

Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Mike Kemp**

76551/APP/2026/1578

Date Application Valid:	24/06/2026	Statutory / Agreed Determination Deadline:	07/09/2026
Application Type:	Full	Ward:	Wood End

Applicant: **London Borough of Hillingdon Council**
Site Address: **Land to the West of Abbotswood Way, Hayes, UB3 3PQ**
Proposal: **Formation of new landscaping and public realm works.**
Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Permission is sought for hard and soft landscaping works located on a small strip of land adjoining Abbotswood Way on the eastern edge of the Avondale Drive Estate in Hayes. The proposed works would sit alongside the development proposed under hybrid planning application 76551/APP/2025/2861 and Reserved Matters Application 76551/APP/2025/3242 and are intended to ensure that this remaining parcel of land adjoining the site is not left in its current condition, which would not relate or tie into the landscaping proposals to be delivered along the remaining frontage with Abbotswood Way.
- 1.2 In design terms the proposals would read as a logical continuation of the landscaping proposed under the applications referenced above with further planting ensuring that a green aspect to Avondale Drive is retained. In accessibility terms the proposals would ensure a continuation of the pedestrian route alongside Avondale Drive, which would be of benefit to the safety of pedestrians. The proposals would provide some minor enhancements to the amenity of the occupiers of the proposed ground floor flat adjoining the site by providing a minor increase in defensible landscaped space and private amenity space.
- 1.3 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The site consists of a small 16sqm section of land adjoining Abbotswood Way in Hayes. The land in question falls outside the application boundary of the original hybrid planning permission (ref. 76551/APP/2021/4502) for the redevelopment of the Avondale Drive Estate and the pending Reserved Matters Application (ref. 76551/APP/2025/3242). The land subject of this application consists of part of a grass verge adjoining Abbotswood Way extending between two footpaths. The Avondale Drive Estate consists of three 13-storey blocks of flats, each containing 48 flats (total 144 homes). All existing dwellings are two-bedroom flats with the blocks being constructed in the late 1960's.

Figure 1: Location Plan (Reserved Matters site area outlined in red)

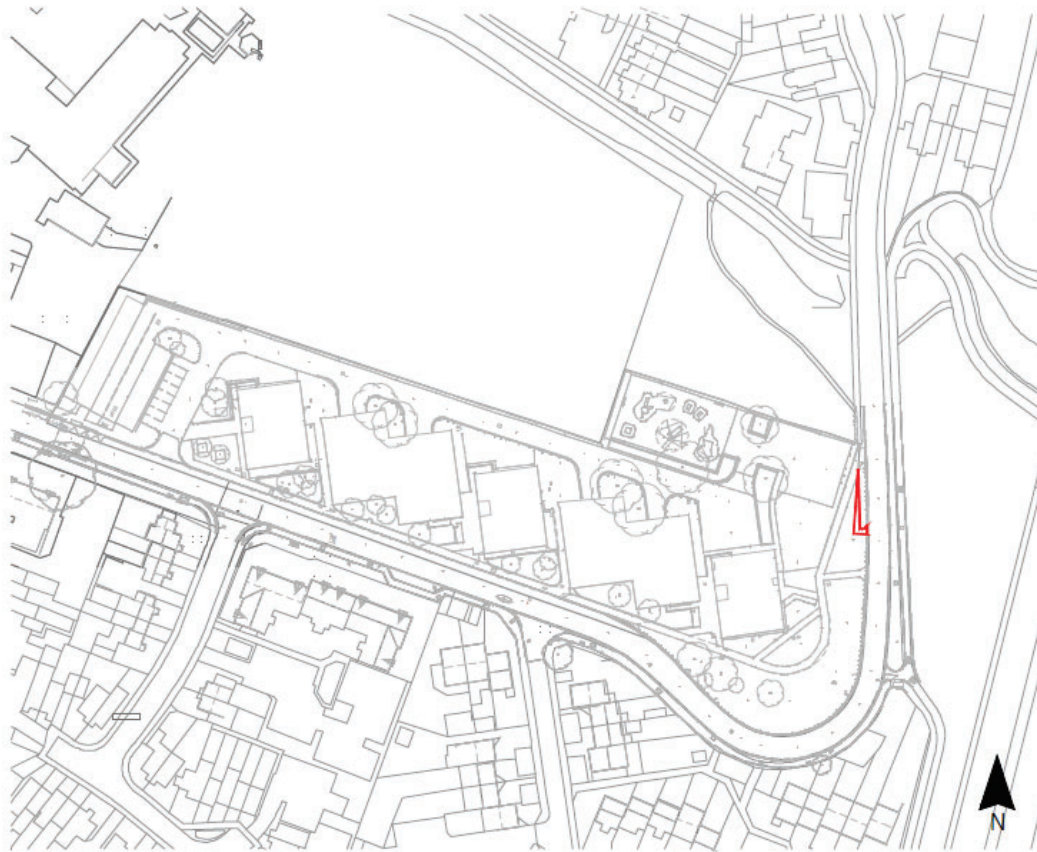
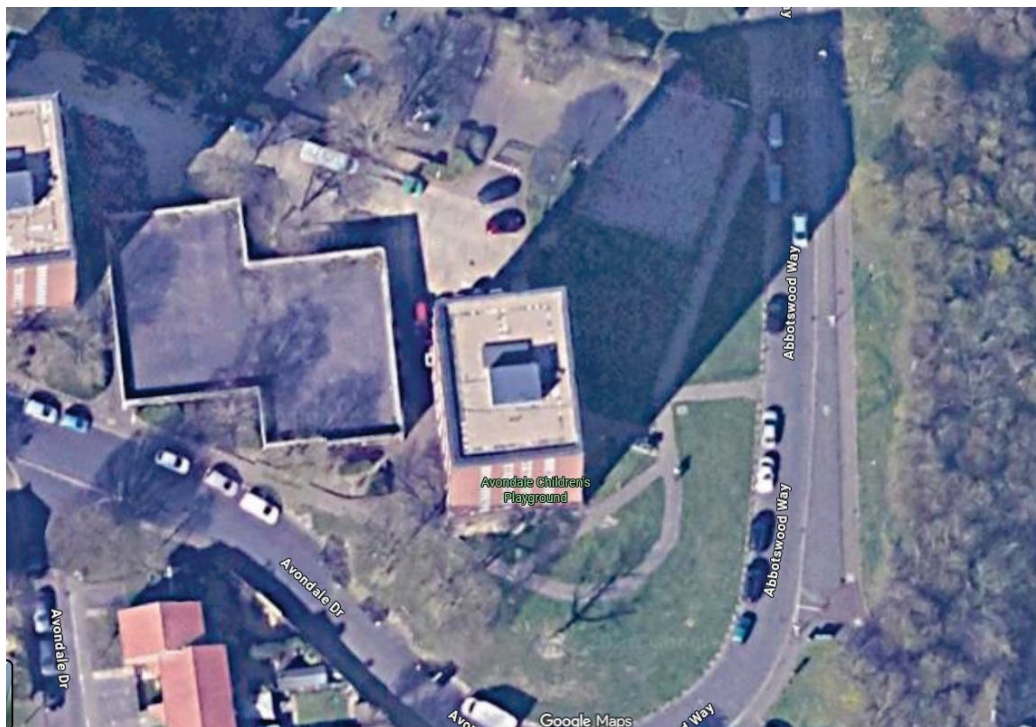


Figure 2: Aerial Image of Application Site



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Figure 3: Street View image towards application site looking north adjoining Abbotswood Way



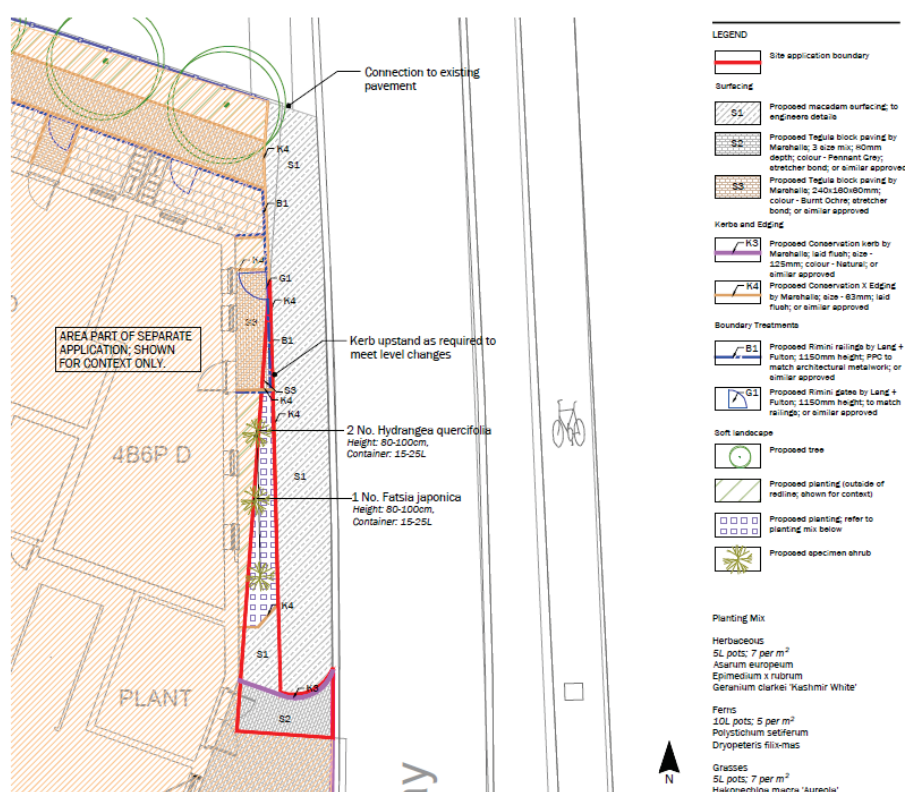
Figure 4: Street View image towards application site looking south adjoining Abbotswood Way



3 Proposal

- 3.1 Permission is sought for hard and soft landscaping works located on a small strip of land adjoining Abbotswood Way on the eastern edge of the Avondale Drive Estate in Hayes. The works are proposed in connection with hybrid planning application 76551/APP/2025/2861 and Reserved Matters application 76551/APP/2025/3242, which relate to the comprehensive redevelopment of the estate at Avondale Drive, including the demolition of the existing tower blocks and construction of new residential dwellings.
- 3.2 The proposals relate to a small area of works (measuring 16sqm) falling just outside of, but immediately adjacent to the area relating to hybrid planning application 76551/APP/2025/2861 where works cannot be secured under the Highways Act, as the land in question is neither adopted highway land nor proposed for future adoption. A combination of soft landscaping/planting, tarmac surfacing and block paving is proposed.

Figure 3: Landscaping Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 Applications of primary relevance to the planning application are hybrid planning permission 76551/APP/2021/4502, as well as Section 73 application 76551/APP/2025/2861 recently considered by Members at the planning

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committee held on 11th March 2026. Members resolved to approve Section 73 application 76551/APP/2025/2861 subject to a Deed of Variation.

- 4.2 A resolution to grant Reserved Matters approval (76551/APP/2025/3242) was determined at the planning committee held on 21st April 2026 for the detailed design approach relating to Section 73 application 76551/APP/2025/2861. The scheme within the proposed application relates directly to the design, layout and landscaping determined for approval under Reserved Matters application 76551/APP/2025/3242.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

Emerging Planning Policies

- 5.2 Policy DM4, paragraph 1, of the National Planning Policy Framework (NPPF) 2026 states:

“1. When preparing and considering development proposals, relevant policies in emerging development plans may be given weight according to:

- a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c. The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).”

Draft London Plan (July 2026)

- 5.3 The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous versions of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.
- 5.4 As the unresolved objections have not yet been submitted and published for decision-makers to review, limited weight can be afforded to the Draft London Plan (July 2026) at present.

6 Consultations and Representations

- 6.1 A total of 63 neighbouring properties were consulted directly regarding the proposed development. Site notices were posted surrounding the site on 22nd July

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2026. No representations have been received from members of the public in relation to the planning application.

- 6.2 Consultee responses received are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<u>Highways Authority (London Borough of Hillingdon)</u> No objection	Noted

7 Planning Assessment

Principle of Development

- 7.1 The area of the site where the development is proposed consists of a grass verge adjoining Abbotswood Road and the proposals relate to a continuation of the use of this land for landscaping and access. As noted above, the works are proposed in connection with hybrid planning application 76551/APP/2025/2861 and Reserved Matters Application 76551/APP/2025/3242 and are intended to ensure that this remaining parcel of land adjoining the site is not left in its current condition, which would not relate to the landscaping proposals along the remaining frontage with Abbotswood Way. The principle of development is considered acceptable subject to wider assessment of the proposals against all relevant planning policies.

Design, Density and Impact on the Character and Appearance of the Area

- 7.2 Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020); Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1; as well as Policies D1, D3 and D4 of the London Plan (2021) seek to ensure that development achieves the highest standard of design, which integrates positively to the character its surroundings.
- 7.3 As noted above, the works are proposed in connection with hybrid planning application 76551/APP/2025/2861 and Reserved Matters Application 76551/APP/2025/3242 and are intended to ensure that this remaining parcel of land adjoining the site is not left in its current condition, which does not relate to the landscaping proposals along the remaining frontage with Abbotswood Way.
- 7.4 Presently the site consists of a grass verge adjoining a pedestrian footpath. The proposals include the provision of soft landscaping in the form of herbaceous plants, ferns and grasses which retain a green aspect along Abbotswood Way. Hard landscaping in the form of tarmac surfacing and block paving is proposed in

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the southern section of the site. This is intended to ensure that continuous pedestrian access is provided between the footpath adjoining Abbotswood Way. A small extension is also proposed to the outside amenity space serving one of the 4-bedroom flats within the north eastern block consented under Reserved Matters application 76551/APP/2025/3242 consisting of a small extension to the block paving and repositioning of railings into the area of land subject of this application. Overall, the proposals are responsive to the design of the proposed development on the adjoining site and would relate appropriately to the future character of the street scene along Abbotswood Way.

- 7.5 The design approach is considered appropriate, and the proposals would comply with Policies D3 of The London Plan, Policy BE1 of the Local Plan Part 1, and Policies DMHB 11 and DMHB 12 of the Local Plan Part 2.

Residential Amenity

- 7.6 DMHB 11 of the Hillingdon Local Plan seeks to ensure a satisfactory relationship with adjacent dwellings and no unacceptable loss of outlook, amenity, daylight and sunlight to neighbouring occupiers. Part B of the policy states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.7 The application site adjoins a 4-bedroom flat within the north eastern block of the development shown within the plans accompanying Reserved Matters application 76551/APP/2025/3242. The proposals would extend the extent of soft landscaping located to the east of this flat providing additional defensible space. As noted above, it is proposed that the private outdoor amenity space associated with this flat would be marginally increased in area and consequently would provide some enhancement to the standard of outside space associated with this unit. No existing residential occupiers along Abbotswood Way would be impacted materially by the proposed works.
- 7.8 In summary, it can be concluded that the development would not have a significantly adverse impact on the amenity of any adjoining properties and the development would provide some minor benefit to future occupiers of the adjacent approved development. The proposals therefore comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Transport, Highway Impact and Parking

- 7.9 The proposals do not involve works to the public highway. There would also be no reduction in existing or future parking as a result of the works. The proposals would ensure that the existing pedestrian route alongside Abbotswood Way is continuous as leaving the land within the red line site area in its current condition would otherwise sever the proposed pedestrian route adjoining Abbotswood Way. On this basis, the proposals are considered beneficial in providing safe and suitable access for pedestrians, avoiding the need for pedestrians to have to cross an unsurfaced section of land, or take an otherwise convoluted route. The Highway Authority has raised no objection to the proposal, acknowledging that the

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development would not impact negatively on highway amenity, or the safety of road users.

- 7.10 Having regard to the above, the proposal is considered acceptable in highways terms and compliant with Policies DMT 2 and DMT 5 of the Hillingdon Local Plan Part 2 (2020) and Policy T2 of the London Plan (2021).

Trees, Landscaping and Urban Greening

- 7.11 Policy DMHB 14 of the Local Plan requires the retention and enhancement of existing landscaping, trees, biodiversity or other natural features, landscaping that supports and enhances biodiversity and amenity and replanting of new trees.
- 7.12 There are no trees within or adjoining the application site and no replacement planting is proposed on the adjoining land under the Reserved Matters application, albeit that this permission is subject to a condition requiring the submission of a detailed landscaping plan. As noted in the design section of the report, the proposals include enhancement in the form of additional planting, which is considered to offer acceptable mitigation for the loss of the existing highway grass verge. Considered alongside the landscaping proposals on the adjoining site, there would be an overall enhancement to the public realm as a result of the works.
- 7.13 The proposals would therefore comply with Policy DMHB 14 of the Local Plan and Policy G5 of the London Plan.

Ecology

- 7.14 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of ten per cent. This means a development will result in more or better-quality natural habitats than there were before development.
- 7.15 The NPPG sets out that BNG does not apply to developments that impact less than 25sqm of on-site habitat. The site, which measures 19sqm in area falls below the threshold whereby delivery of BNG would be required. The proposals in any event would result in only a very small-scale loss of non-priority habitat, whilst additional shrub and other planting is proposed as a compensatory measure. It is therefore considered that the development would not have a negative impact on biodiversity or ecology.

Flooding and Drainage

- 7.16 The application site is not located within Flood Zone 2 or Flood Zone 3, and is therefore, at low risk of fluvial flooding.
- 7.17 A Drainage Strategy and Flood Risk Assessment was submitted alongside the hybrid planning application on the adjoining land. A detailed Drainage Strategy relating to the works on the adjoining site is also required by planning condition.

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The proposed landscaping works would not inhibit the implementation of the drainage proposals on the adjoining land. It would not be necessary to require the inclusion of further drainage measures relating to the specific proposals contained within the application site as the development would not materially affect surface water drainage patterns or increase flood risk on or off site. Accordingly, the proposal is considered acceptable in flood risk and drainage terms. It is considered that the proposed development complies with Policy SI 13 of The London Plan (2021) and DMEI 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020)

Land Contamination

- 7.18 The original planning application was accompanied by a Geotechnical and Geoenvironmental Desk Study Report which was deemed to provide a comprehensive account of the site and its surroundings in respect of land contamination risk. A condition was attached requiring that the development shall not commence (except for demolition, ground and enabling works) until a scheme to deal with contamination in relation to any phase of the proposed development has been submitted to and approved by the Local Planning Authority (LPA). The amendments proposed under the current application would not alter the relative risk associated with contamination.
- 7.19 Having regard to the above, the proposal would be acceptable where assessed in relation to Policies DMEI 11 and DMEI 12 of the Local Plan Part 2, subject to the recommended informative.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 There would be no increase in floorspace created within the full element of the planning permission and therefore no CIL would be payable on this element of the planning application.
- 8.4 In relation to the outline phase of the development, CIL would be payable on floorspace created under subsequent Reserved Matters applications at such time that development commences on these later relevant phases of the development.

9 Conclusion / Planning Balance

- 9.1 The proposed works would sit alongside the development proposed under hybrid planning application 76551/APP/2025/2861 and Reserved Matters application 76551/APP/2025/3242 and are intended to ensure that this remaining parcel of land adjoining the site is not left in its current condition, which would not relate to the landscaping proposals along the remaining frontage with Abbotswood Way.
- 9.2 In design terms the proposals would read as a logical continuation of the landscaping proposed under the applications referenced above with further planting ensuring that a green aspect to Avondale Drive is retained. In accessibility terms the proposals would ensure a continuation of the pedestrian route alongside Avondale Drive, which would be of benefit to the safety of pedestrians. The proposals would provide some minor enhancements to the amenity of the occupiers of the proposed ground floor flat adjoining the site by providing a minor increase in defensible landscaped space and private amenity space.
- 9.3 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.
- 10.2 This report has been prepared with reference to the background papers listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information.
- 10.3 Internal Consultee Comments – Highway Authority 14.07.26

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APPENDICES

Planning Application

76551/APP/2026/1578

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

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. COM4 Accordance with Approved Plans

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

AVD-LLA-ZZ-GND-GA-L01-1701 Rev P02

AVD-LLA-ZZ-GND-GA-L01-1702 Rev P01

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).

Informatives

Appendix 2: Relevant Planning History

76551/APP/2021/4502 Land At Avondale Drive Hayes

Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure.

Decision: 29-03-2022 Approved

76551/APP/2025/2861 Land At Avondale Drive Hayes

Application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 (Approved Plans); 4 (Approved Supporting Plans/Documents); 5 (Development Scope); 6 (Mix of Units); 7 (Phasing); 9 (Residential Density); 10 (Development Height); and 15 (Landscaping) of planning permission ref.

76551/APP/2021/4502 dated 28-09-2022. (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square.

76551/APP/2025/3242 Land At Avondale Drive Hayes

Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of Application ref: 76551/APP/2025/2861 (Application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 (Approved Plans); 4 (Approved Supporting Plans/Documents); 5 (Development Scope); 6 (Mix of Units); 7 (Phasing); 9 (Residential Density); 10 (Development Height); and 15 (Landscaping) of planning permission ref. 76551/APP/2021/4502 dated 28-09-2022. (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open

space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square).

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
LPP GG3	(2021) Creating a healthy city
LPP D1	(2021) London's form, character and capacity for growth
LPP D8	(2021) Public realm
LPP G5	(2021) Urban greening
LPP GG1	(2021) Building strong and inclusive communities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

LPP T6.1 (2021) Residential parking