

## Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Alan Corcoran**

**43510/APP/2024/3336**

Date Application Valid:	<b>03.04.2025</b>	Statutory / Agreed Determination Deadline:	<b>12.11.2025</b>
Application Type:	<b>Full</b>	Ward:	<b>South Ruislip</b>

Applicant: **NEXT PLC**

Site Address: **Unit 2, Ruislip Retail Park, Victoria Road, Ruislip**

Proposal: **Installation of an internal mezzanine floor that can be used for Use Class E(a) retail purposes and use of floorspace for an ancillary cafe and back-of-house storage space.**

Summary of Recommendation: **GRANT planning permission subject to section 106 legal agreement and conditions**

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



## **Summary of Recommendation:**

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

### **S106 Legal Agreement Heads of Terms**

It is recommended that delegated powers be given to the Director of Planning and Sustainable Growth to grant planning permission subject to the following:

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

- i. Air Quality Mitigation contribution of £40,396.
- ii. A Construction Employment Training Scheme secured in accordance with the Council's Planning Obligations SPD.
- iii. An End-User Employment Scheme secured in accordance with the Council's Planning Obligations SPD.
- iv. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning and Sustainable Growth), delegated authority be given to the Director of Planning and Sustainable Growth to refuse planning permission for the following reason:

'The applicant has failed to mitigate the impacts posed by the proposed development (in respect of Air Quality, Employment and Planning Obligations Monitoring). The scheme therefore conflicts with Policies DMCI 7 of the Hillingdon Local Plan: Part 2 (2020); the adopted Planning Obligations Supplementary Planning Document (2014); Policy DF1 of the London Plan (2021); and paragraphs 56-58 of the National Planning Policy Framework (2024).'

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

E) That if the application is approved, that the permission is subject to the Conditions as set out in Appendix 1.

## **1 Executive Summary**

- 1.1 The Application Site (Unit 2) is located within Ruislip Retail Park to the southwest of the junction of Victoria Road and Field End Road in South Ruislip. It is a vacant 1,442 sq. m. retail unit (formerly 'Carpetright') in a purpose-built parade of four large format retail units consisting of Furniture Village (Unit 1), TK Maxx (Unit 3), and Halfords (Unit 4). The Site is within Potentially Contaminated Land and a Critical Drainage Area. It is not Listed or located within a Conservation Area or Area of Special Local Character.
- 1.2 The Applicant proposes to construct a 1,332 sq. m. mezzanine floor within the existing building's envelope, in the void space above the existing 1,442 sq. m. of commercial ground floor space. The resulting structure would have a total floor area of 2,774 sq. m. The net sales area of the store would be 1,417 sq. m. and there would be a further 139 sq. m. for an ancillary cafe. Of the net sales area, 1,285 sq. m. would be for the sale of clothing, footwear, and accessories. The remaining 132 sq. m. would be used for the sale of furniture and furnishings. The established, lawful use class of the Site (Use Class E(a)) would not change, but, if granted, the new permission would supersede a planning condition which currently limits the sale of specific goods within Unit 2, including clothing and footwear (unless the clothing is connected with building and construction, DIY, motorcycling, cycling, or vehicle repair and maintenance activities).
- 1.3 This application is submitted in association with application reference 43510/APP/2024/3337, which seeks permission to refurbish Unit 2 for its use within Use Class E(a) to include the sale of clothing, footwear, furniture and homewares, and ancillary items, back-of-house storage space, a new shop front, and a new fire exit door. This associated application is to be determined under delegated authority concurrent with this committee application. This application for a mezzanine floor being considered by the Planning Committee, therefore includes a condition requiring the additional floorspace to be used only in association with Unit 2 and its lawful use, which should planning permission be granted, would be for the sale of the specified items with an ancillary café and storage space. These are the terms of the submitted application that have been assessed.
- 1.4 Given the Site's planning history (planning consent to operate as a large format retail store), and on review of the submitted Sequential Test and Retail Impact Assessment, the principle of constructing a mezzanine floor for retail use in an out-of-centre location is acceptable in this circumstance. There would be no

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

external extensions or alterations of the building's exterior, and thus, no design or character impacts. Given the nature of the internal works to an established retail unit and its separation from residential land uses, the proposal would not harm residential amenity. There are no objections from the Council's Urban Design Officer, Landscape Officer, or Highways Officers. Though located on Potentially Contaminated Land and within a Critical Drainage Area, no ground works or increase in building footprint is proposed, with the proposed mezzanine to be installed above the established ground floor retail space within an existing building. Therefore, there would be no increased risk of contamination or flooding.

- 1.5 The Council has not received any representations from the public during the public consultation period.
- 1.6 The proposal is acceptable and would be consistent with the relevant development plan policies.
- 1.7 The planning application is therefore recommended for approval subject to the conditions contained in Appendix 1 and Section 106 Heads of Terms detailed in the 'Summary of Recommendation' section of this report.

## **2 The Site and Locality**

- 2.1 Unit 2 – the Application Site – is a vacant retail unit in a purpose-built terrace of four large format retail units located to the southwest of the junction of Victoria Road and Field End Road in South Ruislip. Unit 2 has been vacant for one year since 'Carpetright' closed in the Summer of 2024. It has an existing gross internal floor area of 1,442 sq. m. at ground floor level.
- 2.2 The Site is within Potentially Contaminated Land and a Critical Drainage Area. It is not Listed or located within a Conservation Area or Area of Special Local Character.
- 2.3 Vehicular access to the Site is via Victoria Road, with egress onto Field End Road. Car parking is to the north of the Site, with 304 spaces within the wider retail park. There are 36 cycle parking spaces adjacent the eastern boundary of the Site for retail park visitors. Site access, cycle parking, and car parking are shared between the retail park units. A separate shared service access is from Stonefield Way to the west. The Site has a Public Transport Access Level (PTAL) of 1b, where a score of 0 indicates very poor access to public transport and 6b indicates excellent access. Bus stops for the 114 and 282 adjoin the retail park.
- 2.4 The three neighbouring retail units within the parade are occupied by Furniture Village (Unit 1), TK Maxx (Unit 3), and Halfords (Unit 4). Separate Wickes and Lidl

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

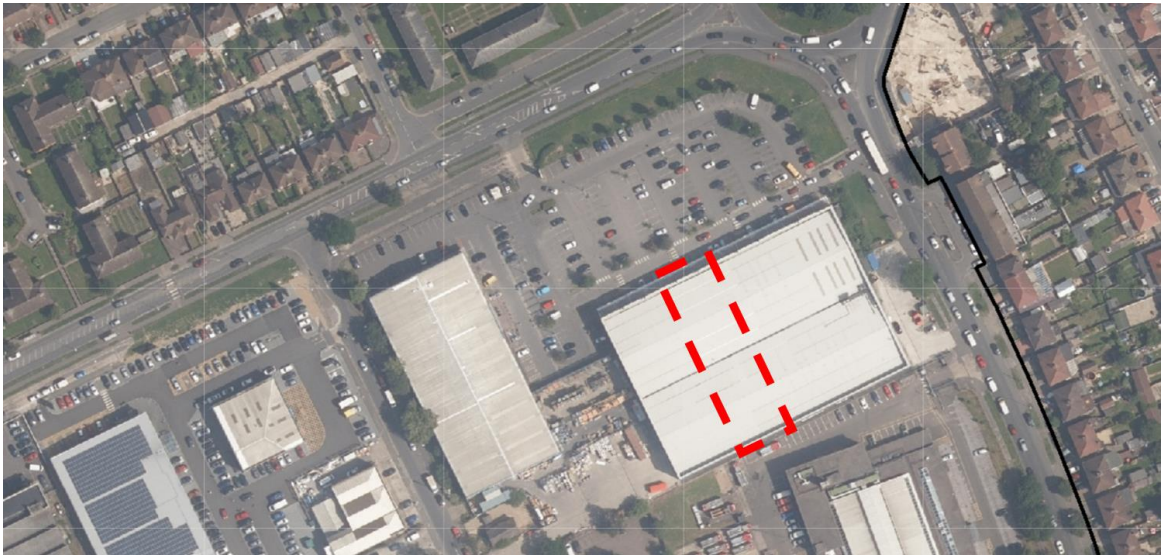
stores are to the west of the shopping parade and retail park. Further west, along Victoria Road, is the Victoria Retail Park that has retail park units within three separate blocks. These are occupied by Curry's, Homebase, DFS, Tapi Carpets, and PureGym. Large industrial units within The Stonefield Way Preferred Industrial Location (PIL) adjoin the Site to the south. To the north of the Site, beyond the retail park's car park and on the opposite side of Victoria Road are residential homes (approximately 95 metres from the Site). East of the retail park, on the opposite side of Field End Road, are more residential homes (approximately 115 metres from the Site). The Site and surrounding retail parks form part of a well-established local retail hub that predominantly serves car-borne shoppers drawn from a wide catchment.

**Figure 1: Location Plan (application site edged red)**





***Figure 2: Aerial View of the Application Site***



***Figure 3: Aerial View of Wider Retail Park Setting***



**Figure 4: Site Image**



**Figure 5: Site Image**



### **3 Proposal**

- 3.1 The Applicant proposes to construct a 1,332 sq. m. mezzanine floor within the existing building envelope, in the void above the existing 1,442 sq. m. of

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

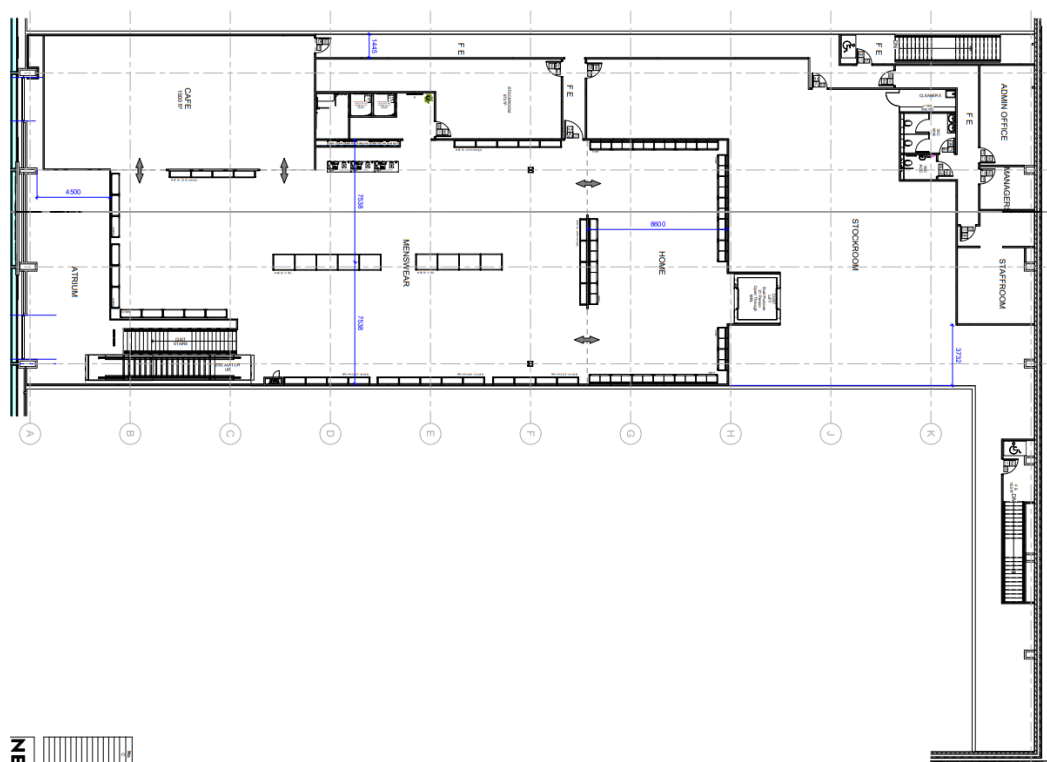


commercial ground floor space. The resulting building would have two storeys (ground floor and mezzanine level), with a total floor area of 2,774 sq. m. The net sales area of the store would be 1,417 sq. m. and there would be a further 139 sq. m. for an ancillary cafe. Of the net sales area, 1,285 sq. m. would be for the sale of clothing, footwear, and accessories. The remaining 132 sq. m. would be used for the sale of furniture and furnishings. The lawful use class of the Site (Use Class E(a)) would not change, however, if approved, the planning permission would supersede the previous approval (permission reference 43510/APP/2012/3176) that restricted – through Condition 12 – the sale of certain goods within Unit 2, including clothing and footwear.

- 3.2 The Applicant has submitted this application alongside planning application reference 43510/APP/2024/3337, which seeks permission for 'Refurbishment of the existing retail unit (Unit 2) for its use within Use Class E(a) to include the sale of clothing, footwear, furniture and homewares, and ancillary items, back-of-house storage space, a new shopfront and new fire exit door.' This associated application is to be determined under delegated authority concurrent with this committee application. This application for a mezzanine floor being considered by the Planning Committee, therefore includes a condition requiring the additional floorspace to be used only in association with Unit 2 and its lawful use, which should planning permission be granted, would be for the sale of the specified items with an ancillary café and storage space. These are the terms of the submitted application that have been assessed.
- 3.3 Vehicle and pedestrian access would remain unaltered, as would the landscaping, cycle parking, and car parking that are outside of the application red lined (location plan) boundary within the wider retail park.



**Figure 6: Proposed Mezzanine Floor Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



## 4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

## 5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

## 6 Consultations and Representations

- 6.1 The Local Planning Authority (LPA) sent consultation letters to 49 neighbouring properties on 29.04.25. The Council also advertised the application with a site notice and press notice on 21.05.25. The consultation period expired on 04.06.25.
- 6.2 The LPA has not received any comments or representations in response to the public consultation. Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

**Table 1: Summary of Representations Received**

<b>Representations</b>	<b>Summary of Issues Raised</b>	<b>Planning Officer Response</b>
N/A	N/A	N/A

**Table 2: Summary of Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<b>External Consultation</b>	
<b>London Borough of Harrow:</b>  No objection.	Noted.
<b>London Fire Brigade:</b>  No objection.	Noted.
<b>Internal Consultation</b>	
<b>Retail Consultant (MAPanning):</b>  No objection.	Noted.
<b>Urban Design Officer:</b>  No objection.	Noted.
<b>Landscape Officer:</b>  No objection.	Noted.
<b>Economic Development:</b>  No objection subject to a Construction Employment Training Scheme and an End-User Employment Scheme being secured in accordance with the Council's Planning Obligations SPD via a Section 106 Agreement.	This request is a recommended Heads of Terms to be secured in the Section 106 Agreement.
<b>Accessibility Officer:</b>  No objection. Informative recommended.	An informative has been recommended in line with the Accessibility Officer's recommendation.

<b>Refuse and Recycling Officer:</b>  No objection.	Noted.
<b>Planning Policy Officer:</b>  No objection.	Noted.
<b>Highways Officer:</b>  No objection subject to conditions regarding a Travel Plan and Construction Management Plan.	Conditions have been recommended in line with the Highways Officer's recommendations.
<b>Air Quality Officer:</b>  No objection, subject to a Construction Management Plan condition, and £40,396 air quality mitigation contribution secured through a Section 106 Agreement.	A legal Heads of Terms and a condition have been recommended in line with the Air Quality Officer's recommendations.
<b>Noise Pollution Officer:</b>  No objection.	Noted.
<b>Environmental Specialist (Energy and Biodiversity):</b>  No comments.	Noted.

## 7 Planning Assessment

### Principle of Development

- 7.1 Unit 2 of the retail park has been vacant for one year, following the closure of 'Carpetrigh'. The proposed development would bring the vacant retail unit back into use, enabling an international retailer to operate in Unit 2. It would improve retail choice for residents and provide an additional 50 to 60 local jobs within the store, including administration, management, and a range of full and part-time positions, as well as construction jobs associated with the store's fit-out and

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

mezzanine floor construction. Notwithstanding, there is a restrictive planning condition attached to Unit 2, which currently restricts the range of goods that can be sold on the Site. Furthermore, the National Planning Policy Framework (NPPF) defines retail uses – the proposed use – as a ‘main town centre use’. The application Site is outside of a defined ‘town centre’, and as such, is an out-of-centre location. Accordingly, the Applicant must justify why the retail floor space in this location is appropriate in this instance.

### *Out-of-Centre Retail*

- 7.2 Paragraph 91 of the NPPF requires Local Planning Authorities (LPA) to apply a Sequential Test to planning applications for main town centre uses that are not in an existing centre or not in accordance with an up-to-date development plan. It confirms that such uses should be in town centres, then in edge-of-centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out-of-centre sites be considered appropriate. Paragraph 92 of the NPPF provides further clarification, confirming that preference should be given to accessible sites well connected to town centres, and that Applicants and LPAs should demonstrate flexibility on format and scale when applying the Sequential Test. Paragraph 95 explains that applications should be refused if they fail the Sequential Test.
- 7.3 Policy SD6 of The London Plan seeks to ensure town centres are the primary locations for commercial activity. Policy SD7 of The London Plan expects development to adopt a sequential approach to town centre uses. It explains that such uses should be focused on town centres, discouraging out-of-centre development of main town centre uses. Out-of-centre sites should only be considered if it is demonstrated that no suitable sites are (or are expected to become) available within town centre or edge of centre locations.
- 7.4 As per Policy DMTC 1 of Hillingdon’s Local Plan Part 2, since the Site is in an out-of-centre location, the Applicant must demonstrate that there are no available or suitable sites in a town centre using a sequential approach.
- 7.5 Accordingly, the Applicant has submitted a Sequential Test and Retail Impact Assessment (Planning and Retail Statement, prepared by Q+A Planning, dated December 2024). During the application’s assessment, the Applicant submitted a further Addendum to the Planning and Retail Statement (prepared by Q+A Planning, dated July 2025) to bolster the initial Sequential Test and Retail Impact Assessment and ensure robustness.
- 7.6 The Applicant’s Sequential Test assessment confirms that a drivetime-based catchment area has been used to guide the scope of the appraisal. Specifically, the Applicant has adopted a 15-minute peak hour drivetime catchment as an appropriate basis for identifying potential alternative sites within sequentially preferable locations. The assessment confirms that flexibility has been applied by considering sites of between 1,500 sq. m. and 3,000 sq. m. This amounts to a flexibility of between approximately ten per cent and 40 per cent either side of the proposed 2,774 sq. m. floor area. This catchment area is greater than the typical

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**



approach and, therefore, is a robust, proportionate, and appropriate approach to identifying potential sequentially preferable sites for a large-format retail unit. The Council's Retail Consultant is satisfied with the flexibility applied in relation to floor area and alternative site searches. The submission details that the search for available sites was based on a combination of desk-based research and a review of current property listings, using appropriate and up-to-date data sources. This is acceptable.

- 7.7 The Council's Retail Consultant concluded that the Sequential Test demonstrates that there are no sequentially preferable, available, or suitable sites within the defined catchment that could accommodate the proposal in a format that would meet the retailer's operational requirements. The proposal, therefore, passes the Sequential Test.
- 7.8 Paragraph 94 of the NPPF states that 'When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment.' Paragraph 95 explains that applications should be refused if it is likely to have a significant adverse impact. Some diversion of trade from a centre does not automatically result in a policy conflict. The impact must be 'significantly adverse' and likely to occur to warrant a refusal. The NPPG explains that 'a judgement as to whether the likely adverse impacts are significant can only be reached in light of local circumstances.'
- 7.9 Policy DMTC 1 of the Local Plan Part 2 states that the Council will 'consider the effect of the proposal, either individually or cumulatively, on the vitality and viability of existing town centres. Development proposals in out-of-centre and edge-of-centre locations, which exceed 200 sq. m. of gross retail floorspace, or 1,000 sq. m. of combined main town centres uses, will require an impact assessment.'
- 7.10 Accordingly, the Applicant's submission includes a Retail Impact Assessment (RIA) detailing the proposal's potential impacts on:
- (1) on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - (2) on town centre vitality and viability, including local consumer choice and trade in the town centre and the broader retail catchment (as applicable to the scale and nature of the scheme).
- 7.11 The Council's Retail Consultant has reviewed the submitted assessment and concluded that the RIA demonstrates that the proposal would result in low levels of trade diversion limited to centres that are well placed to absorb these modest impacts without notable harm. The consultant further stated that 'There is no credible risk of significant adverse impacts on either vitality and viability or planned investment.' As such, the retail impact is acceptable in this instance, and the principle of an out-of-centre retail development is acceptable.

### *Restrictive Planning Condition*

7.12 The goods that can be sold within Unit 2 are currently restricted by condition 12 attached to planning permission reference 43510/APP/2012/3176, granted on 07.05.2014. Condition 12 contains an exhaustive list of goods that cannot be sold from Units 1, 2, and 4, including 'clothing and footwear'. This restriction does not apply to Unit 3. An identical restriction is contained within the Section 106 Agreement associated with planning permission reference 43510/APP/2012/3176.

7.13 Condition 12 of planning permission 43510/APP/2012/3176 states:

'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification units 1, 2 and 4 shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers), clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage and sports goods.

Unit 3 may be used for any purpose within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).'

7.14 The Council attached Condition 12 at the time 'To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to encourage retail activity on sites which are more readily accessible by private motor vehicles in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.'

7.15 If granted, this planning permission would supersede this condition on the 2014 consent. Since the mezzanine floor would be used in association with the remainder of Unit 2, the mezzanine floor (subject to this application) would be able to be used within the lawful use of Unit 2. As referenced elsewhere in this report, this application is submitted in association with application reference 43510/APP/2024/3337, which seeks permission to refurbish Unit 2 for its use within Use Class E(a) to include the sale of clothing, footwear, furniture and homewares, and ancillary items, back-of-house storage space, a new shop front, and a new fire exit door. This associated application is to be determined under delegated authority concurrent with this committee application. This application for a mezzanine floor being considered by the Planning Committee, therefore includes a condition requiring the additional floorspace to be used only in

association with Unit 2 and its lawful use, which should planning permission be granted, would be for the sale of clothing, footwear, furniture and homewares, and ancillary items within Use Class E(a) with an ancillary cafe and ancillary storage.

- 7.16 As discussed, the Applicant has submitted a robust justification in the submitted Sequential Test to demonstrate that there are no available or suitable sites within or on the edge of defined town centres. Therefore, the application passes the Sequential Test. The submitted Retail Impact Assessment demonstrates that the proposal would not unduly impact the vitality and viability of existing town centres. The proposal would create jobs and bring a large vacant commercial property back into productive use within its existing, previously approved use class. As such, officers raise no concerns with this permission superseding Condition 12 of planning permission reference 43510/APP/2012/3176.
- 7.17 The application is acceptable in principle and complies with the aims of Chapter 7 of the NPPF, Policies SD6 and SD7 of The London Plan, and Policy DMTC 1 of the Local Plan Part 2.

#### Design / Impact on the Character and Appearance of the Area

- 7.18 The proposed development regards the construction of a 1,332 sq. m. mezzanine floor within the existing building's envelope. The Applicant does not propose any external building extensions or exterior alterations as part of this application. Therefore, there are no design or character, and appearance impacts to consider.

#### Residential Amenity

- 7.19 The adjoining properties are similar, large-format retail units within the purpose-built retail park. The nearest residential homes are approximately 95 metres north of the Site, beyond the retail park's car park and on the opposite side of Victoria Road. There would be no undue impacts upon residential amenity (outlook, privacy, daylight, sunlight, noise, odour) given the notable separation distance between residential land uses and the Site, the nature of the proposal, and noting that the building would not be extended and the commercial Use Class (Use Class E) would remain unchanged.
- 7.20 The proposed scheme is supported and complies with Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Local Plan Part 2 (2020).

#### Highways and Parking

- 7.21 The Applicant has submitted a Transport Statement (Revision 01, project number 415.064851.00001, prepared by SLR Consulting Limited, dated 20.12.2024).
- 7.22 The Site is accessed via Victoria Road (entry-only for vehicles) to the north and Field End Road (exit-only) to the east, with pedestrians being able to use both entrances. Six publicly available Sheffield cycle parking stands for storing 12 bicycles are provided towards the entrance to Unit 1. A further 12 stands for 24 bicycles are available towards Unit 5. The existing car park has 304 parking bays,

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

including 15 designated disabled person bays. The cycle and car parking spaces are shared amongst the retail park businesses and their visitors. The Site has a Public Transport Access Level (PTAL) of 1b, where a score of 0 indicates very poor access to public transport and 6b indicates excellent access. Bus stops for the 114 and 282 adjoin the retail park.

- 7.23 No changes to the access, servicing, cycle parking, or car parking arrangements are proposed. These are not within the application red line boundary and therefore do not form part of the application. The building would remain within Use Class E(a), allowing for the display or retail sale of goods, other than hot food, principally to visiting members of the public, albeit with an enlarged floor area resulting from the addition of the proposed mezzanine floor.
- 7.24 The Transport Statement states that the proposed mezzanine floor at Unit 2 would only generate 12 extra two-way vehicular trips during the PM peak hour and an additional 23 trips during the Saturday peak hour.
- 7.25 The Council's Highways Team has reviewed the submission. They are satisfied that the existing level of car and cycle parking would readily accommodate the modest number of anticipated additional trips. They further stated that there would be no notable detrimental impacts on traffic congestion or road safety. The Council's Highways Team raise no objection to the proposed development, subject to conditions regarding a Construction Management Plan and Staff Travel Plan. Appropriate highways conditions are recommended in this recommendation.
- 7.26 Subject to the recommended conditions, the proposal complies with Paragraph 116 of the NPPF, Policies T2, T4, T5, T6, and T7 of The London Plan, and Policies DMT 1, DMT 2, DMT 5, and DMT 6 of the Local Plan Part 2.

#### Air Quality

- 7.27 The proposed development is located outside the London Borough of Hillingdon (LBH) Air Quality Management Area (AQMA) and within the catchment area of two LBH Focus areas, namely A40/ South Ruislip Focus Area (1220m) and Ruislip Town Centre Focus Area (1990m), inevitably bringing additional traffic emissions into these sensitive locations which would contribute to the detriment of local air quality.
- 7.28 As per the London Plan, developments need to be air quality neutral as minimum and LBH requires development proposals located in Focus Areas (or that are likely to affect such sensitive areas) to apply a more stringent air quality neutral approach and be air quality positive (LBH Air Quality Local Action Plan 2019-2024), contributing to the reduction of emissions in these sensitive areas.
- 7.29 According to LBH Local Action Plan, proposed development with pollutant emissions within Focus Areas (development does not necessarily need to be within the physical boundary of the Focus Areas, what matters is the emissions released by the development in FAs) require more stringent air quality neutral

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**



procedures and needs to be Air Quality positive, with a total emission mitigation approach.

- 7.30 LBH requires developments to incorporate air quality positive design measures from the outset and suitable mitigation measures to reduce pollution, especially with impacts in areas where the air quality is already poor (LBH Air Quality Local Action Plan 2019-2024), namely Focus Areas. Furthermore, policy DMEI 14 of the London Borough of Hillingdon Local Plan (part 2), requires active contribution towards the continued improvement of air quality, especially if there are any impacts foreseen within the Air Quality Management Area. Whereas the application site is outside the LBH Air Quality Management Area, traffic associated with the operation of the proposed development will inevitably affect the road network of the AQMA.
- 7.31 The proposed development is not considered Air Quality Neutral (or positive as required by policy DMEI 14) for transport emissions. The proposed development, which involves a retail NEXT store, has a total gross area of 2,774 m<sup>2</sup> and is not considered a superstore given its relatively smaller area than the examples provided in the TRICS database for superstores (which are used as a reference to support the respective Transport Assessment studies). Therefore, the total emissions associated with these activities need to be mitigated.
- 7.32 Mitigation measures to reduce emissions can be applied on-site or off-site. Where this is not practical or desirable, pollutant off-setting will be applied. The level of mitigation required associated with the operation phase of the proposed development is calculated using GLA's Air Quality Air Quality Neutral Approach. The mitigation measures proposed were evaluated in terms of likely emission reductions onto local air quality. Wherever quantifiable, these are calculated and subtracted from the overall value due. When no quantification is possible, a flat rate discount is applied.
- 7.33 To mitigate the air quality impacts of the proposal, the Council's Air Quality Officer has recommended an air quality mitigation contribution of £40,396. This has been discounted to account for the Travel Plan, Area Adjustment, and Green Sustainable Measures. An air quality mitigation contribution of £40,396 is included in the recommended Heads of Terms. Further, air quality measures are included in the recommended Construction Management Plan condition to limit emissions during construction works. The Council's Air Quality Officer has been consulted and raised no objection subject to a condition and Section 106 Legal Agreement.
- 7.34 Subject to compliance with the legal agreement and the recommended condition, the proposal complies with Policies SI 1 and GG3 of The London Plan, Policy EM8 of the Local Plan Part 1, and Policy DMEI 14 of the Local Plan Part 2.

#### Noise

- 7.35 The Applicant has submitted a Noise Assessment (prepared by SLR, dated 18.03.2025).

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

- 7.36 The proposal has the potential to alter noise levels near the affected highways network. The submitted report details that there is no anticipated increase in noise levels on all roads, except for Victoria Road. At Victoria Road, the predicted noise level increase is 0.1 dB(A) – ‘negligible impact’. The report concludes that ‘the increased traffic levels associated with the Proposed Development will have no significant noise impacts.’
- 7.37 The Council's Noise Officer has reviewed the submission and raised no objection or concerns about noise and vibration given the nature and context of the proposed development.
- 7.38 A Construction Management Plan condition is recommended to mitigate and manage potential noise disturbances with respect to construction hours.
- 7.39 The proposal therefore complies with Policies D13 and D14 of The London Plan.

#### Accessibility

- 7.40 The submitted Accessibility Statement (prepared by Q+A Planning Ltd) and plans demonstrate inclusive access. Internally, the retail unit provides level access from the car park, and there are existing disabled person car parking spaces directly outside the retail unit's door. The submitted plans include a 21-person mid-rise lift to access the proposed mezzanine floor.
- 7.41 The Council's Accessibility Officer has reviewed the proposal and raised no concerns or objections regarding the proposal. The officer has recommended the inclusion of an accessibility informative, which officers have included as a part of the planning recommendation.
- 7.42 The proposed development complies with Policy D5 of The London Plan.

#### Urban Greening, Landscaping, and Public Realm

- 7.43 The existing Site suffers from an evident lack of greening. It consists of a large-format retail unit and hardstanding.
- 7.44 Whilst Policy G5 of The London Plan requires major development proposals to contribute to urban greening; the existing retail store is a middle unit within a parade of large-format retail units at Ruislip Retail Park. Given the application's red lined (location plan) boundary, there are no opportunities to provide urban greening within the scope of this application to install a mezzanine floor.
- 7.45 Policy DMEI 1 of the Local Plan Part 2 requires all major development to incorporate living roofs and/or walls. The Applicant has stated that it is not viable to retrofit a green roof on the existing retail unit. This is accepted in this instance.
- 7.46 The Council's Landscape Officer has reviewed the proposal and raised no objection to the proposed development.

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**

- 7.47 The proposal would generally be consistent with the aims of Policy G5 of The London Plan and Policy DMHB 14 of the Local Plan Part 2.

#### Biodiversity

- 7.48 The Applicant has submitted a Biodiversity Net Gain (BNG) Exemption Statement (prepared by Q+A Planning Ltd).
- 7.49 The Planning Practice Guidance details certain types of development where the BNG condition does not apply. Developments that do not impact a priority habitat and impacts less than 25 square metres of onsite habitat, and five metres of linear habitats, such as hedgerows, are deemed to be de minimis and exempt from BNG requirements. The existing retail store is a middle unit of a terrace of four retail units at Ruislip Retail Park. There are no priority habitats within the application Site, and the proposed construction of a mezzanine floor would occur within the existing building's envelope. Therefore, the de minimis exemption applies.
- 7.50 The proposed development complies with the aims of Policy 15 of the NPPF, Policy G6 and Paragraph 8.6.6 of The London Plan, and Policy DMEI 7 and Paragraph 6.28 of the Local Plan Part 2.

#### Flooding and Drainage

- 7.51 The Site is in Flood Zone 1 (lowest flood risk) and is not impacted by Surface Water Flooding. It is, however, within a Critical Drainage Area. The existing Site comprises a large-format retail unit and hardstanding. As such, there are no natural forms of attenuation within the Site boundary. It is fully impermeable. Furthermore, the application pertains to the addition of a mezzanine floor to an existing building within the same use class as the permitted use. Although the proposal would be a 'major' development, increasing the floor area by 1,332 sq. m., it would not increase the risk of flooding, given the nature of the internal mezzanine floor development. As such, the proposal would be consistent with the aims of Policies SI12 and SI13 of The London Plan, Policy EM6 of the Local Plan Part 1, and Policies DMEI 9 and DMEI 10 of the Local Plan Part 2.

#### Water Efficiency

- 7.52 To ensure the development would minimise the use of mains water, a compliance planning condition is recommended for it to achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development), and incorporate measures such as smart metering, water saving, and recycling measures, including retrofitting.
- 7.53 Subject to the recommended condition, the proposal complies with Policy SI 5 of The London Plan.

### Energy and Sustainability

- 7.54 The Applicant has submitted an Energy Statement (prepared by Quality Engineering Design Consultants Ltd, dated 20.12.2024).
- 7.55 The application Site contains an existing large-format retail unit in the middle of a parade of four shops. The proposal would introduce a mezzanine floor within the existing building's envelope. The proposal would utilise energy-efficient LED lighting. Heating and cooling would be provided by an energy-efficient R32 reverse cycle heat pump, which is a Low Zero Carbon Technology design solution. Unit 2 shall receive mechanical supply and extract ventilation provision from an energy efficient Mechanical Ventilation Heat Recovery Unit. It would benefit from a thermal wheel heat recuperator device (efficiency in excess of 80 per cent) and internal inverter driven variable speed fans with low Specific Fan Power (to meet the Non-Domestic Compliance Guide) regulated to optimum performance via CO2 sensors with ductwork being extended within the unit to serve the internal spaces in accordance with Approved Document Part F (Ventilation) of the Building Regulations. Fresh air supplies to permanently occupied spaces would either be delivered directly to the space intended or terminated at the rear of the proposed ducted fan coil unit. Hot water supplies would be generated via local instantaneous electric water heaters, located close to the source, with thermally insulated pipework to minimise heat loss from the pipework. These energy and sustainability measures are appropriate and proportionate to the scale and nature of the proposal to install a mezzanine floor to an existing commercial building.
- 7.56 Policy DMEI 2 of the Hillingdon Local Plan requires all major developments to be designed to connect to a District Energy Network and to connect to ones within 500 metres of the development. As the building exists and the proposal is to install a mezzanine floor in the void space above its ground floor, it would be overly onerous to require the proposed development to connect to or future proof a connection to a District Energy Network in this instance.
- 7.57 The proposal would broadly comply with the aims of Policies SI2 and SI3 of The London Plan, Policy EM1 of the Local Plan Part 1, and Policies DMEI 2 and DMEI 3 of the Local Plan Part 2.

### Waste Management

- 7.58 The Applicant has submitted a Deliveries and Waste Strategy Note (prepared by Q+A Planning Ltd).
- 7.59 There would be three bins (general waste, food, and glass) stored within the service yard. Cardboard and plastic recycling would be returned in the store's delivery lorries to their local Responsible Supply Chain. A private waste collection company would collect the waste weekly, like the previous retail use.
- 7.60 The Council's Waste Services Team has reviewed the submitted documents and raised no objection to the proposed development.

**Hillingdon Planning Committee – 5<sup>th</sup> November 2025**

**PART 1 – Members, Public & Press**



- 7.61 The proposal would comply with Policy SI 7 of The London Plan and DMHB 11 of the Local Plan Part 2.

#### Fire Safety

- 7.62 The Applicant has submitted a Fire Statement (Issue-1, prepared by D. W. Pointer (Fire Consultants) Ltd, dated 16.12.2024), prepared by a qualified fire consultant, detailing the key fire safety features of the building. There would be three stairs serving the proposed first floor mezzanine. One would be an open staircase at the front of the sales floor, while the other two would be protected escape routes. There would also be a passenger lift and escalator.
- 7.63 The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations, Approved Document B amended version (2022). These require minimum standards for any development, although the standards would vary between residential and commercial uses and in relation to new build and change of use/conversions. The Regulations cover a range of areas including structure and fire safety. Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Registered Building Control Approver to act as the Building Control Body (BCB), to ensure the requirements of the Building Regulations are met. The BCB carry out an examination of drawings for the proposed works and make site inspections during construction work to ensure the works are carried out correctly. On completion of work the BCB would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.
- 7.64 London Fire Brigade has reviewed the submission and raised no objection to the proposal.
- 7.65 The proposal complies with the aims of Policy D12 of The London Plan.

#### Land Contamination

- 7.66 The Site is within a Potentially Contaminated Land area. Notwithstanding, the proposal does not include any ground disturbance, with the proposed mezzanine floor above the established ground floor retail space within the existing building. Therefore, there would be no increased risk from contamination. A land contamination informative is recommended.

#### Planning Obligations

- 7.67 The Section 106 Heads of Terms are as follows:
- i. Air Quality Mitigation contribution of £40,396.
  - ii. A Construction Employment Training Scheme secured in accordance with the Council's Planning Obligations SPD.

- iii. An End-User Employment Scheme secured in accordance with the Council's Planning Obligations SPD.
- iv. A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

## **8 Other Matters**

### Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

### Local Finance Considerations and Community Infrastructure Levies (CIL)

- 8.6 The proposed development consists of the installation of a 1,332 sq. m. mezzanine floor within a large format retail unit outside of a designated town centre within Use Class E(a).
- 8.7 Mezzanine floors, inserted into an existing building, are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well. The application is not considered liable for CIL.
- 8.8 Notwithstanding, the liability and final amount will be reviewed post-determination by the Council's Planning Obligations Team and if applicable, sent to the liable party in accordance with the CIL Regulations.

## **9 Conclusion / Planning Balance**

- 9.1 The proposal would create 50 to 60 local jobs and bring a vacant retail unit back into retail use. The principle of development is supported in this instance. No external extensions or alterations are proposed. The development would not have any detrimental impact on the street scene or upon residential amenity. The Applicant does not propose any modifications to the site access, cycle parking, or car parking. There are no objections from the Council's Urban Design Officer,

Landscape Officer, or Highways Officers. Whilst located on Potentially Contaminated Land and within a Critical Drainage Area, ground works are not proposed as the proposal seeks to install a mezzanine floor above an existing ground floor retail unit within the existing building envelope. The increased retail floor space would generate a modest uplift in vehicle trips and associated vehicle emissions. An Air Quality Mitigation contribution is recommended to offset this impact.

- 9.2 The proposal is acceptable and would be consistent with the National Planning Policy Framework, The London Plan, and Hillingdon Local Plan.
- 9.3 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1 and Section 106 Heads of Terms detailed in paragraph 7.67.

## **10 Background Papers**

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at [planning@hillingsdon.gov.uk](mailto:planning@hillingsdon.gov.uk).

# **APPENDICES**

## **Planning Application**

**43510/APP/2024/3336**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### 2. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

241054

0TBC0-000-030-006-Rev-E

0TBC0-000-030-007-Rev-E

0TBC0-000-030-008-Rev-E

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of The London Plan (2021) and Hillingdon Local Plan Parts 1 (2012) and 2 (2020).

#### 3. COM5 General compliance with supporting documentation

The development hereby permitted shall not be used/occupied until the following has been completed/carried out in accordance with the specified supporting plans and/or documents:

Planning and Retail Statement (incorporating Design and Access Statement), prepared by Q+A Planning Ltd, dated December 2024

Addendum to Planning and Retail Statement, prepared by Q+A Planning, dated July 2025

Fire Statement-Issue-1, prepared by D. W. Pointer (Fire Consultants) Ltd, dated 16.12.2024

Travel Plan-Rev-01, project number 415.064851.00001, prepared by SLR Consulting Limited, dated 20.12.2024

Transport Statement-Revision 01, project number 415.064851.00001, prepared by SLR Consulting Limited, dated 20.12.2024

Energy Statement, prepared by Quality Engineering Design Consultants Ltd, dated 20.12.2024

Urban Greening Factor Statement, prepared by Q+A Planning Ltd

Noise Assessment, prepared by SLR Consulting Limited, dated 18.03.2025

Deliveries and Waste Strategy Note, prepared by Q+A Planning Ltd  
Construction Environmental Management Plan-Rev-1, prepared by Central Shopfitters Ltd,  
dated 06.03.2025  
Accessibility Statement, prepared by Q+A Planning Ltd

Thereafter, the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of The London Plan (2021) and Hillingdon Local Plan Parts 1 (2012) and 2 (2020).

#### 4. NONSC Construction Management Plan

Prior to the commencement of development (including demolition, site clearance, and initial ground investigation works), a Construction Management Plan shall be submitted to, and approved in writing by the Local Planning Authority in consultation with Transport for London. The plan shall detail:

- (i) The phasing of development works.
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.
- (ix) Measures to demonstrate compliance with the GLA's Control of Dust and Emissions from Construction and Demolition SPG.
- (x) All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emission standards set out in <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm>. Unless it complies with these standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

The approved details shall be implemented and maintained throughout the demolition and construction process.

#### REASON

To reduce the impact on air quality during construction, protect amenity, and ensure highways safety and to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements in compliance with Policies T7, GG3, and SI 1 of The London Plan (2021) and The GLA's Control of Dust and Emissions during Construction and Demolition SPG.

## **5. NONSC BREEAM Water Consumption**

The development hereby approved shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development), and incorporate measures such as smart metering, water saving, and recycling measures, including retrofitting.

### **REASON**

To help to achieve lower water consumption rates and to maximise futureproofing in accordance with Policy SI 5 of The London Plan (2021).

## **6. MCD16 Restriction to Use Applied For**

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), the mezzanine floor hereby approved shall be used only in association with Unit 2 Ruislip Retail Park for retail purposes involving the sale of clothing, footwear, furniture, homewares and ancillary items only, with an ancillary cafe and ancillary storage. The development shall not be used for any other purpose including any other purpose within Use Class E(a) or E of the Town and Country Planning Use Classes Order 1987. For the avoidance of doubt the mezzanine floor shall not be subdivided to create separate units.

### **REASON**

To comply with the assessed terms of the planning application and to enable the Local Planning Authority to retain control over the use so as to ensure that it complies with the policies of the National Planning Policy Framework (2024), the London Plan (2021) and Hillingdon's Local Plan Part 1 (2012) and Part 2 (2020).

## **Informatives**

### **1. I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).



## **2. 170 LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **3.**

The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.

## **4.**

The application site is located within the Critical Drainage Area. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the mezzanine extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

## **5.**

There is a possibility that there may be some contaminating substances in the ground at the site. Our contaminated land record shows the site to be on a former contaminated land use identified as Works (Various). We would advise persons working on site to take basic precautions in relation to any contamination they may find. You are advised that this development is on a former contaminated land use identified as Works (Various). Therefore, the above advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site is done should there be any contamination identified during the development, where there is a need for ground work once such works are complete to minimise risk to the occupants of the site.

## **153 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies

and proposals in the National Planning Policy Framework (2024), The London Plan (2021), and the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) and Supplementary Planning Guidance.

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
DMHB 13A	Advertisements and Shop Signage
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMIN 4	Re-use and Recycling of Aggregates
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
LPP D1	(2021) London's form, character and capacity for growth
LPP D11	(2021) Safety, security and resilience to emergency
LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP E11	(2021) Skills and opportunities for all
LPP E2	(2021) Providing suitable business space

LPP E9	(2021) Retail, markets and hot food takeaways
LPP G1	(2021) Green infrastructure
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG1	(2021) Building strong and inclusive communities
LPP GG2	(2021) Making the best use of land
LPP GG3	(2021) Creating a healthy city
LPP GG5	(2021) Growing a good economy
LPP GG6	(2021) Increasing efficiency and resilience
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water infrastructure
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.3	(2021) Retail parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy

NPPF7 -24	NPPF7 2024 - Ensuring the vitality of town centres
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

## Appendix 2: Relevant Planning History

43510/89/3560 Mfi Victoria Road Ruislip

Retention of a non-illuminated sign

**Decision:** 13-11-1989 Approved

43510/ADV/2001/33 Mfi Victoria Road Ruislip

INSTALLATION OF THREE NON-ILLUMINATED FASCIA SIGNS WITH INTERNALLY ILLUMINATED LETTERING APPLIED AND TWO EXTERNALLY ILLUMINATED STANDING SIGNS

**Decision:** 02-08-2001 Approved

43510/ADV/2003/7 Mfi Victoria Road Ruislip

INSTALLATION OF INTERNALLY ILLUMINATED ELEVATION SIGNS AND EXTERNALLY ILLUMINATED FREE STANDING SIGNS

**Decision:** 31-03-2003 Approved

43510/ADV/2007/147 Unit 1, Ruislip Retail Park Victoria Road Ruislip

INSTALLATION OF ONE INTERNALLY ILLUMINATED FASCIA SIGN.

**Decision:** 27-12-2007 Approved

43510/ADV/2014/55 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Installation of 3 internally illuminated fascia signs, 1 non-illuminated fascia sign and 2 totem signs

**Decision:** 28-10-2014 Approved

43510/APP/2000/2485 Mfi, Carpetright And Halfords Victoria Road Ruislip

REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

**Decision:** 14-03-2003 Approved

43510/APP/2003/1279 Ruislip Retail Park (Mfi/Carpetright/Halfords) Victoria Road Ruislip

ERECTION OF A TEMPORARY CABIN TO ACCOMMODATE TEMPORARY

## SHOWROOM DURING REFURBISHMENT OF MAIN STORE

**Decision:** 17-07-2003      Approved

43510/APP/2003/1447      Unit 1, Ruislip Retail Park Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW FOR INSTALLATION OF MEZZANINE FLOOR TO PROVIDE ADDITIONAL 1,170M<sup>2</sup> OF FLOORSPACE) TOGETHER WITH DETAILS OF ACCESS TO MEZZANINE AS REQUIRED BY CONDITION 8 OF THE SAME CONSENT OF PLANNING PERMISSION REF.43510/APP/2000/ 2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

**Decision:** 10-09-2003      Approved

43510/APP/2003/1601      Unit 4 Victoria Road Ruislip

VARIATION OF CONDITION 10 (TO ALLOW INSTALLATION OF ADDITIONAL 158 SQUARE METRES OF FLOORSPACE AGAINST THE APPROVED) OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE

**Decision:** 11-09-2003      Approved

43510/APP/2003/797      Mfi, Carpetright And Halfords Victoria Road Ruislip

DETAILS OF LANDSCAPING SCHEME, LANDSCAPING MAINTENANCE, TREE PROTECTION, MATERIALS AND ACCESS IN COMPLIANCE WITH CONDITIONS 2, 3, 4, 7 AND 8 OF PLANNING PERMISSION REF. 43510/APP/2000/2485 DATED 14/03/2003; REFURBISHMENT OF EXISTING RETAIL UNITS, WITH NEW CLADDING ON ALL ELEVATIONS, NEW COVERED WALKWAY ON NORTHERN FRONTAGE (FACING VICTORIA ROAD) AND CHANGES TO SERVICE ARRANGEMENTS AND CAR PARKING WITH ENHANCED FRONTAGE LANDSCAPING, INCORPORATING DISUSED SERVICE ROAD

**Decision:** 29-10-2003      Approved

43510/APP/2004/232      Unit 1, Ruislip Retail Park Victoria Road Ruislip

DETAILS OF THE LOCATION AND DIMENSIONS OF THE LIFT TO THE MEZZANINE FLOOR IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF: 43510/APP/2003/1447 DATED 10/09/2003 'VARIATION OF CONDITION 10 (TO ALLOW INSTALLATION OF MEZZANINE FLOOR) OF PLANNING PERMISSION REF: 43510/APP/2000/2485 DATED 14/03/2003 REFURBISHMENT OF EXISTING RETAIL UNITS'

**Decision:** 31-03-2004      Approved

43510/APP/2010/1977 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (restricted sale of goods) of planning permission ref: 43510/APP/2000/2485 dated 14/03/2003: Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

**Decision:** 27-01-2011 Withdrawn

43510/APP/2010/1979 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

**Decision:** 10-02-2011 Approved

43510/APP/2011/1343 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 6, (to remove restrictions on the sales of goods), of planning permission ref. 43510/APP/2010/1979 dated 10/02/2011: Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.

**Decision:** 25-10-2011 Approved

43510/APP/2011/1344 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Variation of condition 11 (to remove restrictions on the sales of fancy goods) of planning permission Ref: 43510/APP/2000/2485 dated 14/03/2003: (Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.

**Decision:** 25-10-2011 Approved

43510/APP/2012/3176 Units 1-4, Ruislip Retail Park Victoria Road Ruislip

Variation of Condition 11 of planning permission ref: 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.

**Decision:** 07-01-2014 Approved

43510/APP/2012/3179 Unit 3, Ruislip Retail Park Victoria Road Ruislip

Removal of Condition 6 of planning permission ref: 43510/APP/2010/1979 dated 10/02/2011 to allow the sale of any goods within Use Class A1 from Unit 3.

**Decision:** 07-01-2014 Approved

43510/APP/2013/1373 Carpetright, Ruislip Retail Park Victoria Road Ruislip

Installation of new shopfront.

**Decision:** 09-08-2013      Approved

43510/APP/2014/1699      Unit 3, Ruislip Retail Park Victoria Road Ruislip

Installation of new shop front, alterations to doors to side and rear elevations and installation of 2 louvres to rear

**Decision:** 16-07-2014      Approved

43510/APP/2014/2678      Unit 3, Ruislip Retail Park Victoria Road Ruislip

Installation of 12 HVAC plant condensers and 2 louvres to rear with associated fencing and alterations to rear

**Decision:** 02-10-2014      Approved

43510/APP/2014/3034      Unit 3, Ruislip Retail Park Victoria Road Ruislip

Non-material amendment following a grant of planning permission Ref: 43510/APP/2014/1699 dated 16/07/2014 to allow the relocation of the approved louvres (Installation of new shop front, alterations to doors to side and rear elevations and installation of 2 louvres to rear)

**Decision:** 23-09-2014      Approved

43510/APP/2021/2377      Units 1-4 Ruislip Retail Park Victoria Road Ruislip

Variation of Condition 12 of planning permission ref: 43510/APP/2012/3176 dated 7th May 2014 to vary the restrictions on the sale of goods that can be sold from particular units (S73 application).

43510/APP/2024/3337      Unit 2 Ruislip Retail Park Victoria Road Ruislip

Refurbishment of the existing retail unit (Unit 2) for its use within Use Class E(a) to include the sale of clothing, footwear, furniture and homewares, and ancillary items, back-of-house storage space, a new shopfront, and new fire exit door.

43510/B/91/1535      Mfi Victoria Road Ruislip

Installation of new door on south elevation facing Victoria Road

**Decision:** 04-11-1991      Approved

43510/C/91/3600      Mfi Victoria Road Ruislip

Installation of freestanding internally and externally illuminated sign, seven internally



illuminated fascia signs and one non-illuminated fascia sign

**Decision:** 10-01-1992      Approved

43510/E/97/3047      Mfi Victoria Road Ruislip

Installation of one externally illuminated totem sign, one non-illuminated free standing direction sign, one externally illuminated rear and front fascia sign, two non-illuminated opening hour signs and one non-illuminated customer collection sign

**Decision:** 09-09-1997      Approved

## Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.E5	(2012) Town and Local Centres
PT1.E7	(2012) Raising Skills
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management

### Part 2 Policies:

NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy
NPPF7 -24	NPPF7 2024 - Ensuring the vitality of town centres
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts

DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMIN 4	Re-use and Recycling of Aggregates
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
DMHB 13A	Advertisements and Shop Signage
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
LPP D1	(2021) London's form, character and capacity for growth
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP D11	(2021) Safety, security and resilience to emergency

LPP D12	(2021) Fire safety
LPP D13	(2021) Agent of change
LPP D14	(2021) Noise
LPP E2	(2021) Providing suitable business space
LPP E9	(2021) Retail, markets and hot food takeaways
LPP E11	(2021) Skills and opportunities for all
LPP G1	(2021) Green infrastructure
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG1	(2021) Building strong and inclusive communities
LPP GG2	(2021) Making the best use of land
LPP GG5	(2021) Growing a good economy
LPP GG6	(2021) Increasing efficiency and resilience
LPP SD6	(2021) Town centres and high streets
LPP SD7	(2021) Town centres: development principles and Development Plan Documents
LPP GG3	(2021) Creating a healthy city
LPP SI1	(2021) Improving air quality
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP SI5	(2021) Water infrastructure
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage

LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.3	(2021) Retail parking
LPP T6.5	(2021) Non-residential disabled persons parking
LPP T7	(2021) Deliveries, servicing and construction
LPP DF1	(2021) Delivery of the Plan and Planning Obligations