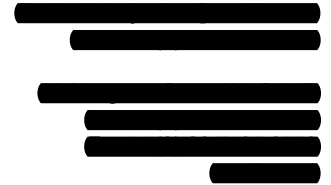


1 May 2019



FAO: Julia Johnson
London Borough of Hillingdon
Planning Policy Team
3N/02, Resident Services
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Charlotte Jordan



Sent via email to: localplan@hillingdon.gov.uk and jjohnson2@hillingdon.gov.uk

Dear Julia,

MATALAN, PUMP LANE, HAYES, LONDON UB3 3NB

REPRESENTATIONS TO THE HILLINGDON LOCAL PLAN: PART 2 (MAIN MODIFICATIONS)

Please find enclosed further formal planning representations prepared and submitted by Savills on behalf of the London Diocesan Fund (LDF) in response to the Hillingdon Local Plan Part 2 (Main Modifications). The Inspector has outlined that the plan could be found “sound” subject to the main modifications identified, however he has reached no final conclusions at this time.

Background

The LDF acquired the freehold of the Matalan site, Pump Lane, Hayes UB3 3NB in mid-October 2015. The property comprises circa 40,000 square feet, single storey retail warehouse occupying a 1.89 acre site on Pump Lane in Hayes. The red line plan enclosed with this representation illustrates the extent of the land ownership. The property is let in its entirety to Matalan Retail Ltd under a current lease (expiring in May 2026).

The initial mixed-use redevelopment proposals comprise circa 150 units and can potentially accommodate a new, reformatted Matalan store or alternatively, a mix of non-residential supporting uses ranging between A1-A5 retail uses, B1a office space and D1 and/ or D2 uses.

The LDF has undertaken initial consultation with Officers at the Authority regarding these proposals with the aim to ensure a sustainable and viable development at the site whilst assisting to provide a comprehensive and holistic redevelopment approach in respect of the adjoining site being promoted via a planning application by Fairview.

Site Allocation

The LDF site (known as Site ‘B’) was allocated as part of the Chailey Industrial Estate alongside the site to the west (known as Site ‘A’). Site B (the LDF site) was allocated for mixed-use development suitable for 40%

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employment-generating uses under Policy SA 18 of the Proposed Submission version of the document. This document was subject to consultation between 22 September and 4 November 2014.

Policy SA 22 of the revised Proposed submission version of the Site Allocations document excluded the site from the mixed use allocation and allocates the land to the west (previously known as Site A under policy SA 18) for 100% residential use.

Savills (on behalf of the LDF) then submitted representations in December 2015 objecting to policy SA 22 of the revised Proposed Submission version of the Site Allocations document which excluded the site from the mixed use allocation. The representations sought to re-allocate the LDF site for residential and retail (employment-generating) use across the site. The Cabinet then approved the Statement of Proposed Modifications at committee on 19 April 2018. The modifications confirmed that the Matalan site has been allocated, as 'Site B' for a mixed use allocation.

The Local Plan Part 2 was then submitted to the Secretary of State on 18 May 2018. Following this, Savills attended the EiP at LB Hillingdon, which took place during August 2018. The Inspector identified various changes that he considers may need to be made to the plan within his interim response (dated November 2018), none of which included reference to protecting the site for employment or employment-generating uses. Consultation is currently taking place on the schedule of proposed main modifications until Wednesday 8th May 2019.

Representations – Suggested Changes to Proposed Main Modifications

These representations relate to policy SA 22 of the revised Proposed Submission version of the Site Allocations document. The current allocation allows for the use of the site for mixed use comprising retail and residential. It is suggested that a more flexible "mixed use" description of the proposed non-residential uses is inserted. As stated above, in terms of non-residential uses, the site already benefits from an existing A1 retail use and additionally our client is proposing beyond retail uses, B1a commercial space and D1 and/ or D2 uses. The non-residential uses will also enable active frontages along Pump Lane in line with draft policy aspirations.

The more flexible description of proposed use would enable this site to bring forward the maximum number of homes with a range of other uses in a sustainable and viable manner in line with the NPPF/ PPG and draft local policy and London Plan guidelines.

We therefore propose a change in draft policy wording (as per our recommendations enclosed) to cite reference to "Residentially-led, Mixed Use Allocation" which broadly aligns with the description contained within previous consultation plan documents.

We have enclosed our suggested wording and amendments to the main modifications with this covering letter.

Summary

We have submitted these representations by both post (enclosed with this letter) and email and we would be grateful if you could confirm receipt of these documents. We would also appreciate if you could notify us of the Cabinet Committee date for Officers reporting to Members on final consultation responses for the Inspector's consideration (and final report) and ultimate plan adoption.

In the meantime, should you require any additional information or have any further queries, please do not hesitate to contact me on the details at the head of this letter, or my colleague Jane Barnett at

[Redacted contact information]

Yours sincerely

[Redacted signature]

Charlotte Jordan
Associate
Savills Planning and Regeneration

Encl.

- Red line plan of the site
- Amended schedule of proposed main modifications showing our suggested changes
- Representation form