



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

ASDA, Hayes

Client

British Steel Pension Fund and ASDA Stores

Location

Hayes, Middlesex

Services Provided

Planning

Date of Completion

On-going

Key Issues

Loss of Strategic Industrial Land

Employment Land Availability Studies

Planning Project Management

S106 Contributions

Environmental Impact Screening

Direct Instruction of Counsel

Expert Witness



The site of the proposed foodstore is out of centre and was identified as part of a Strategic Industrial Location (SIL). SIL is a London Plan designation and is the most heavily protected of land in employment use. The proposal was refused planning permission by Hillingdon Council only on the basis of loss of SIL, but a subsequent appeal was allowed.

The loss of approximately 2 ha of SIL land by way of a planning appeal rather than the development plan process is rare. CgMs project managed the planning process from pre-application to post-appeal stage. A key element of this instruction was to understand the various techniques for carrying out an Employment Land Availability Study (ELS). In this respect CgMs coordinated input from City Economists and Industrial Land experts.

The Council's ELS was shown to be fundamentally flawed. The appeal decision set a benchmark for the application of the National Planning Policy Framework in respect of loss of employment land and the status of the Council's Local Plan.

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