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

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.






Colliers Colliers
Architects
Revit Limited
TESCO
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35