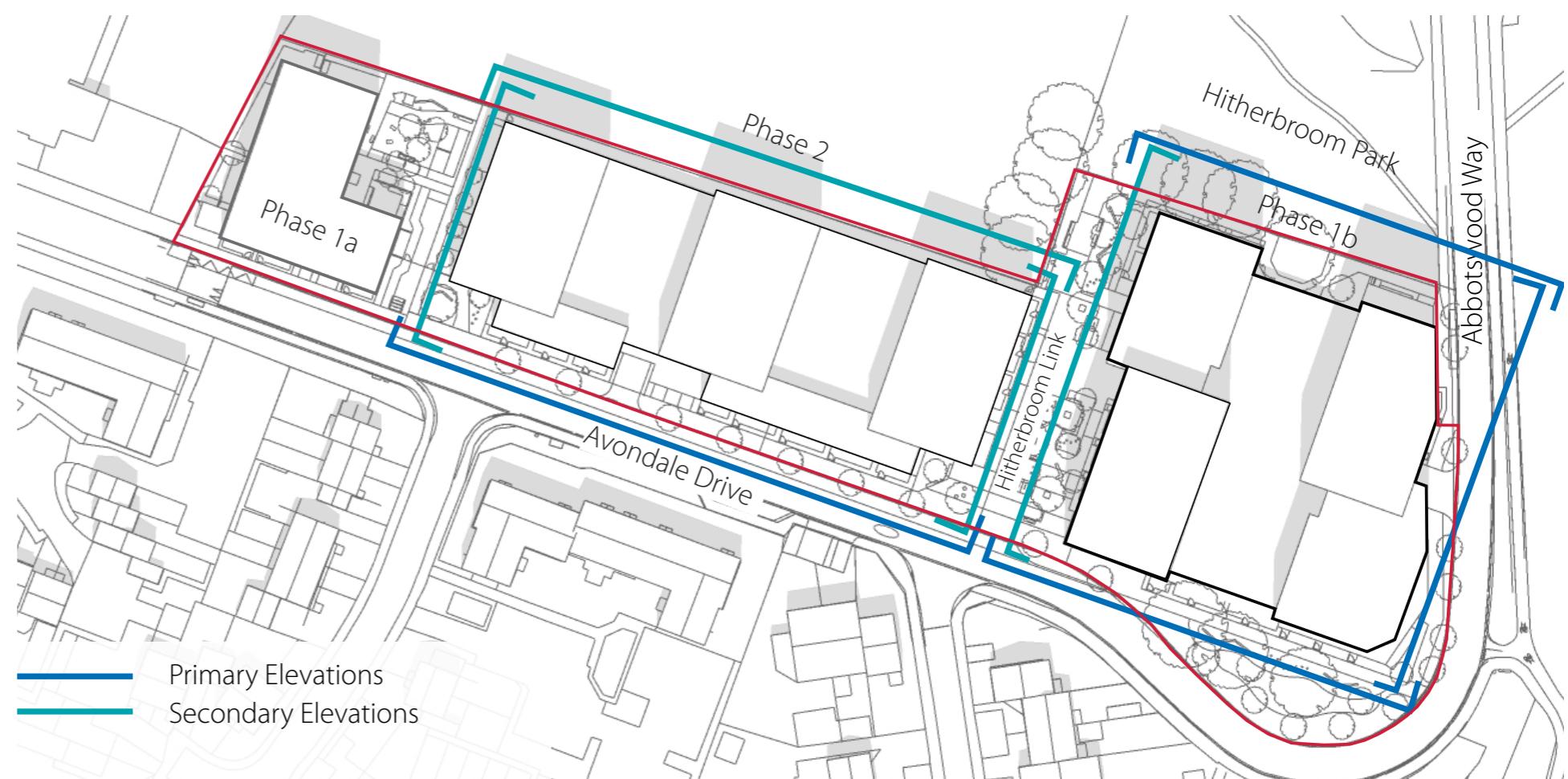
A / 000

Evidence of consideration of the Advisory code, reference number as stated

M / 000

Evidence of compliance with the Mandatory code, reference number as stated

In addition to this, a full schedule of compliance with the Mandatory code can be found in Appendix B under chapter 8 of this document.



EXTRACTS FROM DESIGN CODE

2.4 OUTLINE CONDITIONS



OUTLINE CONDITIONS

The Outline Planning Permission is subject to a number of conditions, with relevant design related conditions listed below. The table to the right gives details as to where the information demonstrating how this RMA submission complies with each condition can be found within the application.

Condition 1, comprising:

- (a) 'Appearance' – the aspects within the development which determine the visual impression that the buildings/ place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- (b) 'Means of Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- (c) 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.
- (d) 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- (e) 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

Condition 3 - Parameter Plans

Condition 5 - Maximum quantum of development

Condition 6 - Housing mix

Condition 7 - Phasing plan

Condition 8 - Design Code

Condition 9 - Residential density

Condition 10 - Maximum building heights

Condition 14 - Accessible housing requirements

Condition 15 - Details of the landscaping scheme

Condition 16 - Requirements in relation to the retention of trees, hedges and shrubs

CONDITION	EVIDENCE OF RMA DESIGN COMPLIANCE / CONSIDERATION
1 - Appearance, Means of Access, Landscaping, Layout, Scale	Chapters 4, 5, 6 of this Design and Access Statement & Planning Drawings submitted as part of this Reserved Matters Application
3 - Parameter Plans	Parameter Plan 1 can be found in section 4.2 Parameter Plan 2 can be found in section 4.3 Parameter Plan 3 can be found in section 4.8/4.11 Parameter Plan 4 can be found in section 5.1
5 - Maximum quantum of development	Appendix 1 / Section 8.1 of Design and Access Statement
6 - Housing mix	Section 4.5 of Design and Access Statement
7 - Phasing plan	Section 4.4 of Design and Access Statement
8 - Design Code	Appendix 2 / Section 8.2 schedules evidence of compliance for all mandatory code, with detailed references to sections of this Design and Access Statement
9 - Residential density	Section 4.5 of Design and Access Statement
10 - Maximum building heights	Section 4.3 of Design and Access Statement
14 - Accessible housing requirements	Section 4.19 of Design and Access Statement
15 - Details of the landscaping scheme	Chapter 5 of Design and Access Statement
16 - Requirements in relation to the retention of trees, hedges and shrubs	Section 5.3 of Design and Access Statement