



HILLINGDON

LONDON

Meeting:	Hillingdon Planning Committee	
Date:	12th March 2025	Time: 7:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item: 7	Pages: 57 – 90	Location: 105 Hayes End Road
To remove the reference to the site being located within an Area of Special Local Character in para 1.7 page 59.		A correction as the site is not located within an Area of Special Local Character
To update the drawing reference numbers within the committee report: Page 78 paragraph 7.41 changed from P006 Rev A to P005 Rev B Page 78 paragraph 7.44 changed from P006 Rev A to P005 Rev B Page 78 paragraph 7.45 changed from P006 Rev A to P005 Rev B Page 80 paragraph 7.59 changed from P006 Rev A to P005 Rev B		The drawing numbers have been updated to reflect the correct revisions. The drawings are the same in their content, it is solely the drawing number/revision letter that has been updated.
Item: 8	Pages: 91 – 106	Location: Dyson Drive, Uxbridge
Amendments/Additional Information:		Officer Comments:
To include an additional reason for refusal on Biodiversity Net Gain (BNG): 2 In the absence of satisfactory biodiversity net gain information, it has not been demonstrated that the proposal would deliver at least a 10% increase in biodiversity value relative to the predevelopment biodiversity value of the onsite habitat. The proposed development fails to provide an appropriate biodiversity net gain. As such the proposed development is contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), Policy G6 of the London Plan (2021), Policy EM7 of the Hillingdon Local Plan Part 1 - Strategic Policies (2012) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020).		The car parking spaces are greater than 25m ² therefore the development would not fall under the 'de minimis' BNG exemption.
Item: 10	Pages: 151-208	Location: Unit 4, Silverdale Industrial Estate, Silverdale Road
Amendments/Additional Information:		Officer Comments:
1. Amend Condition 2 (Approved Plans) references 600-MCA-00-XX-DR-A-1000 and 600-HED-00-XX-RP-L-0001 Rev D to:		Updated Landscape Strategy, incorporating the agreed final changes to the parapet height/fence line.

<p style="text-align: center;"><i>600-MCA-00-XX-DR-A-1000 P01 and 600-HED-00-XX-RP-L-0001 Rev E</i></p>	
<p>2. Amend Condition 3 (Compliance with Supporting Documentation) reference 600-MCA-00-XX-RP-A-1000 P01 to:</p> <p style="text-align: center;"><i>600-MCA-00-XX-RP-A-1000 P02</i></p>	<p>Updated DAS, incorporating the agreed final changes to the parapet height/fence line.</p>
<p>3. Removal of Condition 16</p>	<p>Compliance included in wording of Condition 17 (CMP).</p>
<p>4. Amend to Condition 29 (Testing and Maintenance Regime Annual Hours) testing hours from 15 hours per year to 19 hours per year.</p>	<p>The testing regime requires 19 hours per year.</p>
<p>5. Amend Condition 30 (Sustainable Water Management Compliance) wording to: No building hereby permitted shall be occupied until <i>Prior to operation of the development, evidence (photographs and installation contracts) are to be submitted to the Local Planning Authority to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.</i></p>	<p>To clarify wording and trigger point.</p>
<p>6. Amend Condition 21 (Sustainable Water Management) with the following wording:</p> <p style="text-align: center;">a) Sustainable Drainage features:</p> <p>i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy SI 13 of the London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification must be provided.</p> <p>ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits. Rainwater harvesting should be considered.</p> <p>iii. Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Developments should aim to meet</p>	<p>To include flexibility in line with Thames Water enquiry.</p>

<p>greenfield runoff rates unless a suitable justification can be provided.</p> <p>iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for the entire site area for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.</p> <p>v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and the depth of the flooding confirmed. Safe access and egress for the site must be demonstrated.</p> <p>b) Long-term management and maintenance of the drainage system.</p> <p>i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.</p> <p>ii. Include details of the necessary inspection regimes and maintenance frequencies.</p> <p>Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.</p>	
<p>7. Amend NPPF references on Conditions 4 (Cycle Parking), 15 (Low Emission Strategy) and 21 (Sustainable Water Management).</p>	<p>To update references to the most recent published NPPF document (2024).</p>
<p>Item: 11</p>	<p>Pages: 209 - 246</p>
<p>Location: 27-29 Wiltshire Lane</p>	
<p>Amendments/Additional Information:</p>	<p>Officer Comments:</p>
<p>1. Amend Condition 2 (approved drawings) to replace drawing ref. 2024/D/352/P/06 with revised drawing 2024/D/352/P/06A.</p>	<p>Amendments were secured to the existing and proposed floor plans to correct the omission of an existing window, which would be retained. This window was/is shown on the existing and proposed south-east elevations. Given that the window is existing and there are no changes proposed, there would be no additional impact on neighbouring amenity.</p>