



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
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
<p>Delete S106 HoT ii (Public Art):</p> <p>ii. <i>Public Art: To secure high quality public art as part of the Innovation Hub development, to be delivered in conjunction with Phase 2.</i></p> <p>Insert the following planning condition:</p> <p><i>Phase 2: Innovation Hub - Public Art</i></p> <p><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></p> <p><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></p> <p><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></p> <p>REASON</p> <p><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></p>	<p>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).</p>
<p>Amend S106 HoT iii. (Air Quality Contribution):</p> <p><u><i>Air Quality Contributions and Monitoring:</i></u></p>	<p>S106 HoT split into parts (A) and (B) for clarity.</p>

<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 <u>and Monitoring</u>:</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><u>(B) Monitoring shall be secured to ensure net zero-carbon is achieved.</u></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 <u>and End User Opportunities</u>:</i></p> <p><i><u>(A) An Employment/ Construction Training Scheme secured in accordance with the Council's Planning Obligations SPD.</u></i></p> <p><i><u>(B) To secure end user opportunities.</u></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"> • Fire detection and alarm systems • Painted walls and basic finishes • Finished communal areas (reception, lifts, lobbies) <p><u>Category A+ Fit-Out</u></p> <p>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):</p> <ul style="list-style-type: none"> • All Category A features • Fitted kitchens and toilets • Partitioned meeting rooms and breakout spaces • Installed furniture and workstations • IT infrastructure and air conditioning • Enhanced finishes and lighting <p><u>Category B Fit-Out</u></p> <p>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):</p> <ul style="list-style-type: none"> • Partitioning (offices, meeting rooms, breakout areas) • Bespoke furniture and joinery • IT and AV installation • Specialist lighting and décor • Branding and signage • Kitchen and tea points • All finishes, flooring, and decorations <p><u>Interpretation:</u></p> <p>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.</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>

