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Planning Department
London Borough of Hillingdon
Civic Centre
High Street Uxbridge
UB8 1UW

Planning Portal Reference. PP-14187932

25 July 2025

Dear Sir / Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR OUTLINE PLANNING PERMISSION
HYDE PARK HAYES, UB3 4AZ

On behalf of our client, Columbia Threadneedle Investments, please find enclosed an outline planning application for the proposed re-development of Hyde Park, Hayes, UB3 4AZ.

Following extensive pre-application engagement, the application seeks permission for the following description of development:

“Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and phased delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works”.

SITE AND SURROUNDING CONTEXT

The Site is located in the Hayes area, within Hillingdon’s Pinkwell Ward, and comprises an irregularly shaped landholding within the Hyde Park Estate on Millington Road. The Site is currently occupied by 2no. office buildings, a surface car parking area and a multistorey car park (‘MSCP’) providing 696 existing car parking spaces. The existing office buildings and MSCP are 3 to 5-storeys in height and provide circa 31,288m² of Class E floorspace.

The Site is bounded by North Hyde Road to the north and the Westlands Estate (including the Asda Hayes Superstore and Selco Builders Warehouse) to the east. The Site’s southern boundary runs alongside the southern edge of Millington Road. The Site’s western boundary, also comprising part of Millington Road, provides connection with a large roundabout (which is also benefits from exits on to Dawley Road, Bourne Avenue and North Hyde Road).

Whilst the Site comprises existing commercial uses (alongside car parking), it notably abuts 2no. adjacent development plots – commonly referred to as ‘HP3’ and building ‘HP4’. These plots currently benefit from either planning permission or Prior Approval to deliver residential uses in the future (under Refs: 72360/APP/2021/1709 and 76655/APP/2021/3039 respectively). Building ‘HPH1’ (which is located to the immediate east and is also included within the Applicant’s ownership) benefits from Prior Approval granted on 11 April 2025 for Change of use from offices (Use Class E) to residential (Use Class C3) on upper floors to create 75no. self-contained flats (LPA Ref. 67351/APP1202412746). Building HPH1 is currently occupied by a commercial tenant at ground floor level.

The Site has strong levels of public transport accessibility given the presence of various local rail and bus services. As such, the Site has a Public Transport Accessibility Level of 4 (good). The Site also lies in proximity of the M4 (which lies circa 850m to the south) and Heathrow Airport (2.6km to the south). The character of the surrounding area is mixed use: the adjacent Westlands Estate comprises a mixture of industrial and retail uses, whereas various terraced and semi-detached residential premises can be found locally to the north (on the opposite side of North Hyde Road), to the east (beyond Station Road) and to the south-west (on Dawley Road).

The wider surrounding area is also importantly undergoing a period of transition, with several large-scale redevelopment projects consented and / or being delivered locally. These include (but are not limited to): Weston Homes redevelopment proposals at ‘The Venue’, the redevelopment of the nearby Yodel site, the Nestle Square redevelopment project, Barratt London’s Hayes Village redevelopment project, Berkeley Homes’ Green Quarter redevelopment scheme, Greystar’s Crown Trading Centre redevelopment scheme and the Borough’s own redevelopment proposals at the Austin Road Estate.

PROPOSED DEVELOPMENT

The proposals include:

- Demolition of existing buildings (albeit the basement level below Building HPH5 will be retained);
- Delivery of a high quality residential led, mixed-use development comprising significant new dwellings and up to 150m² of flexible ancillary residential / commercial floorspace. At this stage, we propose that up to 673 new dwellings be provided on-site (and envisage that these matters can be secured through planning condition in due course).
- Provision of a mix of housing typologies, including 42% one-bedroom apartments; 42% two-bedroom apartments; 16% three-bedroom apartments (it is envisaged that this proposed mix be secured through planning condition in due course).
- Establishment of a variety of site parameters including:
 - Various maximum building heights throughout the scheme (from 3-11 storeys);
 - Provision of up to 272 no. car parking spaces including 130 residential spaces (equating to 0.2 spaces per residential dwelling) and 142 commercial spaces (for the retained commercial operators on the Site);
 - Creation of a new pedestrian crossing over North Hyde Road; and
 - Provision of high-quality landscaping including public open space and child's play space.

The submitted Parameters Plan are informed by site constraints and technical assessments forming part of this application. These plans propose the following matters for approval:

- Parameter Plan 1 – defines the maximum building footprint and identifies the “Proposed “Development Zone”.
- Parameter Plan 2 – outlines areas for vehicular access, vehicle parking, pedestrian friendly zones, and new pedestrian crossings.
- Parameter Plan 3 – shows the areas designated as public realm and streetscape, private front gardens and illustrative locations of public open space.
- Parameter Plan 4 – sets out the maximum building heights within each zone (67.9m AOD maximum).
- Parameter Plan 5 – illustrates the land use, majority residential Use Class C3 with a small section for flexible commercial space Use Class E.
- Parameter Plan 6 – outlines the existing trees to be retained, trees to be removed and the proposed tree planting.

Detailed consideration of appearance, landscaping, layout and scale are reserved and will be considered in compliance with the above at a future stage via submission of a reserved matters application.

SUMMARY & PLANNING JUSTIFICATION

The application documentation demonstrates that the proposed development accords with the statutory development and national planning policy guidance. It also comprises a sustainable form of development that would give rise to considerable social and environmental benefits to be factored into the overall planning balance including:

- Delivery of significant and much-needed new housing on a highly-accessible, previously-developed site – in short, given that up to 673 residential dwellings are proposed to be delivered on-site, the Proposals are capable of making an undeniable contribution to local housing need.
- Delivery of flexible ancillary residential / commercial uses at ground level at key-locations on-site, in addition to securement of other means of active frontage throughout the proposals. This approach will help to ensure a strong sense of place and street scheme throughout the scheme.
- Securing high-quality architecture in the future, at Reserved Matters stage, through establishment of robust design coding. The submitted Design Code provides a comprehensive framework to inform future redevelopment proposals.
- The submitted Parameter Plans and Design Code will also ensure, and underpin, the delivery of high-quality and well-designed new homes on-site – as demonstrated through submission of our Illustrative Scheme, these parameters and design principles are capable of delivering an exemplary scheme at Reserved Matters stage which performs well in relation to key design and environmental criteria (including wind microclimate and daylight, sunlight and overshadowing considerations).
- The proposals provide local employment and training opportunities through the flexible commercial unit proposed, there will also be opportunity for employment through temporary construction work. The proposals will therefore result in local economic benefits.
- A significant reduction in car parking provision on-site, in accordance with key policy objectives. The proposals will also include 1,210 cycle parking spaces, therefore helping to promote sustainable transport modes.
- The proposals will deliver significant new, accessible and permeable public realm through the Site, promoting pedestrian priority. The outline proposals are supported by a detailed landscaping strategy, seeking to ensure a high-quality landscaped approach in the future.
- As supported by our Illustrative Scheme, the maximum parameters proposed are capable of delivering up to play 1,752m² child's play space (with specific details to come forward at Reserved Matters Application stage in due course). The presumption in favour of granting planning permission therefore applies in accordance with Paragraph 11 (d) of the NPPF. We would therefore respectfully request that the application is approved without delay.

SCOPE OF APPLICATION

To assist with the determination of this application, the following suite of technical documents (as agreed with London Borough of Hillingdon) during the pre-application process) has been submitted via the Planning Portal (reference PP-14187932):

- CIL Form, prepared by Montagu Evans;

- Covering Letter, prepared by Montagu Evans;
- Application Form and Required Notices, prepared by Montagu Evans;
- Affordable Housing Statement and Financial Viability Assessment, prepared by Montagu Evans;
- Heritage, Townscape and Visual Impact Appraisal, prepared by Montagu Evans;
- Site Location Plan @1:1250 @A1, prepared by TP Bennett;
- Site Block Plan @1:1250 @A1, prepared by TP Bennett;
- Parameter Plans, prepared by TP Bennett including:
 - Parameter Plan 1 - Building Zones (drawing ref: A12440 TPB ZZ ZZZ DR A 041001 S2 P04);
 - Parameter Plan 2 - Access and Movement (drawing ref: A12440 TPB ZZ ZZZ DR A 041002 S2 P04);
 - Parameter Plan 3 - Hard and Soft Landscape (drawing ref: A12440 TPB ZZ ZZZ DR A 041003 S2 P03);
 - Parameter Plan 4 - Building Heights (drawing ref: A12440 TPB ZZ ZZZ DR A 041004 S2 P03);
 - Parameter Plan 5 - Land Use (drawing ref: A12440 TPB ZZ ZZZ DR A 041005 S2 P03);
 - Parameter Plan 6 – Trees (drawing ref: A12440 TPB ZZ ZZZ DR A 041006 S2 P03);
 - Parameter Plan 3D – Max Building Heights (drawing ref: A12440 TPB ZZ ZZZ DR A 041007 S2 P01);
- Existing Plans, prepared by TP Bennett including:
 - Multi Storey Car Parking Existing Plan Level 00 (drawing ref: A12440 TPB CP L00 DR A 041001 S2 P01);
 - Multi Storey Car Park Existing Plan Level 01 (drawing ref: A12440 TPB CP L01 DR A 041001 S2 P01);
 - Multi Storey Car Park Existing Plan Level 02 (drawing ref: A12440 TPB CP L02 DR A 041001 S2 P01);
 - Multi Storey Car Park Existing Plan Level 03 (drawing ref: A12440 TPB CP L03 DR A 041001 S2 P01);
 - Multi Storey Car Park Existing Plan Level 04 (drawing ref: A12440 TPB CP L04 DR A 041001 S2 P01);
 - Multi Storey Car Park Existing Plan Level 05 roof (drawing ref: A12440 TPB CP L05 DR A 041001 S2 P01);
 - HPH 2 Existing Plan Level 00 (drawing ref: A12440 TPB H2 L00 DR A 041001 S2 P01);
 - HPH 2 Existing Plan Level 01 (drawing ref: A12440 TPB H2 L01 DR A 041001 S2 P01);
 - HPH 2 Existing Plan Level 02 (drawing ref: A12440 TPB H2 L02 DR A 041001 S2 P01);
 - HPH 2 Existing Plan Level 03 roof (drawing ref: A12440 TPB H2 L03 DR A 041001 S2 P01);

- HPH 2 Existing Plan Roof Level (drawing ref: A12440 TPB H2 R01 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level -1 (Basement) (drawing ref: A12440 TPB H5 B01 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 00 (drawing ref: A12440 TPB H5 L00 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 01 (drawing ref: A12440 TPB H5 L01 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 02 (drawing ref: A12440 TPB H5 L02 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 03 (drawing ref: A12440 TPB H5 L03 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 04 (drawing ref: A12440 TPB H5 L04 DR A 041001 S2 P01);
- HPH 5 Existing Plan Level 05 (Roof) (drawing ref: A12440 TPB H5 L05 DR A 041001 S2 P01);
- HPH 5 Existing Plan Roof Level (drawing ref: A12440 TPB H5 R01 DR A 041001 S2 P01);
- Existing Elevations, prepared by TP Bennett including:
 - Multi Storey Car Park Existing Elevations (drawing ref: A12440 TPB CP ZZZ DR A 042001 S2 P01);
 - HPH 2 Existing Elevations North & South (drawing ref: A12440 TPB H2 ZZZ DR A 042001 S2 P01);
 - HPH 2 Existing Elevations East & West (drawing ref: A12440 TPB H2 ZZZ DR A 042002 S2 P01);
 - HPH 5 Existing Elevations North & South (drawing ref: A12440 TPB H5 ZZZ DR A 042001 S2 P01);
 - HPH 5 Existing Elevations East & West (drawing ref: A12440 TPB H5 ZZZ DR A 042002 S2 P01);
- Demolition Plans, prepared by TP Bennett including:
 - Multi Storey Car Park Demolition Plan Level 00 (drawing ref: A12440 TPB CP L00 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Plan Level 01 (drawing ref: A12440 TPB CP L01 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Plan Level 02 (drawing ref: A12440 TPB CP L02 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Plan Level 03 (drawing ref: A12440 TPB CP L03 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Plan Level 04 (drawing ref: A12440 TPB CP L04 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Plan Level 05 roof (drawing ref: A12440 TPB CP L05 DR A 041002 S2 P01);
 - Multi Storey Car Park Demolition Elevations (drawing ref: A12440 TPB CP ZZZ DR A 042002 S2 P01);
 - HPH 2 Demolition Plan Level 00 (drawing ref: A12440 TPB H2 L00 DR A 041002 S2 P01);

- HPH 2 Demolition Plan Level 01 (drawing ref: A12440 TPB H2 L01 DR A 041002 S2 P01);
- HPH 2 Demolition Plan Level 02 (drawing ref: A12440 TPB H2 L02 DR A 041002 S2 P01);
- HPH 2 Demolition Plan Level 03 roof (drawing ref: A12440 TPB H2 L03 DR A 041002 S2 P01);
- HPH 2 Demolition Plan Roof Level (drawing ref: A12440 TPB H2 R01 DR A 041002 S2 P01);
- HPH 2 Demolition Elevations North & South (drawing ref: A12440 TPB H2 ZZZ DR A 042003 S2 P01);
- HPH 2 Demolition Elevations East & West (drawing ref: A12440 TPB H2 ZZZ DR A 042004 S2 P01);
- HPH 5 Demolition Plan Level -1 (Basement) (drawing ref: A12440 TPB H5 B01 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 00 (drawing ref: A12440 TPB H5 L00 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 01 (drawing ref: A12440 TPB H5 L01 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 02 (drawing ref: A12440 TPB H5 L02 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 03 (drawing ref: A12440 TPB H5 L03 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 04 (drawing ref: A12440 TPB H5 L04 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Level 05 (Roof) (drawing ref: A12440 TPB H5 L05 DR A 041002 S2 P01);
- HPH 5 Demolition Plan Roof Level (drawing ref: A12440 TPB H5 R01 DR A 041002 S2 P01);
- HPH 5 Demolition Elevations North & South (drawing ref: A12440 TPB H5 ZZZ DR A 042003 S2 P01);
- HPH 5 Demolition Elevations East & West (drawing re: A12440 TPB H5 ZZZ DR A 042004 S2 P01);
- Illustrative Masterplans, prepared by TP Bennett including:
 - Illustrative Masterplan Level 00 (drawing ref: A12440 TPB ZZ L00 DR A 041001 S2 P06);
 - Illustrative Masterplan Level 01 (drawing ref: A12440 TPB ZZ L01 DR A 041001 S2 P05);
 - Illustrative Masterplan Level 02 (drawing ref: A12440 TPB ZZ L02 DR A 041001 S2 P03);
 - Illustrative Masterplan Level 03 (drawing ref: A12440 TPB ZZ L03 DR A 041001 S2 P03);
 - Illustrative Masterplan Level 04 (drawing ref: A12440 TPB ZZ L04 DR A 041001 S2 P03);
 - Illustrative Masterplan Level 05 (drawing ref: A12440 TPB ZZ L05 DR A 041001 S2 P03);
 - Illustrative Masterplan Level 06 (drawing ref: A12440 TPB ZZ L06 DR A 041001 S2 P04);
 - Illustrative Masterplan Level 07 (drawing ref: A12440 TPB ZZ L07 DR A 041001 S2 P03);

- Illustrative Masterplan Level 08 (drawing ref: A12440 TPB ZZ L08 DR A 041001 S2 P03);
- Illustrative Masterplan Level 09 (drawing ref: A12440 TPB ZZ L09 DR A 041001 S2 P03);
- Illustrative Masterplan Level 10 (drawing ref: A12440 TPB ZZ L10 DR A 041001 S2 P03);
- Illustrative Masterplan Roof (drawing ref: A12440 TPB ZZ R01 DR A 041001 S2 P05);
- Arboricultural Impact Assessment, prepared by CBA Trees;
- Daylight and Sunlight Assessment, prepared by Anstey Horne;
- Design and Access Statement (including landscape strategy), prepared by TP Bennett;
- Design Code, prepared by TP Bennett;
- Ecology Appraisal, prepared by Trium;
- Biodiversity Net Gain Metrics, prepared by Trium;
- Flood Risk and Drainage Assessment, prepared by Mayer Brown;
- Transport Assessment, prepared by TTP;
- Travel Plan, prepared by TTP;
- Construction Logistics Plan, prepared by TTP;
- Delivery and Servicing Plan, prepared by TTP;
- Site Waste Management Plan (operational and construction), prepared by TTP;
- Energy Statement, prepared by Whitecode;
- Sustainability Statement, prepared by Whitecode;
- Whole Life Carbon Assessment, prepared by Whitecode;
- Circular Economy Statement, prepared by Whitecode;
- Pre-Demolition Audit, prepared by SWECO;
- Water Cycle Strategy, prepared by Whitby Wood;
- Noise and Vibration Impact Assessment, prepared by Trium;
- Economic Assessment, prepared by Trium;
- Fire Statement, prepared by Orion;

- Air Quality Assessment, prepared by AQ Consultants;
- Airport Safeguarding Report, prepared by KL Grant;
- Microclimate and Wind Assessment for Tall Buildings, prepared by GIA;
- Utilities Surveys and Proposals, prepared by Cudd Bentley;
- Archaeology Assessment, prepared by RPS;
- Health Impact Assessment, prepared by Trium;
- Geo-Environmental Assessment, prepared by Ramboll; and
- Statement of Community Engagement, prepared by Consult Communications.

CLOSING STATEMENT

The Outline Application has been submitted via the Planning Portal (ref. PP-14187932). The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) 2012 (as amended). The fee amounting to £ 25,986.00 (including Planning Portal service charge) has been paid via BACS to the Planning Portal.

We would be grateful if London Borough of Hillingdon could confirm that the Application is complete and will be validated shortly. In the interim, should there be any queries, please contact Edward Ledwidge edward.ledwidge@montagu-evans.co.uk / (07958515318) or Tiahna Joshi Tiahna.joshi@montagu-evans.co.uk.

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

Job Title