

27 January 2024



Mr Alan Corcoran  
Planning, Regeneration and Environment  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

Eleanor Cannon  
E: eleanor.cannon@savills.com  
DL: +44 (0) 7815 032 081  
  
33 Margaret Street W1G 0JD  
T: +44 (0) 20 7499 8644  
F: +44 (0) 20 7495 3773  
savills.com

Dear Mr Corcoran,

**Full Planning Application - 148-154 High Street, Uxbridge (ref. 78696/APP/2024/867)  
Statutory Consultation Response**

This letter sets out the documents originally submitted with the full planning application at 148-154 High Street, Uxbridge (ref. 78696/APP/2024/867) and the subsequent new reports and / or additional information submitted during the consultation period. It is supplemented by the Drawing Register (ref. CGL-Z0-ZZ-SH-A-000001), prepared by CGL, which identifies the latest drawings, including revision numbers.

All of the latest reports, documents and drawings are submitted alongside this letter.

Original Submission – As Validated	Additional Information or Replacement Reports	Notes
<b>Application Forms and Certificates</b>		
Planning Application Form Date: 28.03.24	No update	
Community Infrastructure Levy Form 1 Date: 28.03.24	No update	
<b>Planning Documents</b>		
Planning Submission Covering Letter Date: 28.03.24	No update	
Planning Statement (including Affordable Housing Statement) Date: March 2024	No update	
N/A	Statutory Consultation Response Letter Date: 29 November 2024 <b>NEW REPORT</b>	Applicant response to statutory consultation comments.
N/A	Bakers House – Interest Schedule Date: 26 <sup>th</sup> July 2024 <b>NEW REPORT</b>	Marketing Evidence

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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N/A	Marketing Update Letter Date: 7 October 2024 <b>NEW REPORT</b>	Marketing Evidence
<b>Consultant Reports</b>		
Air Quality Assessment Date: 26.03.24	No update	
N/A	Air Quality Stage 1 GLA Memo – Applicant Response Date: 12 <sup>th</sup> June 2024 <b>ADDITIONAL INFORMATION</b>	To address GLA Stage 1 comments.
Aviation Safeguarding Assessment Date: April 2024	No update	
Historic Environment Assessment (Archaeology) Date: December 2018	No update	
Basement Structural Impact Assessment Report Date: 02 May 2024	No update	
Biodiversity Net Gain Assessment Date: 22 <sup>nd</sup> March 2024	No update	
Circular Economy Statement & GLA CES Template Date: April 2024 <b>SUPERSEDED</b>	Circular Economy Statement & GLA CES Template Date: November 2024 <b>UPDATED REPORT</b>	To address GLA Stage 1 comments.
N/A	Circular Economy Stage 1 GLA Memo – Applicant Response Date: 19 <sup>th</sup> November 2024 <b>ADDITIONAL INFORMATION</b>	To address GLA Stage 1 comments.
Contamination Assessment Date: 27 <sup>th</sup> March 2023	No update	
Daylight, Sunlight and Overshadowing Date: March 2024	No update	
Internal Daylight and Overshadowing Report Date: April 2024	No update	
Demolition Method Statement Date: December 2023	No update	
Design and Access Statement Part 1 – Part 9 Date: March 2024	No update	
N/A	Uxbridge High Street Post Submission Additional Information Date: July 2024 <b>ADDITIONAL INFORMATION</b>	To address LBH Design Comments

	<p>Uxbridge High Street Post Submission Additional Information Date: November 2024</p> <p><b>ADDITIONAL INFORMATION</b></p>	To address LBH Design Comments
Preliminary Ecological Appraisal and Preliminary Roost Assessment Date: 21 <sup>st</sup> March 2024	No update	
Economic Impact Assessment Date: March 2024	No update	
Energy Strategy Report Date: 27 <sup>th</sup> March 2024 <b>SUPERSEDED</b>	<p>Updated Energy Strategy Report and details of Energy Modelling and Reporting Spreadsheets:</p> <ul style="list-style-type: none"> <li>• BRUKL Output Document – Hotel Part L Lean</li> <li>• BRUKL Output Document – Hotel Part L Clean</li> <li>• BRUKL Output Document – Hotel Part L Green</li> <li>• BRUKL Output Document – Co-Living Part L Lean</li> <li>• BRUKL Output Document – Co-Living Part L Clean</li> <li>• BRUKL Output Document – Co-Living Part L Green</li> <li>• Be Seen Reporting Spreadsheet</li> <li>• GLA Carbon Emissions Reporting Spreadsheet</li> </ul> <p>Date: 28<sup>th</sup> September 2024</p> <p><b>UPDATED REPORT</b></p>	To address GLA Stage 1 comments.
N/A	<p>Energy Stage 1 GLA Memo – Applicant Response (with supporting information) Date: 19<sup>th</sup> November 2024</p> <p><b>ADDITIONAL INFORMATION</b></p>	To address GLA Stage 1 comments.
N/A	<p>TM52 Overheating Risk Assessment Report Date: 28<sup>th</sup> October 2024</p> <p><b>NEW REPORT</b></p>	To address GLA Stage 1 comments.
N/A	<p>TM54 Operational Energy Evaluation Report Date: 28<sup>th</sup> October 2024</p> <p><b>NEW REPORT</b></p>	To address GLA Stage 1 comments.
N/A	<p>TM59 Uxbridge Co-Living Thermal Comfort Overheating Report Date: 28<sup>th</sup> October 2024</p> <p><b>NEW REPORT</b></p>	To address GLA Stage 1 comments.

BREEAM Pre-Assessment Report Date: March 2024	No update	
London Plan Fire Statement – Hotel Building & London Plan Fire Statement – Co-Living Building & Fire Statement Form <b>SUPERSEDED</b>	London Plan Fire Statement <b>UPDATED REPORT</b>	To address GLA Stage 1 comments.
	Jensen Hughes Technical Note: Response to London Fire Brigade Comments Date: 09 <sup>th</sup> January 2025 <b>ADDITIONAL INFORMATION</b>	
Flood Risk Assessment Report and Drainage Strategy Part 1 and Part 2 Date: 26 <sup>th</sup> March 2024	No update	
N/A	LLFA Response Letter, with the following supporting evidence: <ul style="list-style-type: none"> <li>Blue Roof Drainage - ROOF PLAN (no. UXB-CGL-Z2-09-DR-A-SK50007)</li> <li>Bauder – Calculation Package</li> <li>Bauder – Blue Roof Ballasted System Information Sheet</li> <li>Lower Level Basement Sewer Survey (no. U1998);</li> <li>High Street / Bakers Road Sewer Survey Sheet 1 (no. U1998); and</li> <li>High Street / Bakers Road Sewer Survey Sheet 2 (no. U1998).</li> </ul> Date: 12 <sup>th</sup> November 2024 <b>ADDITIONAL INFORMATION</b>	To address LLFA Comments
N/A	Thames Water Response Letter Date: 12 <sup>th</sup> November 2024 <b>ADDITIONAL INFORMATION</b>	To address Thames Water comments
Financial Viability Assessment Date: March 2024	Discussions Ongoing	
Heritage Statement Date: March 2024 <b>SUPERSEDED</b>	Revised Heritage Statement Date: November 2024 <b>UPDATED REPORT</b>	To address GLA Stage 1 comments.
N/A	Additional Views Assessment Date: November 2024 <b>ADDITIONAL INFORMATION</b>	To address GLA Stage 1 comments.
Noise Impact Assessment Part 1 and Part 2	No update	

Date: 26 <sup>th</sup> March 2024		
Statement of Pre-Application Consultation Date: March 2024	No update	
Healthy Streets Transport Assessment Date: March 2024	No update	
	Transport Assessment Addendum Date: n.d. <b>ADDITIONAL INFORMATION</b>	To respond to GLA and LBH Transport Comments
Delivery and Servicing Plan Date: March 2024	No update	
Outline Construction Logistics Plan Date: March 2024	No update	
N/A	Operational Waste Management Plan Date: November 2024 <b>NEW REPORT</b>	To address comments from LBH Waste Services.
Hotel Travel Plan Date: March 2024	No update	
Residential Travel Plan Date: March 2024	No update	
Utilities Information Date: December 2023	No update	
Ventilation Strategy Report Date: 26 <sup>th</sup> March 2024	No update	
Whole Life Carbon Assessment & GLA WLCA Template Date: 11 <sup>th</sup> April 2024 <b>SUPERSEDED</b>	Whole Life Carbon Assessment & GLA WLCA Template Date: November 2024 <b>UPDATED REPORT</b>	To address GLA Stage 1 comments.
N/A	Whole Life Carbon Assessment Stage 1 GLA Memo – Applicant Response Date: 19 <sup>th</sup> November 2024 <b>ADDITIONAL INFORMATION</b>	To address GLA Stage 1 comments.
Pedestrian Level Wind Desk-Based Assessment Date: 27 <sup>th</sup> March 2024	No update	
N/A	Moda Operational Management Plan Date: n.d. <b>NEW REPORT</b>	To address GLA Stage 1 comments.
Landscape Design and Access Statement Date: March 2024 <b>SUPERSEDED</b>	Landscape Design and Access Statement Date: January 2025 <b>UPDATED REPORT</b>	To address LBH and GLA Stage 1 comments.

<p>Landscape Plans</p> <ul style="list-style-type: none"> <li>• Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P04)</li> <li>• Site Sections 01 (ref. 5903- OOB- ZZ- ZZ- D- L- 000050 Rev P02)</li> <li>• Site Sections 02 (ref. 5903- OOB- ZZ- ZZ- D- L- 000051 Rev P02)</li> <li>• Boundary Treatment Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000020 Rev P02)</li> <li>• Circulation Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000030 Rev P02)</li> <li>• Existing and Proposed Levels (ref. 5903- OOB- ZZ- 00- D- L- 000010 Rev P04)</li> <li>• Planting Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000040 P02)</li> <li>• Roof Terrace Level 08 (ref. 5903- OOB- ZZ- 08- D- L- 000002 Rev P03)</li> <li>• Urban Greening Factor (ref. 5903- OOB- ZZ- 00- D- L- 000071 Rev P02)</li> </ul> <p><b>SUPERSEDED</b></p>	<p>Landscape Plans</p> <ul style="list-style-type: none"> <li>• Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P06)</li> <li>• Site Sections 01 (ref. 5903- OOB- ZZ- ZZ- D- L- 000050 Rev P04)</li> <li>• Site Sections 02 (ref. 5903- OOB- ZZ- ZZ- D- L- 000051 Rev P03)</li> <li>• Site Sections 03 (ref. 5903- OOB- ZZ- ZZ- D- L- 000052 Rev P01)</li> <li>• Boundary Treatment Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000020 Rev P03)</li> <li>• Circulation Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000030 Rev P03)</li> <li>• Existing and Proposed Levels (ref. 5903- OOB- ZZ- 00- D- L- 000010 Rev P07)</li> <li>• Planting Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000040 P03)</li> <li>• Roof Terrace Level 08 (ref. 5903- OOB- ZZ- 08- D- L- 000002 Rev P04)</li> <li>• Urban Greening Factor (ref. 5903- OOB- ZZ- 00- D- L- 000071 Rev P04)</li> </ul> <p><b>UPDATED PLANS</b></p>	<p>To address LBH and GLA Stage 1 comments.</p>
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I trust that the above provides further clarification or information on the various points raised during the consultation period. We welcome further engagement with LBH during the re-consultation to assist with the determination of the planning application.

Yours sincerely,

**Eleanor Cannon**  
**Savills Planning**