

High Street, Yiewsley

## CLIENT

Tesco Stores Limited

## LOCAL AUTHORITY

London Borough of Hillingdon

## SCHEME DESCRIPTION

Superstore (Tesco Extra) with 113 residential apartments

## SERVICES

[Amending and Renewing Planning Permissions](#)

[Discharge of Conditions and s73 Applications](#)

[Employment Land Studies](#)

[Planning Applications](#)

[Retail Assessments](#)

[s106 Negotiation](#)

## CASE STUDIES

[Residential](#)

[Retail](#)

**Overcoming multi-faceted planning issues and sustained local objections to yield a major retail and housing scheme.**

We secured GLA and Council support for this complex mixed-use scheme having secured 'edge of centre' status via an amendment to the Primary Shopping Area through the LDF process. We dismissed other competing sites through a rigorous approach to sequential assessment. We developed a novel approach to retail impact assessment demonstrating the positive benefits of the scheme to the town centre's health. Loss of employment land issues were also fully addressed. We successfully addressed objections from local campaign groups. The Council's own evidence-base was effectively used to secure significant reduction in s106 costs. Amendments to the scheme and its conditions were subsequently secured to accelerate the sale of the residential components.



