

DATED

14 April

2026

RELIANT CARE LIMITED

and

TC LOANS LIMITED

and

THE LONDON BOROUGH OF HILLINGDON

PLANNING OBLIGATION BY DEED PURSUANT TO SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED
POWERS

RELATING TO THE DEVELOPMENT OF LAND AT

MEAD HOUSE, MEAD HOUSE LANE, HAYES

PLANNING APPLICATION NUMBER:

12298/APP/2025/1001

Planning & Corporate Team
London Borough of Hillingdon

Civic Centre, High Street

Uxbridge, Middlesex

Ref: 27138

THIS PLANNING OBLIGATION BY DEED is dated 14 April 2026
and is made **BETWEEN**:

- A. **RELIANT CARE LIMITED** (company number: **07035417**) a company incorporated in England and Wales whose registered office is situated at Reliant House, 226 Imperial Drive, Harrow, England, HA2 7HJ ("**the Owner**"); and
- B. **TC LOANS LIMITED** (company number: **13031559**) whose registered office is situated at 2 Snowhill, Snowhill Queensway, Birmingham, England, B4 6GA ("**the Mortgagee**"); and
- C. **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW ("**the Council**").

1. BACKGROUND

- 1.1 The Council is the local planning authority for the purposes of the Act in respect of the Land and by whom the obligations in this Agreement are enforceable.
- 1.2 The Owner has a freehold interest in the Land registered under Title Number AGL619266 at the Land Registry.
- 1.3 The Mortgagee has a charge over the Land dated 9 September 2024 registered under title numbers AGL619266.
- 1.4 On 2 April 2025, the Sarabjit Singh Ahluwalia, the sole director of the Owner on behalf of the Owner submitted the Planning Application to the Council for permission to develop the Site for the purposes and in the manner described in the Planning Application.
- 1.5 The Owner intends to develop the Site pursuant to the Planning Permission.
- 1.6 On 2 October 2025 the Council resolved to grant planning permission for the Development under the Planning Reference and delegated authority to the Director of Planning and Sustainable Growth to approve the Planning Application subject to conditions and the prior completion of this Deed in the interests of the proper planning of the area.

1.7 The Council has considered the provisions of the development plan and taken into account planning considerations affecting the Site and considers that in the interests of the proper planning of its area the Development of the Site ought to only be permitted subject to the terms of this Agreement and for that purpose the parties are willing to enter into this Agreement.

THIS DEED WITNESSES AS FOLLOWS:-

OPERATIVE PROVISIONS

1 INTERPRETATION

1.1 For the purposes of the recitals and this Agreement, the following words and expressions shall have the following meaning:

“1980 Act”	means the Highways Act 1980 (as amended);
“1990 Act”	means the Town and Country Planning Act 1990 (as amended);
“Air Quality Mitigation Contribution”	means an Index Linked contribution of £18,301 referred to in Schedule 1 , as a contribution towards initiatives to improve air quality in the Authority's Area including (but not limited to) the implementation of the LBH Air Quality Local Action Plan.
“Auditor”	means a suitably qualified, experienced and independent person nominated by the Owner and approved in writing by the Council for the purpose of verifying the results of the Monitoring;
“Authority's Area”	means the administrative area of the Council;
“Commencement of Development”	means the carrying out in relation to the Development of any material operation (as defined within section 56(4) of the 1990 Act) on the Site pursuant to the Planning Permission but (for the purposes of this

	<p>Agreement) excluding operations consisting of:</p> <ul style="list-style-type: none"> - site clearance; - demolition (provided always that such works do not relate to any listed building within the Site); - archaeological investigations and works; - ground investigations; - site survey works; - temporary access construction works; - preparatory or remediation works; - works for the laying termination or diversion of services; - the erection of any temporary means of enclosure or site notices; - decontamination works; - erection of any fences and hoardings around the Site; and - environmental site investigations, <p>and Commence and Commenced shall be construed accordingly;</p>
“Contributions”	means the Air Quality Mitigation Contribution, Open Space Contribution, and the London Healthy Urban Development Unit (HUDU) Contribution
“Director of Planning and Sustainable Growth”	means the Council’s Director of Planning and Sustainable Growth or such person as the Council designates as undertaking this role;
“Development”	means the development of the Site pursuant to the Planning Permission;
“Form PO1”	means the form in the substantial format attached at Appendix 1 ;
“Index Linked”	means the application of the formula provided at clause 15 ;
“Interest”	Interest at the rate of 4% above the base lending rate of the HSBC Bank Plc from time to time

“Land”	means the freehold property known as Mead House, Mead House Lane, Hayes, UB4 8EW registered at HM Land Registry under title number AGL619266 and shown for identification purposes only edged red and marked Plan 1 ;
“LBH Air Quality Local Action Plan”	means the adopted London Borough of Hillingdon Air Quality Local Action Plan 2025-2029, or any amended, replacement, or successor plan or strategy which the Council may subsequently adopt.
“London Healthy Urban Development Unit (HUDU) Contribution”	means London Healthy Urban Development Unit (HUDU) financial contribution of £36,922 (Index-Linked) to fund enhanced or new health facilities within the London Borough of Hillingdon.
“Occupied”	means occupation for any purpose for which Planning Permission has been granted but not including occupation by personnel engaged in the construction, fitting out or occupation for marketing or display purposes and for security purposes and Occupation and Occupy shall be construed accordingly;
“Open Space Contribution”	means the Index Linked sum of £10,000 to be provided in accordance with Schedule 3 to be used by the Council towards the provision of open space in the local area and/or enhancements to existing public open space
“Plan”	means the plan attached to this Agreement at Appendix 2 ;
“Planning Application”	means the application for planning permission for “ <i>Change of use from health care use to supported living accommodation (Use Class C2) with ancillary offices and facilities</i> ” under the Planning Reference;

“ Planning Permission ”	means the planning permission that may be granted in pursuance of the Planning Application substantially in the form of the draft permission at Appendix 3 ;
“ Planning Reference ”	means planning reference 12298/APP/2025/1001 ;
“ Project Management and Monitoring Fee ”	means the sum equivalent to five percent (5%) of the total Contributions to be used by the Council at its discretion for its costs incurred in administering, monitoring, reviewing and implementing this Agreement;
“ RPI ”	means the Retail Prices Index published monthly by the Office for National Statistics or, if the Retail Prices Index is no longer maintained, such replacement or alternative index as the Council may determine, acting reasonably;
“ Site ”	means the Land and shown for identification purposes only edged red on Plan 1 ;
“ Specified Date ”	means the date upon which an obligation arising under this Agreement is due to be performed;
“ VAT ”	means value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax; and
“ Working Day ”	means any day except Saturday, Sunday and any bank or public holiday and Working Days shall be construed accordingly.

1.2 In this Agreement:

1.2.1 the clause headings do not affect its interpretation;

1.2.2 unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any one gender shall include all genders and words denoting persons shall include bodies corporate, unincorporated associations and partnerships;

- 1.2.3 a reference to any party shall include that party's personal representatives, successors and permitted assigns and in the case of the Council the successors to its respective statutory functions;
- 1.2.4 unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- 1.2.5 unless otherwise indicated, references to clauses and Schedules are to clauses of and Schedules to this Agreement and references in a Schedule to a Part or paragraph are to a Part of paragraph of that Schedule;
- 1.2.6 where the agreement, approval, consent or an expression of satisfaction is required by the Owner under the terms of this Agreement from the Council that agreement, approval, consent or satisfaction shall be given in writing and shall not be unreasonably withheld or delayed;
- 1.2.7 references to any statute or statutory provision include references to:
- a) all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by subsequent legislation; and
 - b) any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision;
- 1.2.8 references to the Site include any part of it;
- 1.2.9 "including" means "including, without limitation";
- 1.2.10 any covenant by the Owner not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing;
- 1.2.11 without prejudice to the terms of any other provision contained in this Agreement the Owner shall pay all costs, charges and expenses (including without prejudice to legal costs and Surveyor's fees) reasonably incurred by the Council for the purpose of or incidental to the enforcement of any right or power of the Council or any obligation of the Owner arising under this Agreement;
- 1.2.12 where two or more people form a party to this Agreement, the obligations they undertake may be enforced against them jointly or against each of them individually; and
- 1.2.13 if any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of the Agreement is to be unaffected.

1.3 A reference to writing or written excludes faxes and email.

2 LEGAL BASIS

2.1 This Agreement is made pursuant to section 106 of the 1990 Act. To the extent that they fall within the terms of section 106 of the 1990 Act, the obligations contained in this Agreement are planning obligations for the purposes of section 106 of the 1990 Act and are enforceable by the Council as local planning authority against the Owner without limit of time in accordance with s106 of the 1990 Act.

2.2 To the extent that any of the obligations contained in this Agreement are not planning obligations within the meaning of the 1990 Act, they are entered into pursuant to the powers contained in section 111 of the Local Government Act 1972, section 16 of the Greater London Council (General Powers) Act 1974, section 2 of the Local Government Act 2000, section 1 of the Localism Act 2011 and all other enabling powers with the intent that it will bind the Owner and their successors in title to the Site and the Mortgagee and any successors to its registered charge.

3 CONDITIONALITY

The obligations contained in the schedules to this Agreement are subject to and conditional upon:

- (i) the grant of the Planning Permission; and
- (ii) Commencement of the Development.

All other parts of this Agreement shall be of immediate force and effect unless otherwise stated.

4 MISCELLANEOUS

4.1 Nothing contained or implied in this Agreement shall prejudice or affect the rights, powers, duties and obligations of the Council in exercise of their functions as local planning authority and their rights, powers, duties and obligations under all public and private statutes, bylaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

4.2 Nothing in this Agreement prohibits or limits the right to develop any part of the Site in accordance with a planning permission, other than one relating to the Development as specified in the Planning Application, granted after the date of this Agreement, whether or not pursuant to an appeal.

4.3 No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants undertakings obligations or restrictions contained in this Agreement shall constitute a

continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants undertaking or obligation from acting upon any subsequent breach or default in respect of the Owner.

- 4.4 Nothing in this Agreement shall be construed as a grant of planning permission.
- 4.5 Unless expressly agreed otherwise in this Agreement, the covenants in this Agreement shall be enforceable without any limit of time against the Owner and any successors in title to the Site and assigns of the Owner in an interest or estate to the Site or any part or parts of the Site as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by that person.
- 4.6 No party to this Agreement nor its successors in title nor any person deriving title from or under them shall be liable for any breach of any of the planning obligations or other obligations contained in this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 4.7 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission is quashed or revoked or otherwise withdrawn or (without the consent of the Owner or their successors in title) is modified by any statutory procedure or expires prior to Commencement of Development.
- 4.8 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
- 4.9 In the event that the planning obligations contained in this Agreement are modified a note or memorandum thereof shall be endorsed upon this Agreement.
- 4.10 The Agreement cannot be amended or discharged without the prior consent in writing of the Owner and the Council or their respective successors in title.

5 THE OWNER'S PLANNING OBLIGATIONS

The Owner covenants with the Council so as to bind the Site to observe and perform the obligations contained in this Agreement and the Schedules hereto.

6 COSTS

- 6.1 The Owner hereby covenants with the Council that on completion of this Agreement it will pay the Council's reasonable and proper legal costs, together with all disbursements, incurred in connection with the negotiation, preparation, completion and registration of this Agreement.

- 6.2 Prior to Commencement of Development the Owner will pay to the Council the Project Management and Monitoring Fee. For the avoidance of doubt the Project Management and Monitoring Fee shall be paid in addition to the costs referred to in clause 6.1 above.

7 REGISTRATION OF AGREEMENT

The Owner recognises and agrees that the covenants in this Agreement shall be treated and registered as local land charges for the purposes of the Local Land Charges Act 1975.

8 RIGHT OF ACCESS

- 8.1 Without prejudice to the Council's statutory right of entry the Owner shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Site at all reasonable times for the purpose of verifying whether or not any obligation arising under the Agreement has been performed or observed.

9 ARBITRATION

- 9.1 Any dispute, controversy or claim arising out of or relating to this Agreement, including any question regarding its breach, existence, validity or termination or legal relationship established by this Agreement shall be finally resolved by arbitration in accordance with the Arbitration Act 1996. It is agreed that:

9.1.1 the tribunal shall consist of one other arbitrator appointed jointly by the parties;

9.1.2 in default of the parties' agreement as to the arbitrator, the arbitrator shall be appointed on either party's request by the President for the time being of the Royal Institution of Chartered Surveyors;

9.1.3 the costs of the arbitration shall be payable by the parties in the proportions determined by the arbitrator (or if the arbitrator makes no direction, then equally); and

9.1.4 the seat of the arbitration shall be London

10 THIRD PARTIES

A person who is not named in this agreement does not have any right to enforce any term of this agreement under the contracts (rights of third parties) act 1999.

11 NOTICES

- 11.1 All notices served under or in connection with this Agreement shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party;
- 11.2 Any notice to be served under or in connection with this Agreement shall be sent to the:
- 11.2.1 Director of Planning and Sustainable Growth, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW and shall cite the Planning Reference for this Agreement; and
- 11.2.2 The Owner at Reliant House, 226 Imperial Drive, Harrow, England, HA2 7HJ.

12 FORM PO1

Prior to Commencement of the Development the Owner shall notify the Council that it intends to Commence the Development by completing and sending Form PO1 to the Council addressed to the Deputy Chief Executive and Director of Resident Services, 3 North, London Borough of Hillingdon, High Street Uxbridge UB8 1UW and shall cite the Planning Reference.

13 CHANGE IN OWNERSHIP

The Owner agrees to provide the Council with immediate written notification of any change in Ownership of any of its interest in the Land occurring before all of the obligations under this Agreement have been discharged (such notice to give details of the transferee's full name and registered office) together with the area of the Land or unit of occupation purchased by reference to a plan and the Section 106 Reference.

14 CONTRIBUTIONS

- 14.1 Payment of the Contributions required by this Agreement shall be made on the following basis:
- 14.1.1 The Contributions due under this Agreement shall be delivered to the person and address specified in clause 11.2.1 above;
- 14.1.2 pursuant to the Local Government Act 2003, the Council shall be at liberty to charge the Contributions to a Council revenue account and for the avoidance of doubt it is agreed and declared that this shall be without prejudice to the Council's right to apply the Contributions or any part or parts thereof to revenue purposes or to capital purposes or partly to the one and partly to the other.

- 14.2 Where any sum is paid for a particular purpose in accordance with this Agreement the Council shall not use the payment otherwise than for that purpose or for such other purpose as the Owner (at its absolute discretion) and the Council may agree in writing.
- 14.3 In the event that the Contributions or any element or part of the Contributions remain unspent or committed unconditionally to be spent within seven (7) years after the date on which the relevant Contribution was paid to the Council, then the Council shall within 28 days of a written demand return to the Owner the unexpended or uncommitted (as the case may be) part of the Contributions (with any accrued interest).

15. INDEXATION

The Owner agrees with the Council that any sums payable by the Owner under this Agreement shall be increased by the application of the formula $A=B \times C/D$ where:

- (a) A is the sum actually payable on the Specified Date;
- (b) B is the original sum mentioned in this Agreement;
- (c) C is the Index of Retail Prices for the month 2 months before the Specified Date;
- (d) D is the Index of Retail Prices for the month 2 months before the date of this Agreement; and
- (e) C/D is equal to or greater than 1.

16. INTEREST

All costs, payments and expenses payable to the Council under this Agreement shall bear the Interest rate from time to time being charged from the date such payment is due until the payment is received by the Council.

17. VAT

- 17.1 All consideration given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable.
- 17.2 The Owner hereby acknowledges and agrees that if at any time VAT is required to be paid in respect of the Land and the Contributions then to the extent that VAT had not been previously charged in respect of that payment the Council shall have the right to issue a VAT invoice to the Owner and the VAT shall be paid accordingly.

18. JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England and Wales.

19. MORTGAGEE'S CONSENT

The Mortgagee acknowledges and declares that this Agreement has been entered into by the Owner with its consent and that the Land shall be bound by the obligations contained in this Agreement and that the security of its charge over the Land shall take effect subject to this Agreement PROVIDED THAT the Mortgagee shall otherwise have no liability under this Agreement unless they take possession of the Land in which case they too will be bound by the obligations as if they were a person deriving title from the Owner.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

SCHEDULE 1

AIR QUALITY MITIGATION

The Owner hereby covenants and agrees with the Council as follows:

- 1 Prior to Commencement of Development to pay to the Council the Air Quality Mitigation Contribution; and
- 2 Not to Commence or cause or allow or permit Commencement of Development before the Air Quality Mitigation Contribution has been paid.

SCHEDULE 2

LONDON HEALTHY URBAN DEVELOPMENT UNIT CONTRIBUTION

The Owner hereby covenants and agrees with the Council as follows:

- 1 Prior to Commencement of Development to pay to the Council the London Healthy Urban Development Unit (HUDU) Contribution; and
- 2 Not to Commence or cause or allow or permit Commencement of Development before the London Healthy Urban Development Unit (HUDU) Contribution has been paid.

SCHEDULE 3

OPEN SPACE CONTRIBUTION

The Owner hereby covenants and agrees with the Council as follows:

- 1 Prior to Commencement of Development to pay to the Council the Open Space Contribution; and
- 2 Not to Commence or cause or allow or permit Commencement of Development before the Open Space Contribution has been paid.

SCHEDULE 4

RESIDENTIAL CARE OBLIGATIONS

The Owner covenants with the Council as follows:

1. To restrict residential Occupation of the Development to a maximum of 20 adults, each suffering from either a severe physical or neurological disability (for the purpose of the Equality Act 2010) or illness;
2. To retain the Development at all times as a care home within the meaning of Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as enacted in England at the date of this Deed), notwithstanding any future re-enactment or amendment of that Order, and/or any permitted development or other right which may authorise an alternative use of the Land;
3. To provide all of the services and facilities set out in Chapter 4 of the planning statement submitted to the Council as part of the Planning Application (as extracted and appended to this agreement as Annex 4) for the lifetime of the Development unless the Council first agrees otherwise in writing;



APPENDIX 1
FORM PO1

TO: HEAD OF PLANNING AND ENFORCEMENT

RESIDENTS SERVICES
LONDON BOROUGH OF HILLINGDON

3N CIVIC CENTRE

HIGH STREET UXBRIDGE

MIDDLESEX UB8 1UW

SECTION 106/278 LEGAL AGREEMENT

SITE ADDRESS:

PLANNING REFERENCE:

DESCRIPTION OF DEVELOPMENT:

DATE OF COMMITTEE AUTHORISATION:

SECTION 106 OBLIGATIONS

DATE OF IMPLEMENTATION OF DEVELOPMENT:

(i) NOTIFIED TO THE COUNCIL:

(ii) SUBMITTED TO THE COUNCIL WITH THIS FORM:

NB: Please continue of separate sheet(s) if necessary.

**TICK BOX IF THIS FORM IS TO CONSTITUTE THE "FIRST NOTICE"
UNDER THE SECTION 278 HIGHWAY AGREEMENT IF THIS IS THE
"FIRST NOTICE" PLEASE ATTACH THE "FIRST PAYMENT" AS
SPECIFIED IN THE AGREEMENT**

FOR COUNCIL USE

NB: IF THIS IS THE FIRST NOTICE PASS IMMEDIATELY TO HIGHWAYS ENGINEERS

COST CODE: _____

PLANNING COSTS: _____

LEGAL COSTS: _____

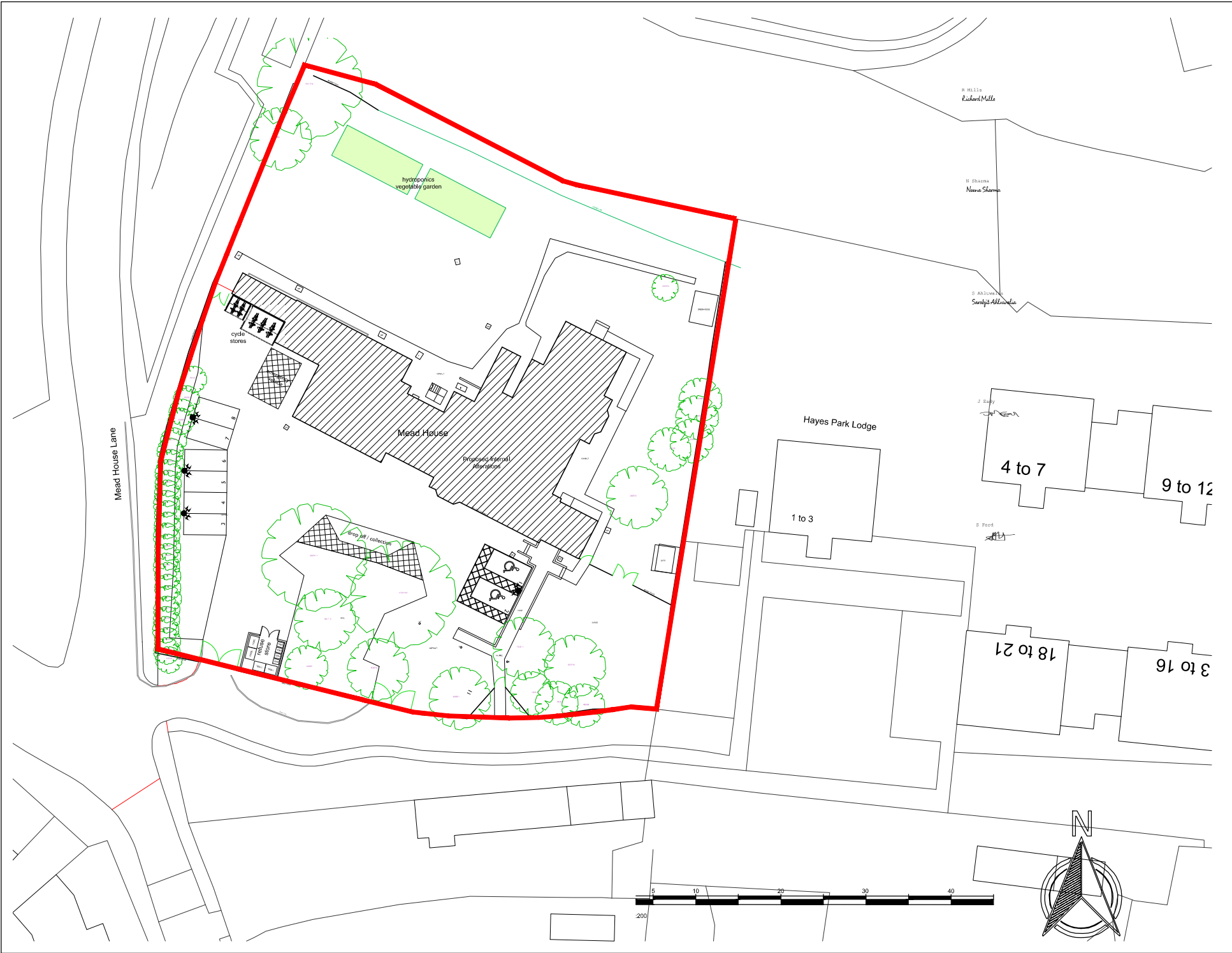
OTHER COSTS (IDENTIFY):

MAINTENANCE COSTS (COMMUTED SUM) _____

**INTEREST BEARING ACCOUNT FOR BENEFIT OF OBLIGATIONS
YES/NO**

APPENDIX 2

PLAN



AMENDMENTS:

Revision	Date
A	Proposed amended following advice from EAS 25.03.25
B	Boundary amended as per Title Plan P50427847 26.03.25
C	Parking, cycle storage and refuse store relocated to avoid trees on west boundary 26.08.25
D	Additional parking to Western boundary 18.08.25
E	EV charging points added (1 per space) added 19.08.25
F	Boundary amended as per Title Plan A25419246 05.09.25

New double EV charging point - one per space provided

BUCKMASTERBATCUP
Architects Ltd.

CLIENT:
ReBant Care Ltd

PROJECT TITLE:
Mead House, Hayes End Road, Hayes, UB8 3EW - Proposed Ground, First and Second Floor Internal Alterations and Refurbishment and Rear Infill Extension to Ground, First and Second Floor

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:200 @ A1 **DATE:** February 2025

SWANSEA 70 Wilber Road Swansea, SA1 4QA T: 01792 440400 F: 01792 444444 www.bbarch.co.uk info@bbarch.co.uk	LONDON One Ringdon Street Paddington Central London, W2 6BD
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BBA951.P.24.F

APPENDIX 3
DRAFT PLANNING PERMISSION

DRAFT

Mr Steve Buckmaster
Buckmaster Batcup Architects L
70 Walter Road
Swansea
SA1 4QA

Application Ref: 12298/APP/2025/1001

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

Description of development:

Change of use from health care use to supported living accommodation (Use Class C2) with ancillary offices and facilities

Location of development: Mead House Mead House Lane Hayes

Date of application: 6th June 2025

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Draft Decision Notice produced:

Checked by:..... **Date:**.....

Amendments required: YES / NO

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

DRAFT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 12298/APP/2025/1001

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

951.P.21.B
 951.P.22.B
 951.P.23.C
 951.P.24.F
 951.P.33.E
 951.P.34.E
 951.P.35.F
 951.P36
 951.P.37.A
 951.P.38.A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

- 3 The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

-Preliminary Ecological Appraisal dated May 2025 reference 451632 SJ1
 -Biodiversity Net Gain Assessment Version 2 dated 3rd September 2025 reference 451632 SJ2
 -Transport Statement - Freeman & Mason
 -Detailed Travel Plan - Freeman & Mason
 -Air Quality Assessment dated May 2025 reference 997
 -Energy Statement dated May 2025 reference 997
 -Phase 1 Geo-Environmental Desk Report Study Dated November 2024 reference R4336/24
 -Design and Access Statement dated April 2025 Revision P6
 -Flood Risk assessment dated March 2025 reference R0811 FRA-v2
 -Fire Statement dated 16th May 2025 revision 1.0
 -Noise Impact Assessment reference NP-011791-2 dated 28th March 2025.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies SI 1 and SI 7 of the London Plan (2021), Policies EM7 and EM8 of the Hillingdon Local Plan Part 1 (2012) and Policies DMHB 14, DMEI 2, DMEI 7, DMEI 10, DMEI 11, DMEI 12, DMEI 14 of the Hillingdon Local Plan Part 2 (2020).

- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 5 A landscaping scheme shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of above ground works. 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, including pollution absorbing plants, giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts.
 - 2.e Hard Surfacing Materials
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years
 - 3.b Proposals for the replacement of any tree, shrub, or area of turfing/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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

- 6 Prior to the first occupation of the development as approved in outline, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Delivery and Servicing Plan thereafter.

REASON

To be in accordance with Policies DMT 1: Managing Transport Impacts and DMT 2: Highway Impacts of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies T3 Transport capacity, connectivity and safeguarding and T7 Deliveries, servicing and construction of the London Plan (March 2021).

- 7 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 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.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 8 No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development within a phase containing trees to be retained, shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until the development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

- 9 Prior to first occupation of the development, details of the provision of active and passive electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall not be occupied until the approved electric vehicle charging points have been implemented. These shall be retained as such and in working order thereafter.

REASON

To support carbon-free travel and more sustainable modes of transport, in accordance with Policy T6 of the London Plan (2021).

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken using a Watching Brief and Discovery Strategy, and where remediation is necessary, a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority before undertaking any further works. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority before first occupation of the development.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

- 11 Prior to development commencing, the applicant shall submit a Demolition and Construction Management Plan to the Local Planning Authority for its approval. The plan shall detail:
- (i) The phasing of development works
 - (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
 - (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
 - (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
 - (vii) The storage of demolition/construction materials on site.
- The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 12 No development shall take place until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP

shall be strictly adhered to and development commenced and operated in accordance with it. The HMP should, as a minimum, include;

- a) Description and evaluation of the features to be managed;
- b) Aims, objectives and targets for management
- c) Description of the management operations necessary to achieving aims and objectives;
- d) Prescriptions for management actions;
- e) Preparation of a works schedule, including annual works schedule;
- f) Details of the monitoring needed to measure the effectiveness of management;
- g) Details of the timetable for each element of the monitoring programme; and
- h) Details of the persons responsible for the implementation and monitoring;
- i) Reporting to the Council routinely as to the state of the Biodiversity Net Gain requirements of the development on years 1 (post completion), 3, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1, Policies DME1 7 and DMHB 14 of the Hillingdon Local Plan: Part Two, Policy G6 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.

- 13 Prior to commencement (except for demolition, ground and enabling work) any relevant phase of this development (excluding demolition and site clearance) confirmation of whether permeable surfacing will be implemented to the external areas as part of the development should be provided. If permeable surfacing is proposed, the following details should be submitted:
 - i. A drainage plan showing the location of the permeable paving and its outfalls.
 - ii. The storage volume of the permeable paving.
 - iii. The rate of discharge from the permeable paving if applicable.
 - iv. The maintenance tasks, frequencies, and owner of the permeable paving.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DME1 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2024).

- 14 No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

REASON:

To ensure compliance with Policy SI 1 of the London Plan and in accordance with the GLA Control of Dust and Emissions from Construction and Demolition SPG.

- 15 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction

phases of the development on the online register at <https://nrmm.london/>."

REASON

To ensure compliance with Policy SI 1 of the London Plan and the London Environment Strategy.

- 16 Prior to the first operation of the development, a Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall detail car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design. The Parking Management Plan shall be implemented as approved and shall remain in force for the life of the development.

REASON

To allow sufficient space for all vehicles to access the application site and neighbouring sites, and to safeguard the safety of highway users, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T6 of the London Plan (2021).

- 17 Prior to the first occupation of any phase of the residential development hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be adhered to in perpetuity.

REASON

To encourage a sustainable transport modal shift in accordance with Policy T4 of The London Plan (2021).

INFORMATIVES

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.
- 3 All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage

Part 2 Policies

BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMEI 14	Air Quality
DMEI 3	Decentralised Energy
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 2	Highways Impacts
DME 2	Employment Uses Outside of Designated Sites
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMT 1	Managing Transport Impacts
LLP D1	(2021) London's form character and capacity for growth
LPP D11	(2021) Safety, security and resilience to emergency
LPP D12	(2021) Fire safety

LPP D3	(2021) Optimising site capacity through the design-led approach
LPP T7	(2021) Deliveries, servicing and construction
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 3	Maintaining the Viability of Local Centres and Local Parades
LPP SD6	(2021) Town centres and high streets
LPP D1	(2021) London's form, character and capacity for growth
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP GG1	(2021) Building strong and inclusive communities
LPP SI1	(2021) Improving air quality
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP T1	(2021) Strategic approach to transport
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
BE4	New development within or on the fringes of conservation areas
LPP T6.3	(2021) Retail parking
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space

LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G1	(2021) Green infrastructure
LPP G2	(2021) London's Green Belt
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H12	(2021) Supported and specialised accommodation
LPP H4	(2021) Delivering affordable housing
LPP H6	(2021) Affordable housing tenure
LPP H7	(2021) Monitoring of affordable housing
LPP HC1	(2021) Heritage conservation and growth
LPP SI3	(2021) Energy infrastructure
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T6.1	(2021) Residential parking
NPPF11 - 24	NPPF11 2024 - Making effective use of land
NPPF12 - 24	NPPF12 2024 - Achieving well-designed places
NPPF13 - 24	NPPF13 2024 - Protecting Green Belt land
NPPF14 - 24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 - 24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 - 24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMH 8	Sheltered Housing and Care Homes
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
LPP S2	(2021) Health and social care facilities

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 12298/APP/2025/1001

SCHEDULE OF PLANS

951.P.33.F - received 12 Sep 2025

951.P.34.F - received 12 Sep 2025

951.P.35.G - received 12 Sep 2025

951.P.24.E - received 27 Aug 2025

Daylight and Sunlight Assessment dated March 2025 - received 02 Apr 2025

951.P.37.A - received 02 Apr 2025

951.P.38.A - received 02 Apr 2025

951.P36 - received 02 Apr 2025

Transport Statement dated March 2025- 5465/2025 Rev G - received 02 Apr 2025

Flood Risk assessment dated March 2025 - R0811 FRA-v2 - received 02 Apr 2025

Energy Statement dated May 2025 - received 06 Jun 2025

Phase 1 Geo-Environmental Desk Report Study Dated November 2024 - received 06 Jun 2025

Planning and affordable housing Statement dated 26th March 2025 - F/M 292 Version 1 - received 02 Apr 2025

Fire Statement dated 16th May 2025 - received 06 Jun 2025

Biodiversity Net Gain Metric - received 06 Jun 2025

951.P.25.C - received 02 Apr 2025

951.P.26.C - received 02 Apr 2025

951.P.27.C - received 02 Apr 2025

951.P.29.A - received 02 Apr 2025

951.P.29.A - received 02 Apr 2025

951.P.30.A - received 02 Apr 2025

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

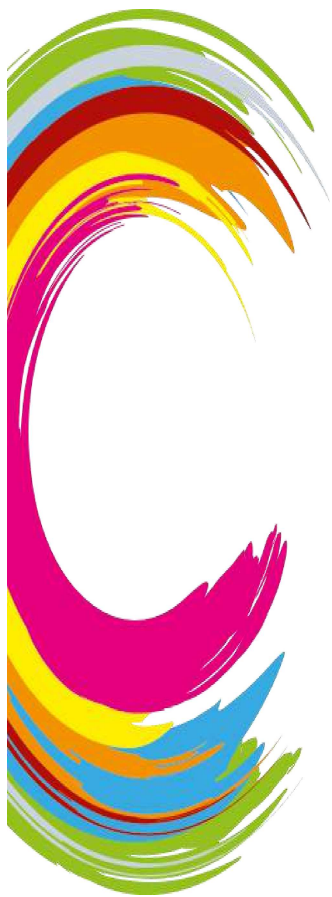
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at www.planningportal.gov.uk.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In Practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX 4

**PLANNING STATEMENT EXTRACT (FOR THE PURPOSE OF
PARAGRAPH 3 OF SCHEDULE 4)**



Planning and affordable housing Statement

Conversion of Mead House (former medical Center) into residential
supported housing- support hub

Contents

Contents

1. Introduction
2. Site and Surrounding Context
3. Planning History & Decommissioning
4. Details of the Proposal – Design Guide
5. Legislative Context
6. Affordable Housing Statement
7. Viability
8. Conclusions

Document Reference: F/M 292
Version 2

Date of Issue:
12th August
2025 Prepared
by: Freeman &
Mason

1.0 INTRODUCTION

1.1 BUCKMASTERBATCUP have been instructed by Reliant Care Ltd, Mr. Subz Ahluwalia to act on their behalf in respect of submitting a pre application to London Borough of Hillingdon Council for the change of use from offices, health care to co living units with ancillary offices and therapy support provisions, at Mead House, Mead House Lane, Hayes UB4 8EW

1.2 The application site is located within the administrative boundary of London Borough of Hillingdon and has remained vacant since March 2024. Access to the site by pedestrian or vehicular is part of the mini roundabout junction of Hayes End Road, with Mead House Lane leading to the site access. In terms of public transport and accessibility level (PTAL) of 2, Hayes and Harlington Train station is located circa 2 miles to the south of the sites and is served by Elizabeth Line and Great Western Railway services into Central London. Uxbridge Station is circa 2.5Miles to the northwest of the site with several existing bus stops located close to the site.

1.3 This statement provides a description of the site and background, planning history, and the development proposals. The legislative context in which the applications should be determined is set out.

1.4 The statement identifies the main considerations and assesses how the proposal accords with the requirements of the legislation.

Having assessed the proposal against the legislative context NPPF, Local Plan Part 1, Part 2, Housing Strategy, SPD

1.5 and relevant considerations and conclusions are drawn. The conclusions indicate that Planning Approval should be granted for the proposed scheme

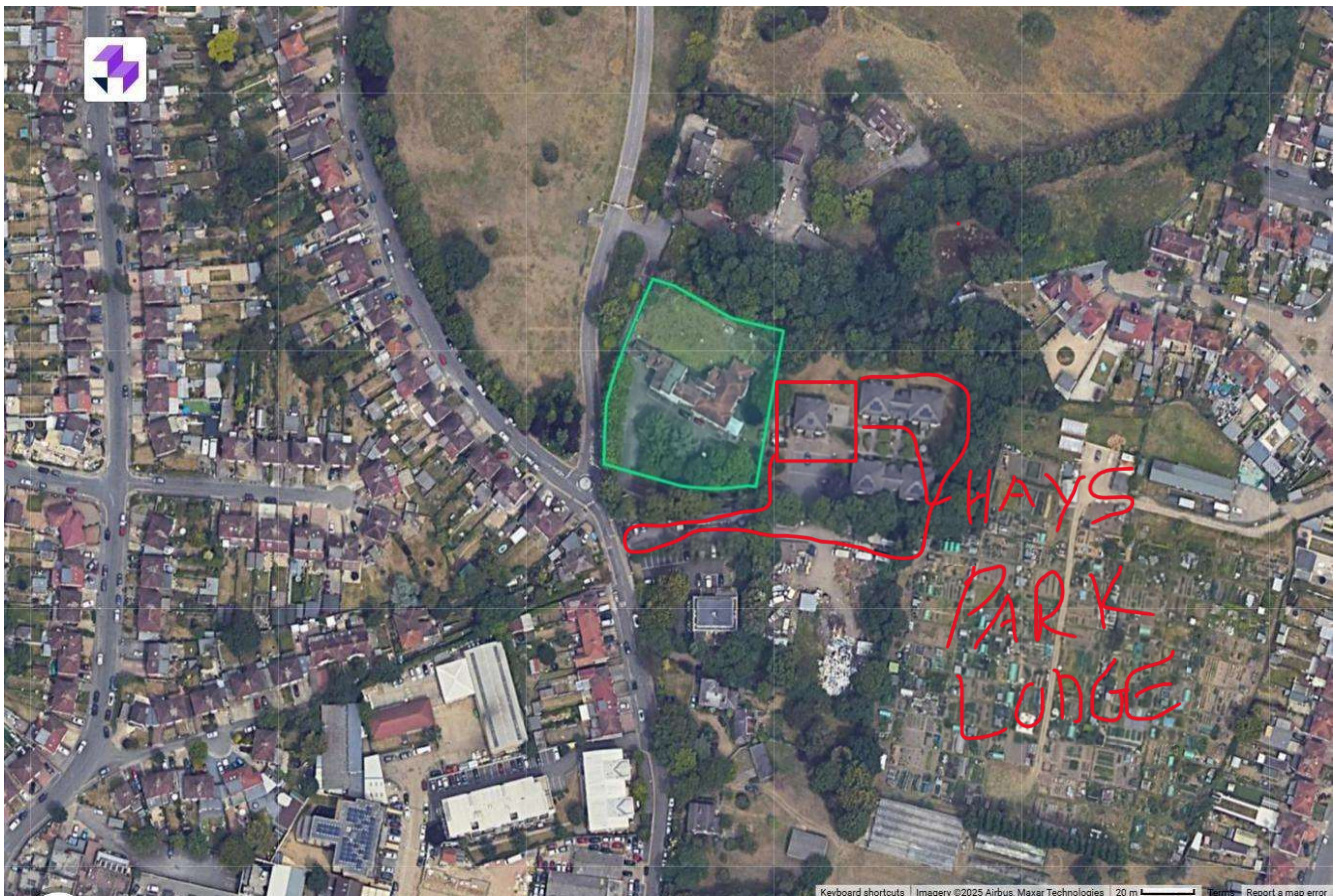
1.6 This statement should be read in conjunction with the other documents submitted with the application. The documents include the following:

- Completed Application Forms
- Location Plans
- Site Plans
- Floor Plans
- Consultant reports as part of the planning application validation checklist
- LPA to consider NPPF, Local Plan Part 1, Part 2, Housing Strategy, SPD
- Policy H12 of the London plan states that the delivery, retention and refurbishment of supported and specialized housing which meets an identified need should be supported. This includes accommodation for disabled people (including people with physical and sensory impairments and learning difficulties)
- NB: This application is for internal changes and reconfiguration of the existing offices into residential units and should have been considered under Permitted Use, as the application site has been used for numerous use classifications historically.
- The Neighbouring site is operated by Ability Housing Association next to the applicant site, this consists of 20 flats, configured of four buildings of four flats each, two bungalow and two flats above the staff offices in the main building.

Providing short term service for up to two years and staff are on site 24 hours a day, 7 days a week and a sleep in is provided from 22.00pm – 07.00am. The design and form of the buildings are modern, with no chimneys, nor architectural features, and within the green belt policy criteria and shares private drive and road access for the application site.

2.0 Site Designations / Constraints

2.1 Mead House is a purpose-built medical Center located off Hayes End Road and accessed via Mead House Lane and positioned strategically away from the main road, hays town Centre and residential properties. However, it remains very close to all amenities and transport links.



2.2 The application site comprises of office buildings, car parking and green amenity space to the rear, neighbouring properties on the Land on the east side are owned by the Mayor and Burgesses of London Borough of Hillingdon and Church of Commissioners for England to the West North, which is grassed and undeveloped. The surrounding area is predominantly residential with a range of varieties of houses and a 20 unit supported housing complex within the locality of this proposed application site and green belt policy designation.

-
- 2.3 The sites are bound by a dense tree belt along the western and northern boundary of the site. There are also trees planting along Mead House Lane, screening the visibility of the building from the surrounding area.
- 2.4 In terms of the natural environment, the proposed development sits within the Council Green Belt Policy and some TPO trees are within proximity. Notwithstanding this, the building has been in existence for some time and used as a community facility, GP practice and a variety of other facilities and uses, without any deterioration in the environment or in contradiction of the Green Belt Policy.
- 2.5 Car parking spaces serve the buildings, and form part of the cartilages, located to the east, south and west of the buildings, respectively. However, due to the nature of the client group, they do not possess a motor vehicle, and it is proposed that any parking spaces are allocated as staff, we would like to seek clarification on how this would meet LBH Policy.
- 2.6 Access to the site is via North Boundary and provides direct access into the site leading onto what could be designated as a private drive – road towards a dead end. Vehicles entering the application site can undertake maneuvers and to safely rotate vehicles within the application site.
- 2.7 Pedestrian access is primarily gained in the same direction, which is well established and maintained within the boundaries of the site, no further alterations are required or sought by the applicant.
- 2.8 Mead House and any land outbuildings are under one management and title deed, For this planning application and advice.
- 2.9 The gross internal area of the buildings is as follows:
- Mead House Existing Ground Floor 542 Sqm
 - Mead House Existing First Floor 411.4 Sqm
 - Mead House Existing Second Floor 95.1 Sqm
 - Total combined area 1030.5 Sqm

3. Planning History, Decommissioning

- 3.1 The site has been subject to several previous planning applications, albeit minor in nature, but in keeping with its change in use over the duration.
1. Previous Planning applications for the property as follows:
12298/APP/2010/2066 - NMA ramp & railings amendment to planning ref 2009/2297
 2. 12298/APP/2009/2297 - single story side extension 12298/TRE/2008/32 - to fell a tree and tree surgery to several TPO's
 3. 12298/APP/2008/242 - new pedestrian gate, new access path to new reception, wheelchair car parking, new steps/ramp & minor alterations to conservatory
 4. 12298/E/98/2233 - erection side conservatory 12298/D/98/1926 - erection detached garage
 5. 12298/A/94/1513 - change of use of residential institutional to client day Centre, offices, lift housing & additional car parking 3

6. Decommissioning and disposal of mead house see below 7 - 15

7. Mead House was decommissioned and approved for disposal and deemed surplus at the Cabinet Meeting dated 15th February 2024, with alternative options considered and rejected. The decision and report was subject to *Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended) and many parts kept confidential*
8. The decision to dispose of the site was part of a business case taken through the democratic process, asset management, elected members, commissioning NHS and we would suggest officers speak with democratic services to access the restricted reports which were not made public.
9. All efforts have been made to contact democratic services and the service director James Raven, and democratic services Mark Braddock and to date no response has been received. It may be appropriate if the LPA could access this information and determine if any further sequential testing is expected

-
10. However, it should be noted that the reprovision of GP services has been moved to Wood Lane Medical Centre 2a Wood Lane, Ruslip HA4 6ER, where the NHS would provide incentives for the GP service at Mead House to move location.
 11. The GP service hasn't been dissolved but moved into a more central and bespoke location. Therefore, the NHS would have no further need for Mead House to continue to deliver a GP practice and would have considered alternative uses for the site prior to vacating the property.
 12. The decision to dispose of the assets thereafter or seek alternative use would rest with the Council, and if deemed surplus to requirements, therefore disposed of on the open market, which occurred on the application site.
 13. The rationale to move the GP practice from Mead House to its current location was at the discretion of the NHS. We believe the move was promoted to provide services at the new location which is more fit for purpose infrastructure and facilities to meet the needs of neighborhood and wider community
 14. The rationale to sell the Mead House and to explore alternative uses prior to the disposal of the application site was at the discretion of Hillingdon Council. By selling the application site, potential suitable alternative proposals to re-purpose the site and potential alternative uses must have been discussed and suitable alternative options, i.e. housing, mix use, as a planning application for the site once sold was inevitable.
 15. Officers have already commented on the application site as part of the pre application process that they are satisfied with the proposed use would be fully integrated into the residential surrounding as there is reasonable separation between the site and the surrounding residential uses, as the application site was historically used as a residential institution until 1995 and a homelessness hostel. In addition to this, Hayes Park lodge is within the application area and provides 20 units of supported living.

4. Proposed Development and Allocation Policy

The proposal of Mead House is the next step in delivering holistic services onsite, without the need for current services users having to leave their home to access therapy treatment, i.e. Sauna, Light Therapy, which is currently unavailable. Reliant Care has recently commissioned a new service at Church Road, this provides accommodation-based support with the inclusion of a Gym Pod, Hot Tub, Infra-Red Sauna, and Sensory Room. This state-of-the-art facility was commissioned on service user feedback and the 360-approach endorsed by CQC in communicating with the service users and developing tailored made solutions. These new units have been fully funded by Reliant Care, as there was no funding to pioneer alternative delivery models.

Mead House will deliver upon the success and blueprint of the Church Road project, with greater economies of scale, increased services users on site, and larger communal areas to deliver, therapy treatments in-house will be a critical success factor. Ongoing 24r support is provided by trained staff at our central location, who can travel to the application site, to provide additional staffing support when service users are experiencing emotional and behavioral difficulties and access to the onsite therapy rooms required out of hours.

- **Service users will be issued tenancy agreements (AST)**, and the average length of occupancy is approximately 24 months or longer. This is not a direct access hostel or foyer project but settled accommodation leading to independent living.
- **Head office Services**
Services at our head office provide a range of therapy services including a café and work placed initiatives, which leads towards independent living and providing a culture of self-worth and confidence.
- Art psychotherapy sessions operated in collaboration with Brunel University
 - psychology sessions
 - music therapy sessions
 - Group kitchen
 - supported employment

-
- 4.1 **23 Units over three floors:** GF, FF, Second Floor
- 4.2 These dwellings are affordable supported housing for clients with Learning disabilities and mental health, with associated car parking and drop-off facilities, with pedestrian access.
- 4.3 This application proposes redeveloping the existing building to create a specialist living hub for those with learning disabilities and mental health
- 4.4 In terms of scale, the proposed development has now been re-designed, considering comments received at the initial pre application meeting held on the 27th January 2025.
- 4.5 The new proposal consists of the following configuration to each floor:

4.2 Ground Floor

7 units of co-living accommodation:

Therapy Room, consultation room x 1

- Communal Kitchen, Communal Dining room, Communal sitting room
- Reception, Office, Laundry room
- Access to Garden

First Floor

12 Units of Co-living accommodation

- Office / Therapy Room x1
- Nurses Desk and seating area communal, sensory walls
- Laundry Room x 1

Second Floor: 4 Rooms of co-living accommodation

Ground Floor communal space support services.

Art psychotherapy

We use these sessions to support individuals, reduce distress, improve social, emotional and mental health by promoting insight, self-compassion and a sense of urgency and self-worth. It also helps people express themselves and helps people to deal with complex emotions, trauma and other difficult experiences.

Psychology session with emphasis on PBS

We use these sessions for individuals to learn about their own behavior and help them in their daily life to better navigate their own interactions with others. It can also improve their skills in things like communication and dealing with conflict management.

Talking Therapy:

Our talking therapy sessions are utilized to support people to deal with a variety of mental and emotional problems. Additionally, it helps people feel less alone, understand their feelings and develop coping strategies. The other benefits of our sessions are to help them deal with depression, anxiety, social anxiety and post-traumatic stress disorder (PTSD).

Sensory stimulation and social activities:

The facility will have sensory stimulation activities including the following:

Vertical farming:

Our vertical farming is aimed at providing individuals with touch and sight sensory needs. The sense of touch relies on a complex arrangement of sensory receptors that detect physical stimuli in our environment and from inside our body. We believe that our vertical farming will give individuals the opportunity to see things they have planted grow. This would give them a sense of achievement which would contribute significantly to their well-being and recovery.

Greenery preservation:

Our greenery preservation will be part of our vertical farming where preserved foliage is created by substituting the sap of a plant or tree with a specially formulated glycerin-based solution. This process allows the foliage to keep its natural color and texture, but it no longer requires watering, feeding, trimming or repotting.

Conversation café:

Our Conversation cafes are informal gatherings for individuals with mental health and LD/ASD to develop their social skills, build on their confidence, practice speaking English, have an opportunity to discuss issues (including housing support, completing of forms, etc.) and receive support or be signposted to other professionals who are better placed to give them the needed support.

4.3 Floating Support Arrangements 24hr Cover when required

Mead House will provide personalized support services, adopting a person-centered approach in line with each service user's individual support plan. These plans will identify the specific needs and challenges of each user, allowing us to tailor services that effectively mitigate risks while promoting the least restrictive and most positive outcomes.

Support staffing will be available 24 hours a day, operating on a shift basis. The level of support and staffing hours allocated to each service user will vary, depending on the severity of their condition and the nature of the required care.

Mead House will welcome individuals with mental health needs and learning disabilities, many of whom require a high degree of support. Daily assistance will be provided, which includes, but is not limited to, personal care, meal preparation, medication administration, scheduled accompanied community outings, cleaning, and Positive Behavioral Support (PBS) interventions. This comprehensive care approach ensures that all service users receive the necessary attention in a safe and supportive environment, promoting positive outcomes in their day-to-day lives.

Support staff are located at various sites within the borough and at our head office and available to support service users around the clock when required. This will mean 1 vehicle attending the site and assisting on-site support staff when required, currently based on existing service provisions and operational statistics this is infrequent. On the outset the staffing ratio will be 1 support worker for every 3-service user, and staffed accordingly with respect to the occupancy levels, the wake-in staff at night will be 4 staff members, with an on-call duty manager

Proposed Staffing Levels at Mead House

Once the scheme is fully occupied it is proposed that the staffing levels will have 6 full-time daytime staff, 1 therapy practitioner officer who will be part of the day time support team of 7. on call manager and 3 administrative staff and wake-in staff for the night-time provision will be 4 staff members and an on-call duty manager

The recruitment and selection process will provide preference to local skills and labour within the vicinity of the site, which supports employment and reduces travel and carbon emissions and full training and continuous CPD will be provided and cycle to work initiatives and access to the company electric pool car.

- 4.5 **Ground Floor Consultation Rooms** Therapy Services for Learning Disabilities Clients and Mental Health. 2 consultation rooms, both between 7-16 m². These will provide additional private space for staff or health care professionals, provide holistic health treatments like IV therapy and provide access for medical practitioners to assess and manage patients under the Mental Health Act. The treatment rooms will offer a range of therapies, including Improving Access to Psychological Therapies (IAPT) and clinical therapies to support the administration of complex treatments, in addition to more therapeutic treatments. The rooms will be also used as additional
- 4.6 Service users will be supported on site and when leaving the premises they will have a support worker with them if required, as independence is critical and where this can be established over a period and then cascading up and down depending on the support needs of that individual. This arrangement and delivery model is in operation on Church Road and at the client's head office location in Harrow and other locations.
- 4.7 We would have a robust three-layered safety and security system in place including face recognition CCTV system at the door which captures footages of individuals who has come in or gone out, a biometric door entry using the finger prints of the service user accessing their personal accommodation, an entry system that collects data on which service user's key-fob had been logged to come in and out of the unit and staff on site to provide physical supervision of service users.

4.8 Our system gives us a live update of each person coming in and out. Additionally, service users who are on any form of legal restrictions including DoLS shall be given 1:1 support especially when they are accessing the wider community in line with CQC requirement. This would promote the safety of the individual and the public at large

4.9 The client group requires care and support, which is not available elsewhere and this scheme is not a half-way house for high-risk individuals that would disrupt and cause a nuisance within the community. These are residents of the community seeking assistance to live an independent life within the borough, whom require specialist support that is missing at the present time

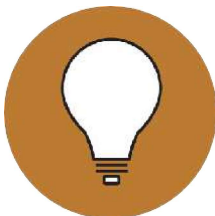
4.5 Design Guidelines

The Design Guide focuses on the housing needs of adults who live with learning disabilities, Autism, and associated physical and sensory disabilities to enable more suitable housing for people who need it, when they need it, close to their local communities wherever possible.

It stretches across age ranges from young adults transitioning into adulthood, through to older adults with learning disabilities for whom a different kind of offer is required and addresses the needs of those who wish to live independently with support in the community, to those who have more challenging care and support that require Access to shared or individual gardens.



Be accessible and enabling, to help people learn and develop skills for independence and routines of their own.



Be sustainable in both building and refurbishment materials and processes, and in use, using green technology and tariffs, energy saving design and smart technology to assist residents in keeping utility bills and maintenance costs low.

Accommodation needs to be part of a community and close to public transport links, shops, green space and activities.

The accommodation should not stand out as specialist housing compared to a standard offering; therefore, the design and material specification of proposed developments should reflect the surrounding local context and appear non-institutional wherever possible.



Non-Institutional

Finishes, fixtures and fittings should be robust, maintenance-friendly and non-institutional.

disabled adults should have control over their own lives and who they live with. To the people who receive services and their families, success looks like homes and surrounding environments where people can be happy and close to their families, friends and support networks. We therefore want to enable a vibrant and affordable housing market that supports these aims

5. Legislative Planning Context, Permitted Development, Brownfield Passport Questions

- 5.1 It is recognized by the Government that there is an urgent need to increase the rate of house building in England and make the housing supply more responsive to changes and demand and in particular
- 5.2 As part of a range of measures and reforms designed to address the lack of supply of housing allowing the Change of Use from offices to residential to take place more easily provides a timely opportunity to contribute to meeting housing pressing need.
- 5.3 This approach provides the joint benefits of encouraging and supporting the increase in housing supply and encouraging the re-generation of offices which will in turn ultimately reduce pressure on green field sites.
- 5.4 Removing the requirement to submit a planning application for a Change of Use – and the associated costs and delays – is intended to encourage developers to bring forward land and buildings for residential use.
- 5.5 The Town and Country Planning General Permitted Order (GPDO) provides a grant of planning permission in-principle by giving the deemed consent for specific developments, without the operator having to make a full application to the Local Planning Authority for planning permission.
- 5.6 Schedule 2 of the GPDO grants permission for classes of development described as “permitted development”.
- 5.7 **Brownfield Passport**, which would be more specific about the development that would be regarded as acceptable, with the default answer to suitable proposals being a straightforward “yes”.
- 5.8 Following these recent changes and accelerated delivery models, we would like the LPA to review if any of the above is relevant to the proposed site and what could fit into the spirit of the proposed site

6. Affordable Housing Statement

1. The Council's Housing Strategy for 2021/22 to 2025/26 outlines a comprehensive approach to address housing challenges in the borough with over 375 new units of affordable housing required annually, not considering specific specialist housing needs, which is not being met and those needs of people with Learning Disabilities

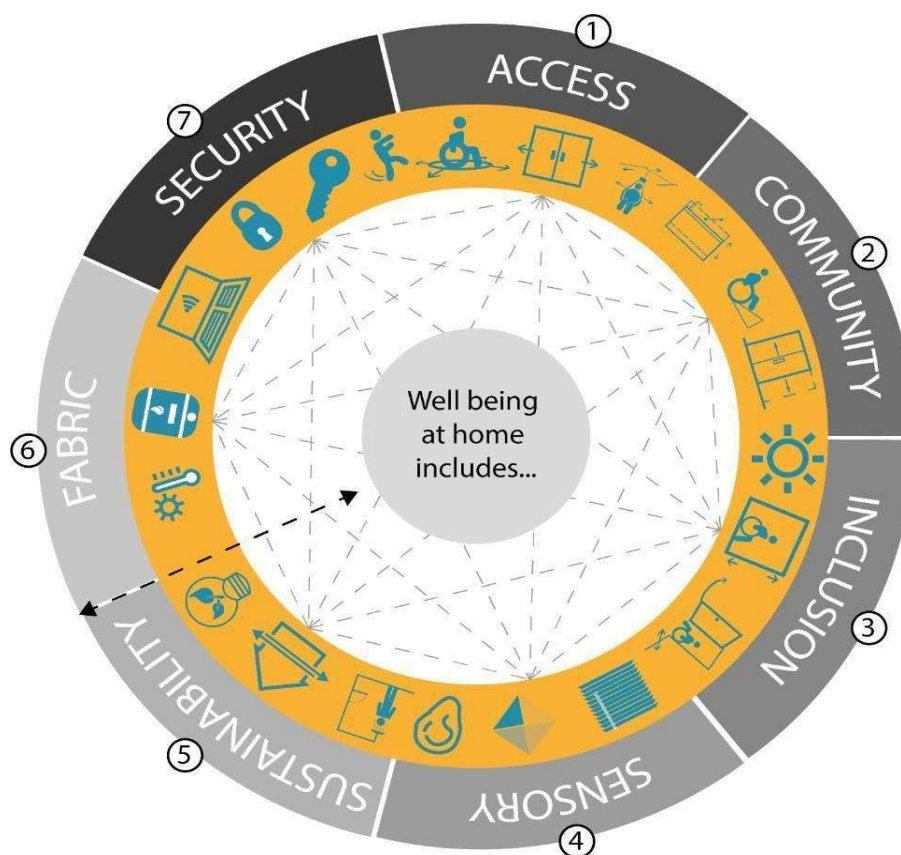
Key initiatives include:

2. **Investing in Existing Homes:** The Council is committed to enhancing the current housing stock by prioritizing works that reduce heating costs and fuel poverty, thereby contributing to lower carbon emissions. This aligns with the Council's declaration of a climate emergency and its goal to significantly reduce carbon emissions from housing.
3. This ethos is embedded in the design in terms of fabric first principles and construction design, ensuring optimum levels of energy performance is met, coupled with effective M&E solutions lowering the usage of fossil fuels and cost to heat homes. Furthermore, we are considering if the site would be suitable for a local district heating system or ground source system which could supply some or all the heating for the site
4. **Providing New Affordable Homes:** To meet the growing demand, the Council plans to deliver additional affordable housing through the construction of new council homes and collaboration with Providers. This effort includes securing affordable housing through planning contributions, with a focus on offering low-cost rented homes and options for low-cost home ownership to assist households aspiring to own homes for all tenures.
5. **This includes developing housing options for vulnerable adults and older adults that promote access to affordable active independent living.**

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6. The Scheme at Mead House goes a step further and provides a state-of-the-art facility for the residents with a range of services and facilities accessible to the residents with Learning Disabilities and mental health
 7. For people with a learning disability housing can occupy a place of even greater importance than for most. We know there are thousands of people with a learning disability living with older family carers, with minimal social services engagement or planning with those families for future housing and care needs. This is leading to crisis situations when family carers become too old or ill to continue giving the essential support to their loved one, and placement of working aged people with a learning disability in residential care, and other settings that are not best placed to meet their needs.
 8. A new generation of people with a learning disability are coming into adulthood, many having rightly attended mainstream schools, who are taking part in education and training and want, like their peers, to work and make their way in life as independent adults, but who may also have support needs. They and their families will struggle with finding appropriate housing and support.
 9. There are hundreds of people with a learning disability languishing, detained in mental health hospitals because the specialized supported housing needed for them in the community (and social care support) isn't there. They don't need to be in hospital, but they are stuck there in part because of a lack of appropriate housing.
 10. Officers have already sought clarification from Harrow Council on the scheme delivered at Rayner's Lane (Harrow Borough), which was approved of in 2019 and are satisfied the proposal at Mead House would fall under class C2 and would not therefore trigger a requirement to provide affordable housing either or make a financial contribution towards off-site delivery.

7. Site Viability

For the housing that will be needed in future by people with a learning disability, there remains an overreliance on housing providers to raise further private finance, given the historically low levels of capital that have been available from public sources. We need to see the government working with local authorities and housing providers to plan the investment needed for future supported housing needs amongst people with a learning disability. The housing needed will not just appear nor will it be accessible on the open market no adapted for their personal needs.



The developed costs for learning disability units against standard build costs are comparable to the uplifts experienced between Sheltered Accommodation flats and those for extra care housing, being in the region of 25-40% over and above standard build costs and additional funding is being sought to support the delivery of the scheme with our partners.

The requirement for communal areas, anti-ligature fittings, sensory devises, are all above any general needs affordable housing specifications. Funding from GLA, Charitable organizations is being sought to support the additional build and refurbishments costs, all these units are all for affordable housing.

8. Conclusions

- 8.1 The proposal can provide the desired level of residential units in accordance with the government's aspirations and boosting housing supply.
- 8.2 The proposal can demonstrate and deliver a policy compliant scheme for affordable housing to meet the needs of those with Learning Disabilities and Mental health with specialist wrap around support and clinical services at this HUB location, which will be the first holistic wrap around hub.
- 8.3 By contrast to the sustainable benefits, no change to the appearance of the scheme, functionality or form will change, even at an operational level.
- 8.4 In summary, the site is in a sustainable location and will have a limited impact on the area or neighbours with no technical reasons not to support the application, considering its previous uses over the years, ranging from a hostel, GP practice, Covid vaccination Centre, and all within the Green Belt Policy.
- 8.5 The new proposal has been adapted to meet the requirements and commentary received on the 27th of January 2025 at the initial pre application meeting.
- 8.6 The proposed development will provide a much needed, dedicated hub for residential and supported housing for individuals who have learning disabilities and mental health.
- 8.7 Provisions will be made on site for cycle parking and the site is also accessible by public transport. These factors seek to encourage the use of sustainable modes of transport to access the site.
- 8.8 The Proposed Development will result in the creation of a high quality, sustainable development in terms of energy efficiency and sustainable construction and renovation including renewable energy and components Overall, the Proposed Development is acceptable when assessed against local and national policy and therefore, the application should be approved without delay.

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- 8.9 Green Belt Assessment 1) To check the unrestricted sprawl of large built-up areas. Not applicable to the site
 - 8.10 ρ 2) To prevent neighbouring towns from merging into one another; Not applicable to the site
 - 8.11 ρ 3) To assist in safeguarding the countryside from encroachment. Not applicable to the site
 - 8.12 ρ 4) To preserve the setting and special character of historic towns. Not applicable to the site
 - 8.13 ρ 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land, not applicable to the site

THE COMMON SEAL of the
**MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON**

was duly affixed to this Agreement

424188

in the presence of:-



MEMBER OF R Mills
Richard Mills
THE COUNCIL.....

N Sharma
Neena Sharma
AUTHORISED OFFICER.....

EXECUTED AS A DEED by

S Ahluwalia
Sarabjit Ahluwalia

Reliant Care Limited acting by a Director :-

.....

Director

in the presence of:


Witness's signature: Meet
Meet

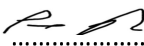
Witness's name
MEET JIVANI

(in capitals):

Witness's address: RELIANT HOUSE, 226A IMPERIAL
DRIVE, HARROW HA2 7HJ

Executed as a deed by)
TC LOANS LIMITED)
 acting by its attorneys)
 James Eady _____ and)
 Stephen Ford)
 _____)
 pursuant to a)
 Power of Attorney dated 10 February 2026)
 in the presence of:)

J Eady


 Attorney P Oliver
 witness signature: 

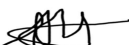
 witness name: Paul Oliver

 witness address: 40 Leadenhall Street

 London

 EC3A 2BJ

 witness occupation: Accountant

S Ford


 Attorney
 P Oliver
 witness signature: 

 witness name: Paul Oliver

 witness address: 40 Leadenhall Street

 London

 EC3A 2BJ

 witness occupation: Accountant
