



HILLINGDON

LONDON

Meeting:	Hillingdon Planning Committee	
Date:	2 October 2025	Time: 7:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item: 7	Location: Hayes Bridge Retail Park and Heathrow Interchange
Amendments/Additional Information:	Officer Comments:
Delete S106 HoT ii (Public Art): <i>ii. Public Art: To secure high quality public art as part of the Innovation Hub development, to be delivered in conjunction with Phase 2.</i>	The detail of the public art can be secured and addressed by planning condition, meaning that a S106 legal obligation is not necessary. This is consistent with the approach outlined in the NPPF (2024).
Insert the following planning condition: <i>Phase 2: Innovation Hub - Public Art</i> <i>(i) Prior to commencement of above ground construction works for Phase 1, an outline public art scheme for the Phase 2 Innovation Hub shall be submitted to and approved in writing by the Local Planning Authority.</i> <i>(ii) Prior to commencement of above ground construction works for Phase 2, a final and detailed public art scheme for the Phase 2 Innovation Hub shall be submitted to and approved in writing by the Local Planning Authority.</i> <i>Thereafter the Phase 2 development shall be constructed in accordance with the approved details prior to occupation and shall be retained as such.</i>	
REASON <i>To ensure that the development delivers a high-quality piece of public art, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).</i>	
Amend S106 HoT iii. (Air Quality Contribution): <u>Air Quality Contributions and Monitoring:</u>	S106 HoT split into parts (A) and (B) for clarity.

<p><i>(A) Financial contributions shall be paid to the Council to address air quality impacts arising from the development. £1,026,166 shall be paid for Phase 1 (LON6). The obligation shall secure the payment of contributions for Phases 2, 3 and 4 but these shall be calculated at the relevant reserved matters application.</i></p> <p><i>(B) The contributions could rise to more depending on emission monitoring results in year 2 of operation of each phase of development and subsequent years, in accordance with the air quality conditions.</i></p>	
<p>Amend S106 HoT iv. (Architect Retention):</p> <p><i>iv. Architect Retention: Retention of the developer's architectural design team to the completion of the project development, including payment of a fee should the architect design team not be retained.</i></p>	<p>For clarity.</p>
<p>Amend S106 HoT v. (Carbon Offset):</p> <p><i>Carbon Offset Contribution and Monitoring:</i></p> <p><i>(A) A financial contribution of £1,830,527 for Phase 1 (LON6). The obligation shall secure the payment of contributions for Phases 2, 3 and 4 but these shall be calculated at the relevant reserved matters application stage.</i></p> <p><i>(B) Monitoring shall be secured to ensure net zero-carbon is achieved.</i></p>	<p>S106 HoT split into parts (A) and (B) for clarity and to include monitoring.</p>
<p>Amend S106 HoT ix. (Employment/Construction Training Scheme):</p> <p><i>Employment/Construction Training Scheme and End User Opportunities:</i></p> <p><i>(A) An Employment/ Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.</i></p> <p><i>(B) To secure end user opportunities.</i></p>	<p>S106 HoT split into parts (A) and (B) for clarity.</p>
<p>Add the following informative regarding fit-out definitions:</p> <p><i><u>Category A Fit-Out</u></i></p> <p><i>Category A fit-out is defined as the basic level of interior finishing to make a space functional but not yet tailored for occupation. Category A includes (but is not limited to):</i></p> <ul style="list-style-type: none"> • <i>Raised access floors and suspended ceilings</i> • <i>Basic lighting and power distribution</i> • <i>Mechanical and electrical services</i> 	<p>For clarity in connection with Condition 15 (Phase 1: LON6 Occupation) and the S106 legal agreement.</p>

<ul style="list-style-type: none"> • <i>Fire detection and alarm systems</i> • <i>Painted walls and basic finishes</i> • <i>Finished communal areas (reception, lifts, lobbies)</i> <p><u>Category A+ Fit-Out</u></p> <p><i>Category A+ fit-out is defined as including all Category A features but also including some functional and design features, making the space ready for immediate occupation with minimal tenant input. Category A+ includes (but is not limited to):</i></p> <ul style="list-style-type: none"> • <i>All Category A features</i> • <i>Fitted kitchens and toilets</i> • <i>Partitioned meeting rooms and breakout spaces</i> • <i>Installed furniture and workstations</i> • <i>IT infrastructure and air conditioning</i> • <i>Enhanced finishes and lighting</i> <p><u>Category B Fit-Out</u></p> <p><i>Category B fit-out is defined as the full customisation and interior fit-out of the space to meet the tenant's specific requirements. Category B includes (but is not limited to):</i></p> <ul style="list-style-type: none"> • <i>Partitioning (offices, meeting rooms, breakout areas)</i> • <i>Bespoke furniture and joinery</i> • <i>IT and AV installation</i> • <i>Specialist lighting and décor</i> • <i>Branding and signage</i> • <i>Kitchen and tea points</i> • <i>All finishes, flooring, and decorations</i> <p><u>Interpretation:</u></p> <p><i>For avoidance of doubt, these fit-out definitions are applicable to all of the proposed Innovation Hub uses, which is a mixed-use Sui Generis, including Classes B2, B8, E(g), F.1 (e) and F.2(b)). Reference should also be made to the British Council's 'Guide to Fit Out' 2025 publication.</i></p>	
Item: 10	Location: Acorn Youth Centre
Amendments/Additional Information:	Officer Comments:
<p>Since the completion of the committee report, one additional comment in support has been received by a Member of the Public.</p> <p>The comment highlights</p> <ul style="list-style-type: none"> • That the building will provide a safe place for special needs young people to access community involved activities 	<p>This is noted and addressed within the principle of development section at paragraphs 7.1-7.8 of the Committee Report.</p>

