

PROPOSALS RECEIVED IN CALL FOR SITES

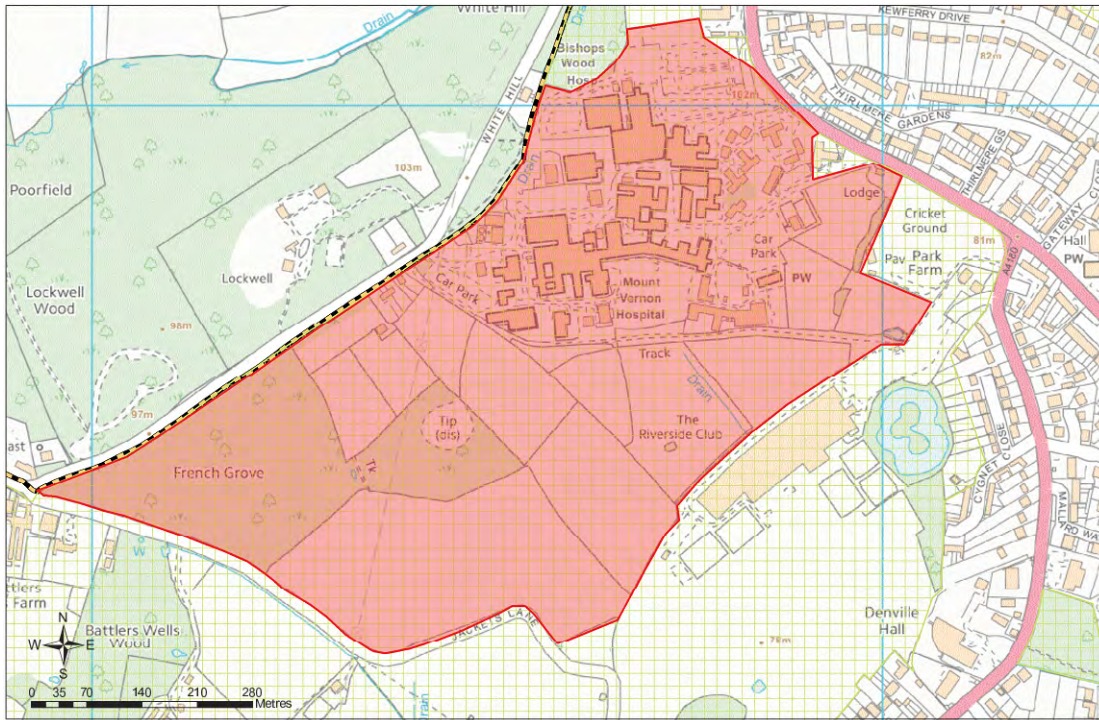
1. Land at Mount Vernon Hospital, Northwood
2. Former Haulage Yard off Uxbridge Road / Springwell Lane / Drayton Ford, Mill End, Rickmansworth
3. Land at Green Lane/Station Approach, Northwood
4. Garden land at rear of 37 – 43 The Drive, Northwood
5. Land to rear of 25-34 Cygnet Close, Northwood
6. Land to north west of Little Bourne Farm, Harefield
7. Land at Harefield Grove Farm to the south of the Harefield to Southall Gas Pipeline and north of Harefield Academy
8. Site of Whitehouse Cottage, Northwood Road, Harefield
9. Haste Hill Farm, Fore Street, Eastcote
10. Land to south of Clovelly Avenue and north of Daltons Farm, Ickenham
11. Land at Long Lane Farm, Ickenham
12. Former Arla Foods Site, Victoria Road, South Ruislip
13. London Gaelic Athletic Association Sports Ground, West End Road, South Ruislip
14. Land adjacent to Gutteridge Farm, Western Avenue
15. Land adjacent to Lynhurst Crescent, Western Avenue
16. Fassnidge Memorial Hall, Harefield Road, Uxbridge
17. Former Chiltern View Pub, 190, Cowley Road, Uxbridge
18. Land to rear of 2 - 36 Oakdene Road and 27 – 67 Clifton Gardens, Hillingdon
19. Former Star Public House, Byron Parade, Uxbridge Road, Hillingdon
20. Garden Land at rear of 541 – 549 and 565 – 581 Uxbridge Road, Hayes
21. Land adjacent to Minet Country Park, off A312
22. Land to rear of 63, Daleham Drive, West Drayton
23. Rainbow and Kirby Industrial Estates and adjacent land, Trout Road, Yiewsley
24. MPS Police Station, Station Road, West Drayton
25. Rigby Lane Waste Transfer Station, Hayes
26. Enterprise House, Blyth Road, Hayes
27. Chailey Industrial Estate, Pump Lane, Hayes
28. Land to South of Hayes & Harlington Station, Hayes

Proposals Received in Call for Sites

29. Nestles Factory Site, North Hyde Gardens, Hayes
30. Hyde Park Hayes, Millington Road, Hayes
31. Unit 3 Site, Westland Industrial Estate, Millington Road, Hayes
32. Frog's Ditch Farm, Shepiston Lane, Harlington
33. Duval House and Car Park, Harmondsworth
34. Holloway Lane Quarry, Sipson
35. Former Sipson Garden Centre, Sipson Road, Sipson
36. Land adjacent to Kenwood Close, Sipson
37. Land at rear of 460 – 470 Bath Road, Longford
38. Land at Bath Road, between Nobel Drive and Malvern Road

Proposals Received in Call for Sites

1. Land at Mount Vernon Hospital, Northwood



Map Notes

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(Light hatching shows Green Belt land)

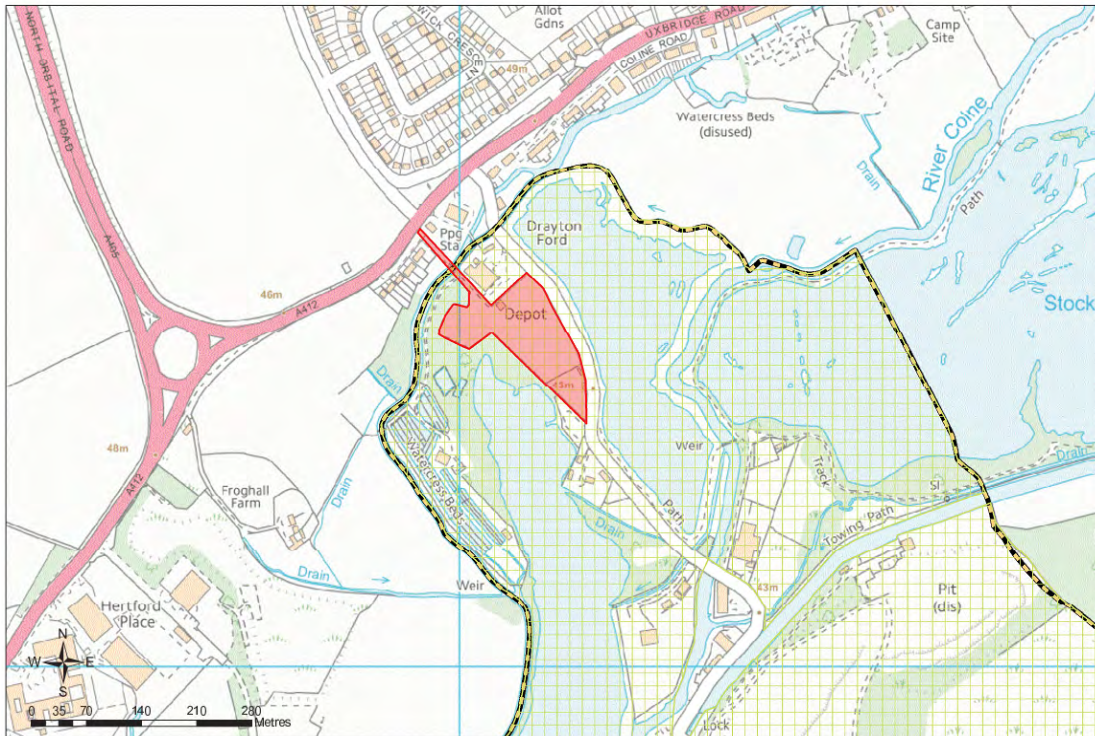
Ward(s)	Northwood
Location	Site west of Rickmansworth Road / south of Northwood Road
Existing Use	Hospital
Designation	Green Belt
Area (ha/sqm)	Total : 23 ha
PTAL Ratings	PTAL Score 2
Ownership if known	Hillingdon Hospitals NHS Foundation Trust
Call for Sites response received	<p>The Trust is currently involved in a wide ranging review of the 23 ha site with a view to identifying land and buildings there which are surplus to requirements and would be suitable for redevelopment.</p> <p>The Mount Vernon site comprises two distinct areas, the northern part which includes all the existing buildings in a compact zone, and the southern area which is mainly open space and fields.</p> <p>The site is identified on the Hillingdon UDP Proposals Map as being within the Green Belt and most of the southern area is also designated as a Countryside Conservation Area.</p> <p>The Trust considers that redevelopment of the site to provide much needed new housing will make efficient use of a previously developed site in line with the guidance contained within the NPPF. In addition the redevelopment of the site for housing will make an important contribution towards meeting the housing needs of the Borough. They recommend that the northern part of the site should be de-designated as Green Belt land and identified as a housing allocation within Part 2 of the Hillingdon Local Plan.</p>
Officer Response	The Council does not support the de-designation of Green Belt

Proposals Received in Call for Sites

	land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.
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Proposals Received in Call for Sites

2. Former Haulage Yard off Uxbridge Road / Springwell Lane / Drayton Ford, Mill End, Rickmansworth



Map Notes

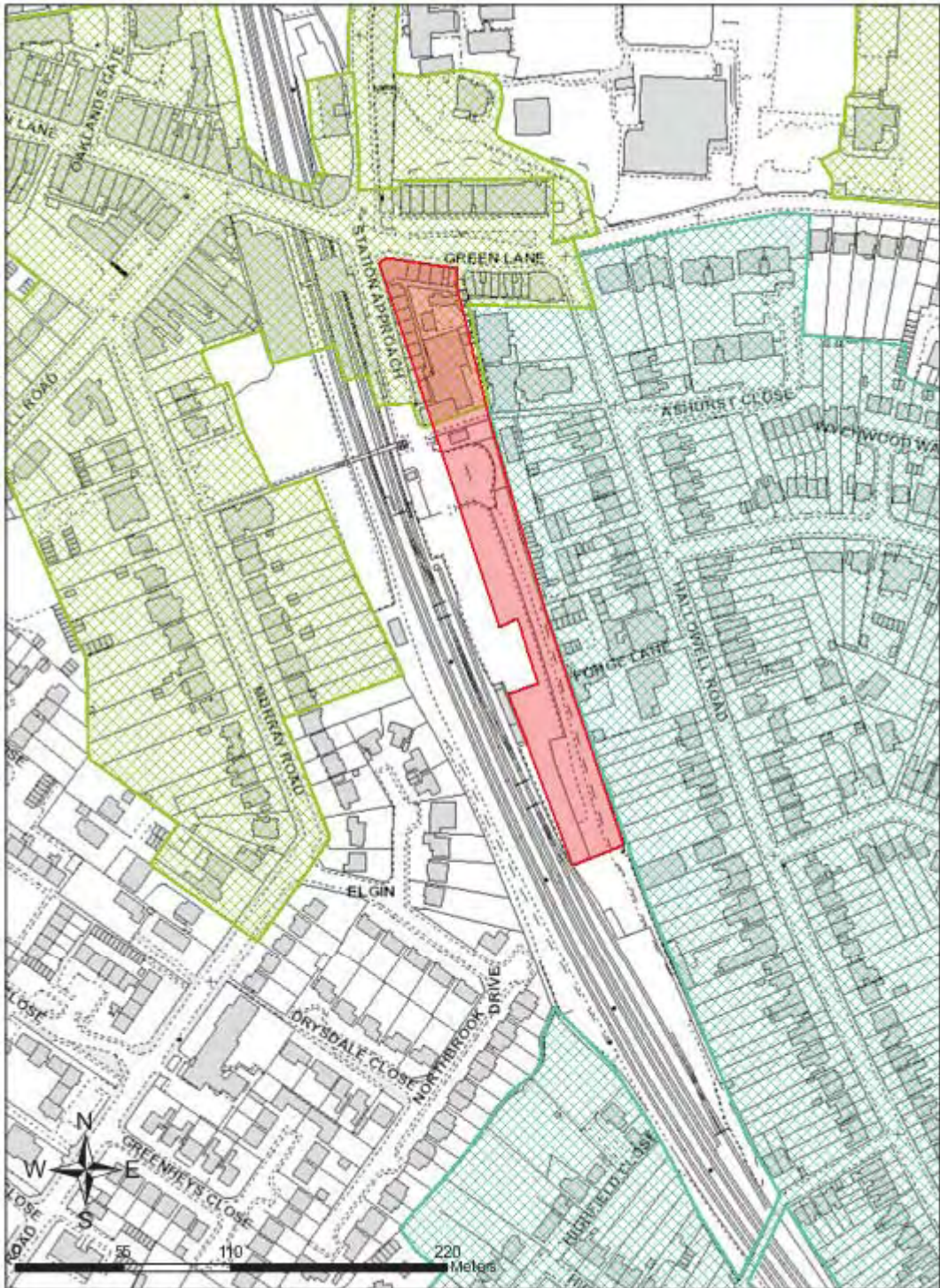
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(Light hatching shows Green Belt land)

Ward(s)	Harefield
Location	Off (A 412) Uxbridge Road, adjacent to Springwell Lane
Existing Use	Vacant – last used in part for vehicle and materials storage
Designation	Green Belt
Area (ha/sqm)	1.8 Ha
PTAL Ratings	PTAL Score 2
Ownership if known	
Call for Sites response received	Former haulier's use ceased approximately six years ago. Housing redevelopment has been allowed 300 ms to the south east at a site on Springwell Lane. Request for de-designation as Green Belt land
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

3. Land at Green Lane / Station Approach, Northwood



Map Notes

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(Light hatching shows Conservation Area; dark hatching = Area of Special Local Character)

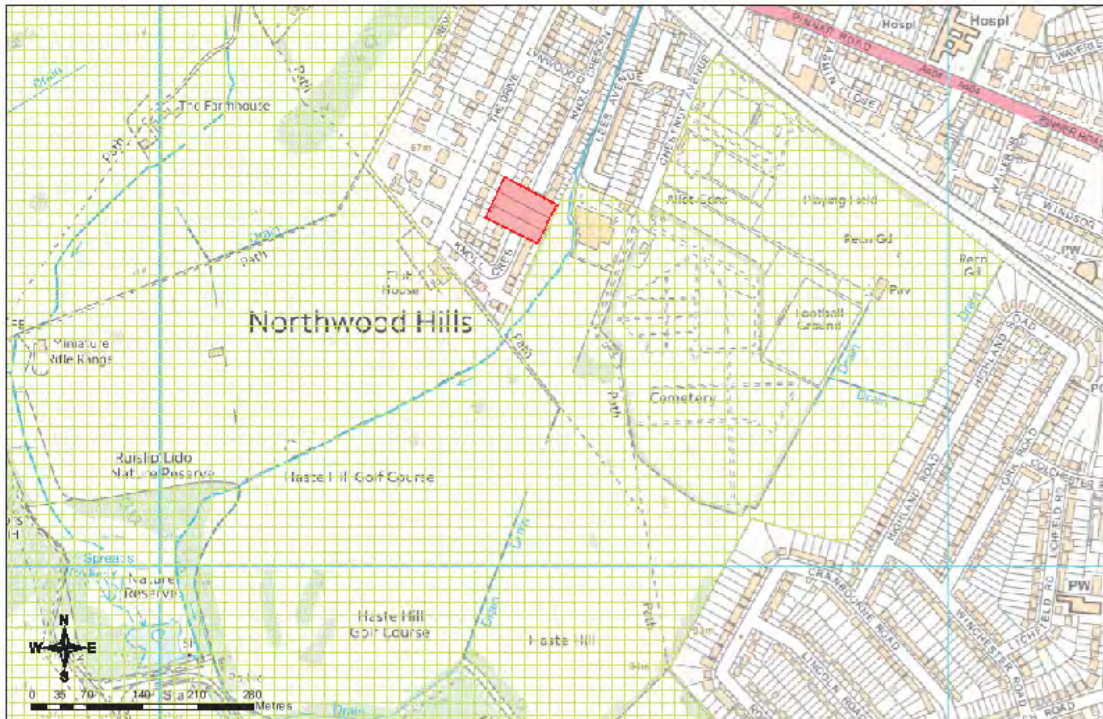
Ward(s)	Northwood
Location	Green Lane/Station Approach, Norwood
Existing Use	Existing mix of retail and commercial units with residential flats above
Area (ha/sqm)	1.6 Ha
PTAL Ratings	PTAL Score 2-3

Proposals Received in Call for Sites

Additional Information	Part of site falls within Conservation Area (light green hatching) and area of special local character (dark green hatching)
Ownership if known	Transport for London
Call for Sites response received	Would like to develop site with a supermarket (47,000 sq ft) and 160 residential units
Officer Response	The redevelopment of this site would have major implications for the Northwood Town Centre conservation area and impact upon several existing businesses based there.

Proposals Received in Call for Sites

4. Garden land at rear of 37- 43 The Drive, Northwood



Map Notes

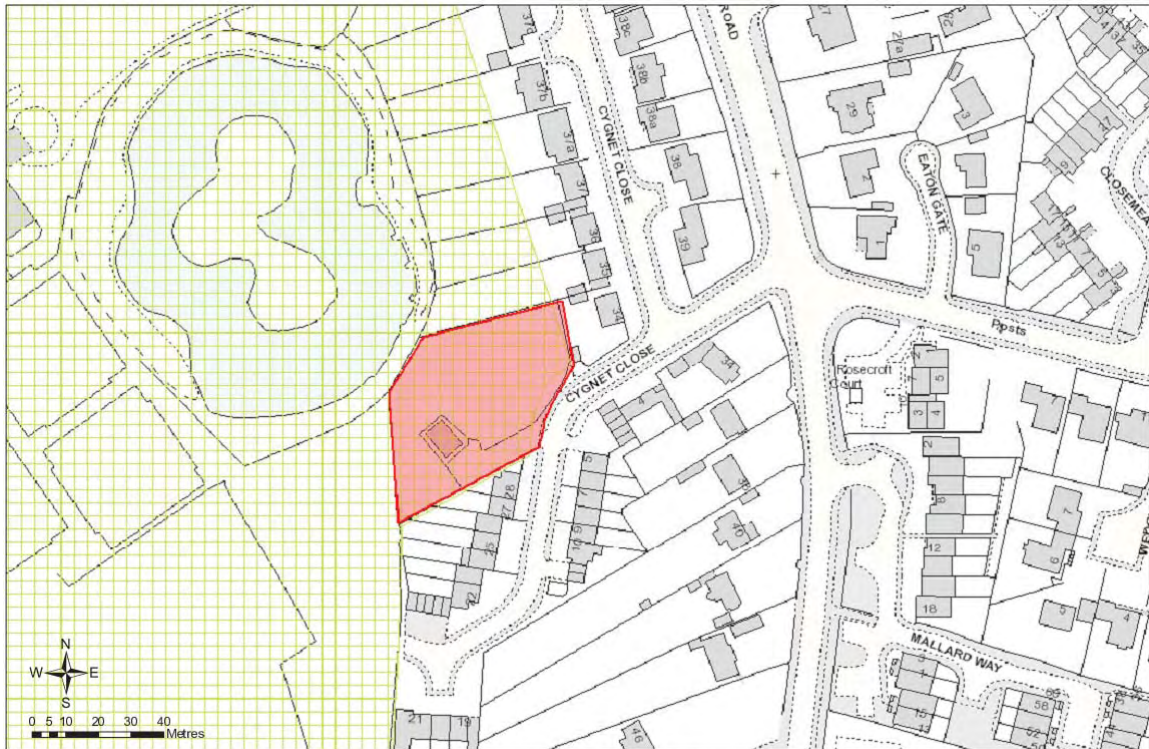
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(Light hatching shows Green Belt land)

Ward(s)	Northwood
Location	Rear of 37-43 The Drive, Northwood
Existing Use	Garden land
Designation	Abutting but not within Green Belt
Area (ha/sqm)	0.39 ha
PTAL Ratings	PTAL Score 1b
Ownership if known	4 separate householders
Call for Sites response received	Site could accommodate 8 dwellings
Officer Response	Not supported - the proposed construction of housing on this garden land would be contrary to London Plan policy, and create an intensified area of housing development directly contrary to the character of the surrounding area. The Council is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

5. Land to rear of 25-34 Cygnet Close, Northwood



Map Notes

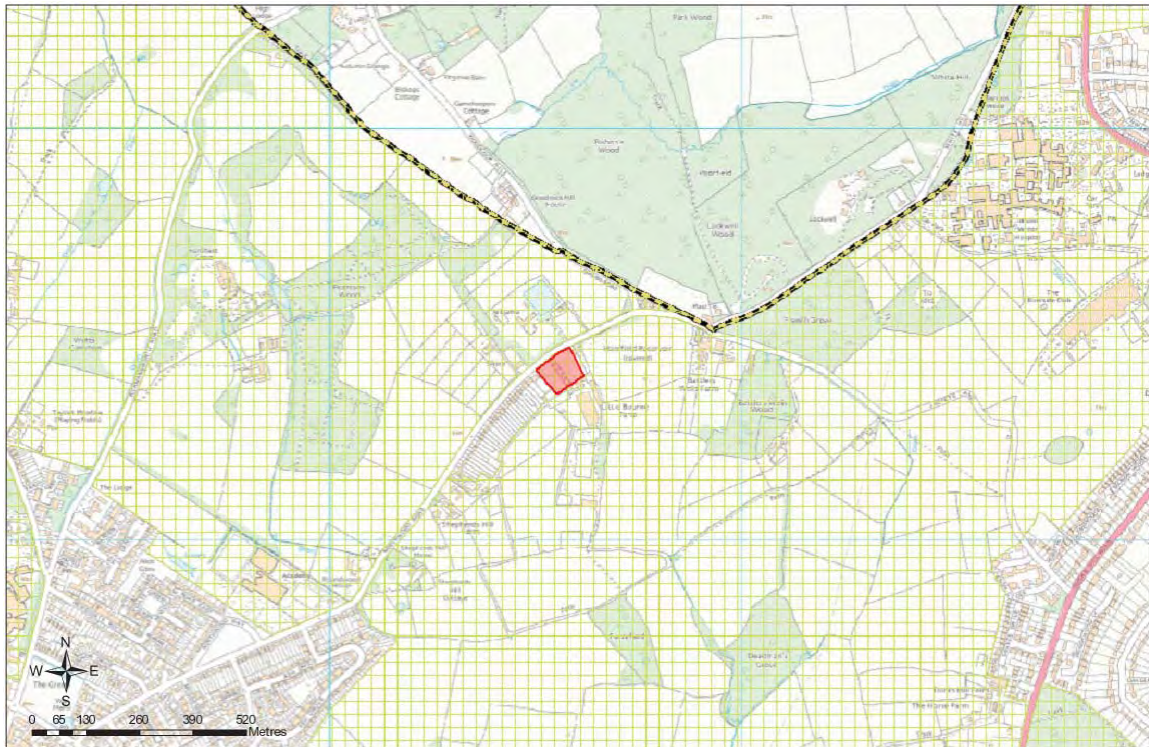
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(Light hatching shows Green Belt land)

Ward(s)	Northwood
Location	Rear of 25-34 Cygnet Close, Northwood, HA6
Existing Use	
Designation	Green Belt
Area (ha/sqm)	0.2 Ha
PTAL Ratings	PTAL Score 1b
Ownership if known	
Call for Sites response received	No proposed use made in representation – might be intended for future residential development
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

6. Land to north west of Little Bourne Farm, Harefield



Map Notes

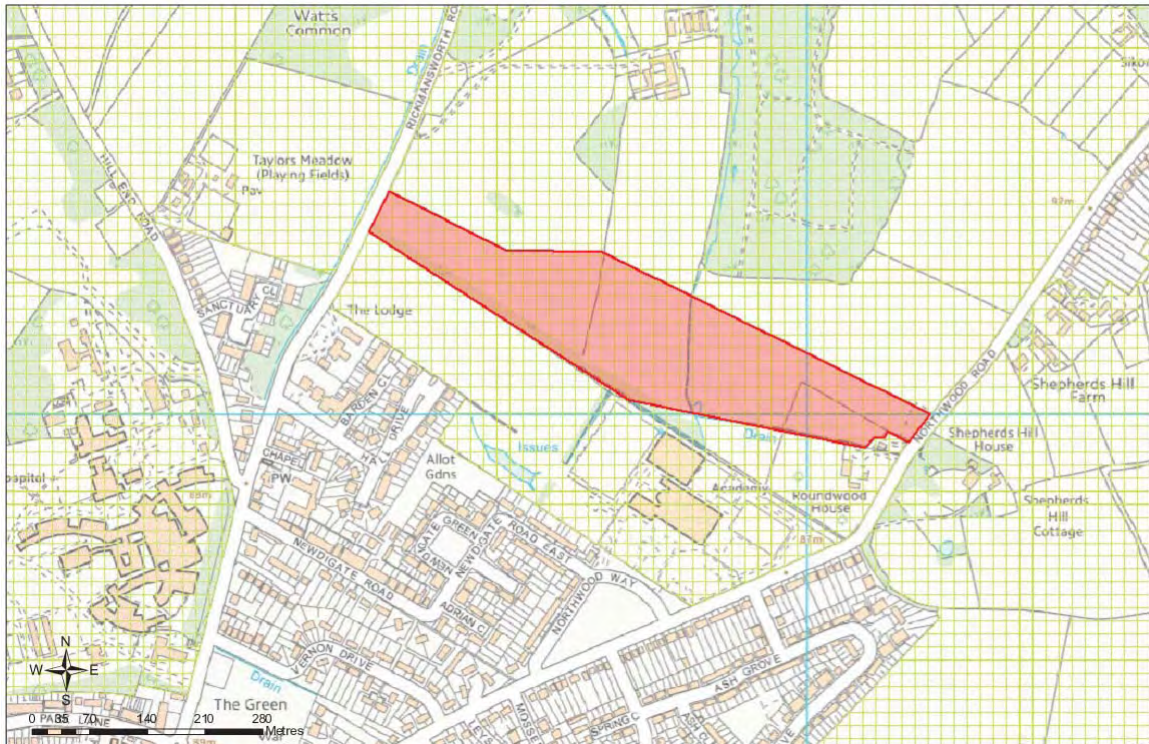
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(Light hatching shows Green Belt land)

Ward(s)	Harefield
Location	Two fields between the Little Bourne Farm and the Northwood Road
Existing Use	Agricultural grazing land – two paddocks
Designation	Green Belt
Area (ha/sqm)	Approximately 0.7 Ha
PTAL Ratings	PTAL Score 1a
Ownership if known	Privately owned by Ms I J Heatly and family
Call for Sites response received	Site is at eastern end of a continuous row of housing on south side of Northwood Road (numbers 202-280)
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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7. Land at Harefield Grove Farm to south of the Harefield to Southall Gas Pipeline and north of Harefield Academy



Map Notes

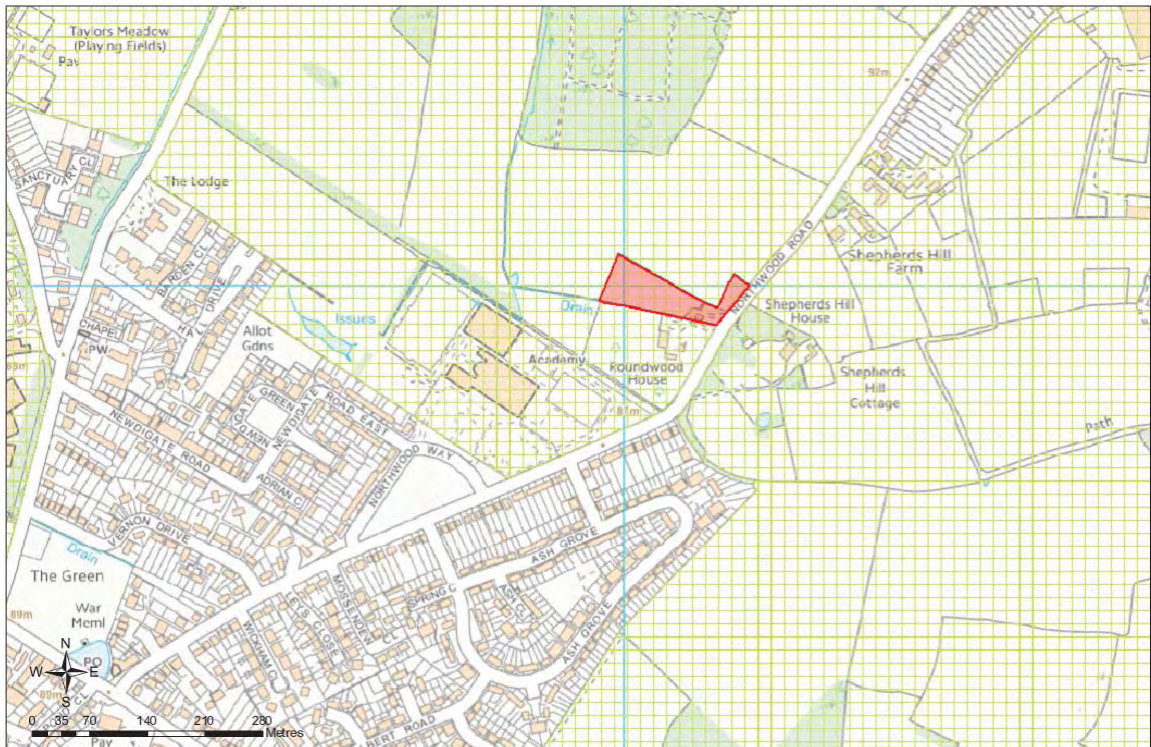
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(Light hatching shows Green Belt land)

Ward(s)	Harefield
Location	Land north of Harefield Academy between Rickmansworth Road and Northwood Road
Existing Use	Agricultural grazing land
Designation	Green Belt
Area (ha/sqm)	Approximately 5.0 Ha
PTAL Ratings	PTAL Score 1a
Ownership if known	Julian Kverndal and family
Call for Sites response received	Eastern part of land was previously used as contractor's compounds. No development would be permitted above or near new gas pipeline which would effectively make a barrier to development. Propose residential development next to Harefield and extra facilities for Harefield Academy
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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8. Site of Whitehouse Cottage, Northwood Road, Harefield



Map Notes

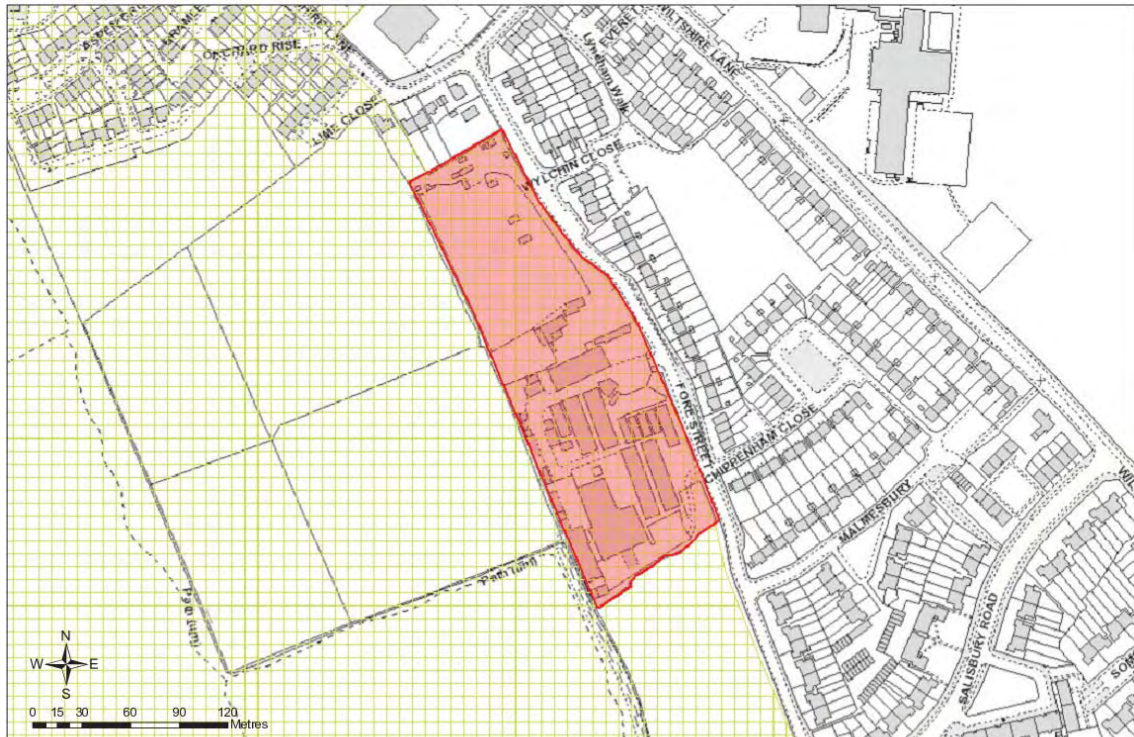
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(Light hatching shows Green Belt land)

Ward(s)	Harefield
Location	Adjacent to Northwood Road, Harefield
Existing Use	Paddock, office, garden, garages, occasional residential use
Designation	Green Belt
Area (ha/sqm)	0.6 ha
PTAL Ratings	PTAL Score 1a
Ownership if known	Mr A Cox
Call for Sites response received	Seeking a sensible sustainable long term use for the site, preferably residential development; alternatively B1
Officer Response	No useful purpose would be served by the redevelopment of the full site in this area of Green Belt. The Council would prefer to see any replacement buildings confined to the original built area of the site to maintain the openness of this area (as per national planning policy). The Council does not support the development of Green Belt land for housing and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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9. Haste Hill Farm, Fore Street, Eastcote HA5



Map Notes

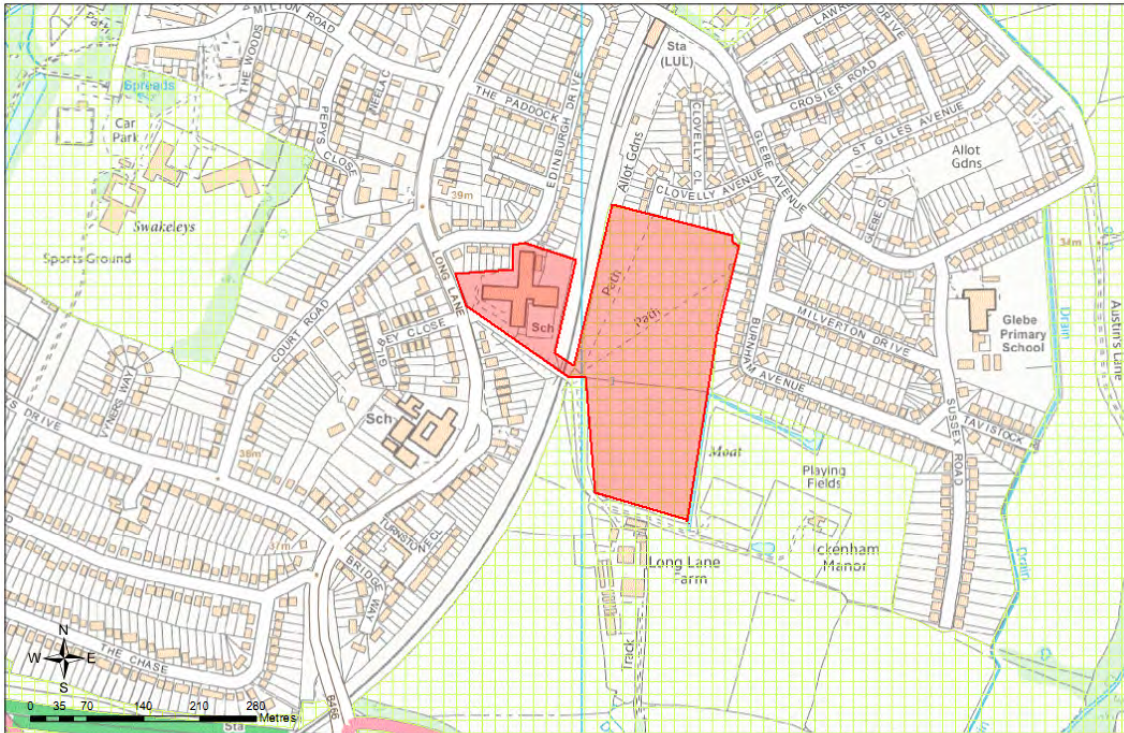
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(Light hatching shows Green Belt land)

Ward(s)	Northwood Hills
Location	West of Fore Street
Existing Use	Livery stables, nursery and storage
Designation	Green Belt
Area (ha/sqm)	Approximately 2.4 Ha
PTAL Ratings	PTAL Score 1a
Additional Information	Western part of site is zoned as Archaeological Priority Area. Adjoins National Nature Reserve and Site of Special Scientific Interest
Ownership if known	Privately owned by Ms S Hatchett and her two siblings
Call for Sites response received	Residential development preferred; alternatives B1 or B2
Officer response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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10. Land to south of Clovelly Avenue and north of Daltons Farm, Ickenham

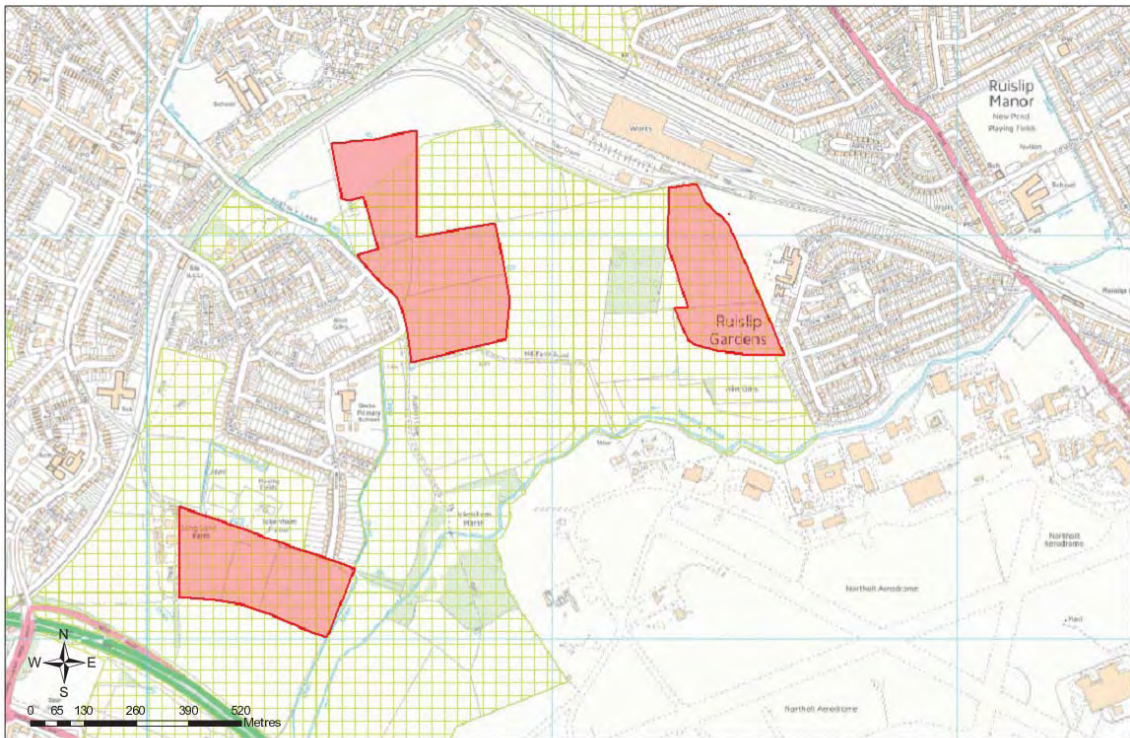


(Light hatching shows Green Belt land)

Ward(s)	Ickenham
Location	South of Clovelly Avenue
Existing Use	School Campus / Agricultural grazing land
Designation	Green Belt
Area (ha/sqm)	2.0 Ha
PTAL Ratings	PTAL Score 2
Ownership if known	
Call for Sites response received	Proposal is that this land should be de-designated as Green Belt land and identified for education use supported by enabling housing development on site and at the Douay Martyrs School campus
Officer Response	Not supported – the Council wish to see the Green Belt fully maintained in this area to prevent the merging of separate built up areas. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

11. Land at Long Lane Farm, Ickenham



Map Notes

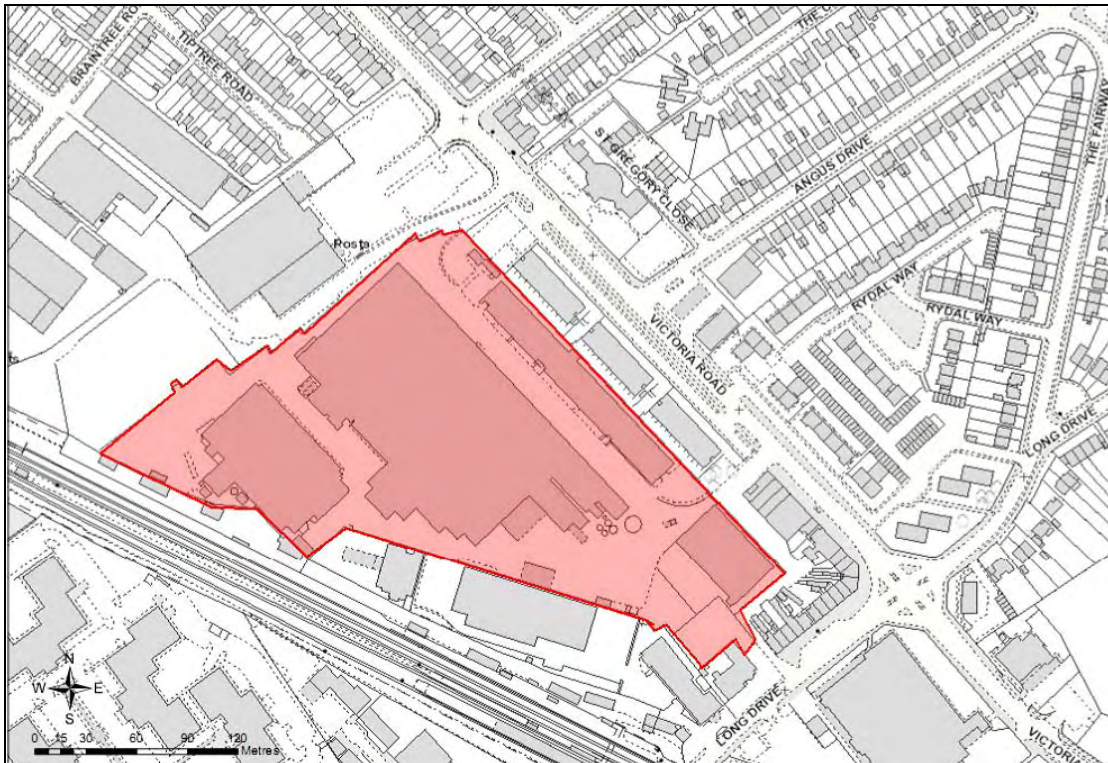
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(Light hatching shows Green Belt land)

Ward(s)	Ickenham and South Ruislip
Location	Three separate areas of land to the north and west of Northolt Airport
Existing Use	Agriculture
Designation	Green Belt
Area (ha/sqm)	24 Ha
PTAL Ratings	PTAL Score 2
Ownership if known	Legal and General Property Partners (Life Fund) Ltd
Call for Sites response received	Propose de-designation as Green Belt of these areas and their development for affordable housing, forming extensions to existing housing areas in Ickenham and Ruislip
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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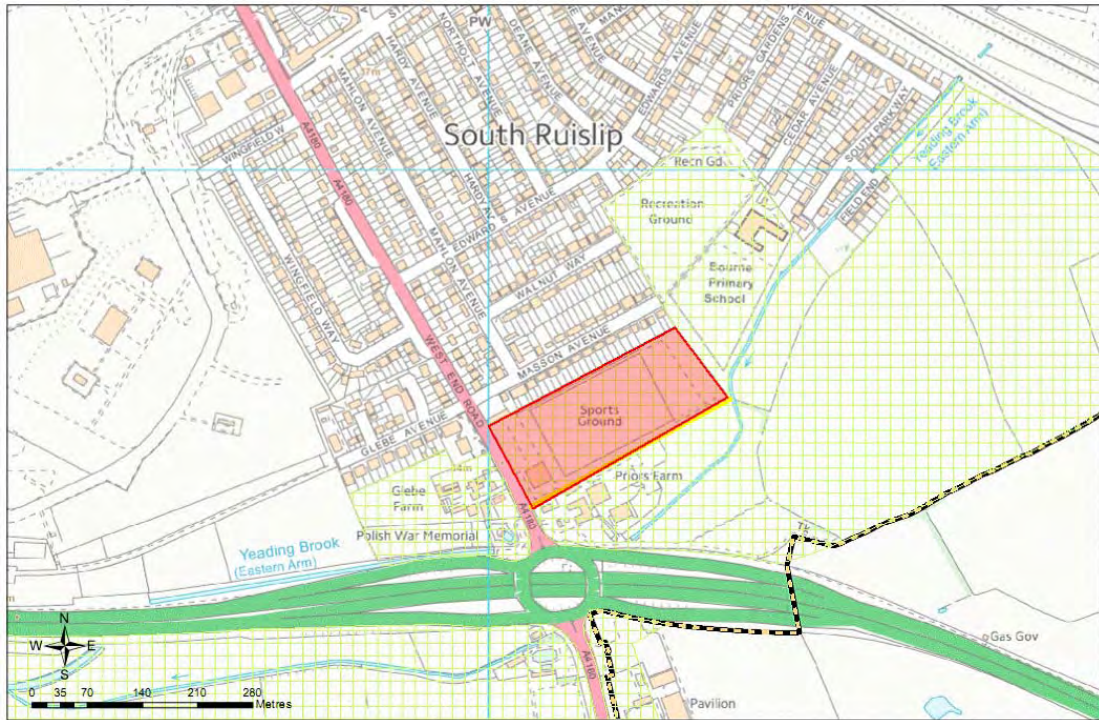
12. Former Arla Foods Site, Victoria Road, South Ruislip



Ward(s)	South Ruislip
Location	Victoria Road, Ruislip
Existing Use	Currently has long standing use for industry; now vacant
Designation	UDP – part of Braintree Road Industrial and Business Area
Area (ha/sqm)	4.7 Ha
PTAL Ratings	PTAL Score 3
Ownership if known	Arla Foods UK
Call for Sites response received	<p>Three separate proposals put forward for this site – one submitted on behalf of the owners for a commercial redevelopment and two from individuals who propose the site should be designated for housing and community uses.</p> <p>RAF Northolt – site lies underneath existing flight path.</p> <p>Existing 'Industrial Business Area' - Hillingdon UDP policy BE25</p>
Officer Response	The Council would support a mixed redevelopment of this site (as per policy SA 17).

Proposals Received in Call for Sites

13. London Gaelic Athletic Association Sports Ground, West End Road, South Ruislip

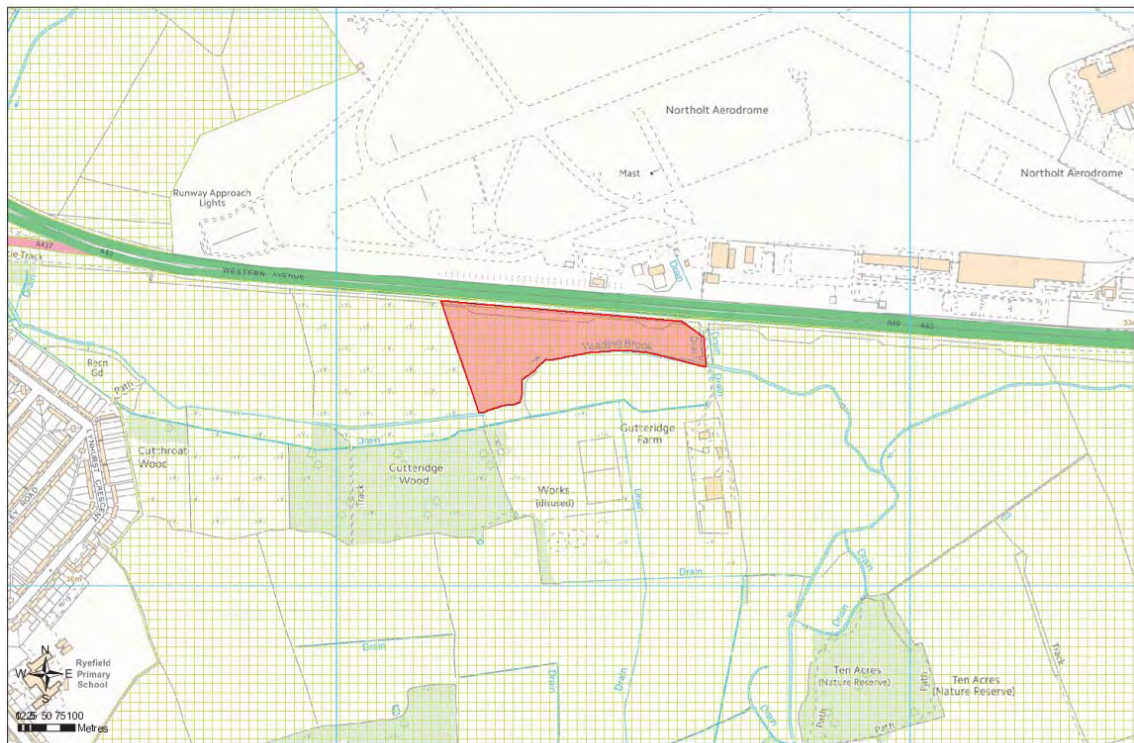


(Light hatching shows Green Belt land)

Ward(s)	South Ruislip
Location	West End Road, South Ruislip
Existing Use	Sports Ground
Designation	Green Belt
Area (ha/sqm)	3.12 ha
PTAL Ratings	PTAL Score 1b
Ownership if known	
Call for Sites response received	The respondents believe that the existing site does not contribute to the function of Green Belt as envisaged in national and London Plan policies and that the site would be better allocated for sports pitches and ancillary uses. Request de-designation as Green Belt land.
Officer Response	The existing use is an appropriate Green Belt use. De-designation is not required for its continued future use.

Proposals Received in Call for Sites

14. Land adjacent to Gutteridge Farm, Western Avenue



Map Notes

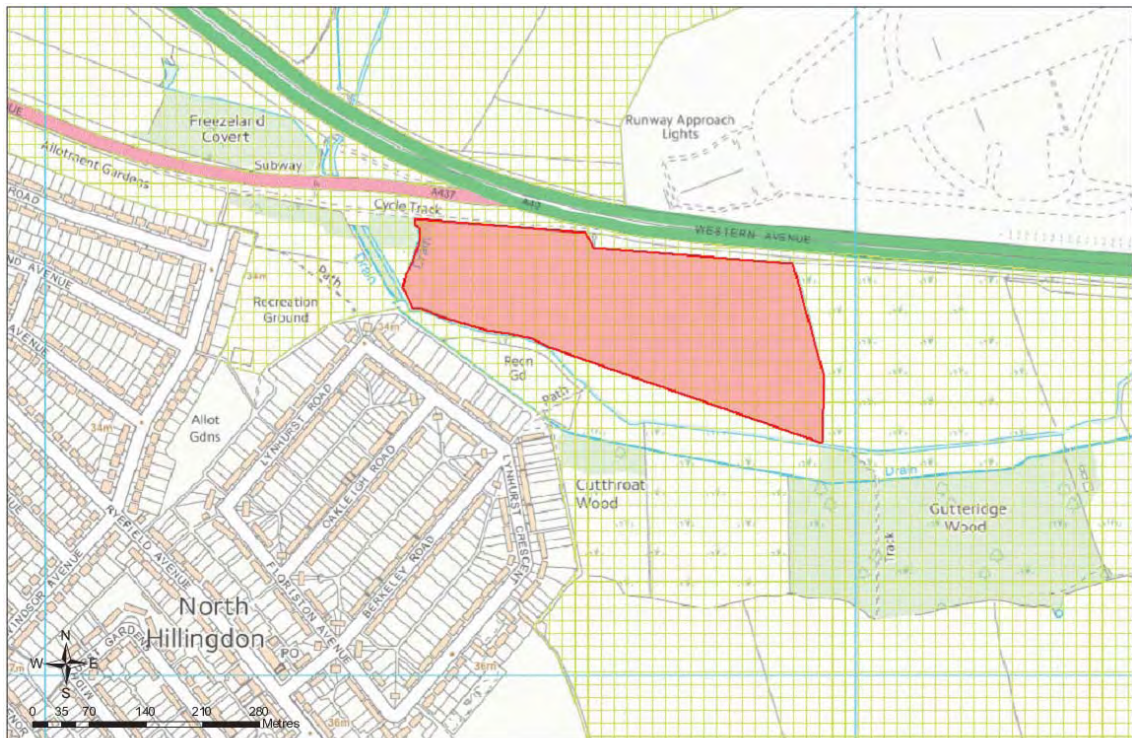
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(Light hatching shows Green Belt land)

Ward(s)	Hillingdon East
Location	Adjacent to Gutteridge Farm, Western Avenue
Existing Use	Vacant
Designation	Green Belt with nature reserve and countryside conservation area
Area (ha/sqm)	4.0 Ha
PTAL Ratings	PTAL Score 0
Ownership if known	Transport for London
Call for Sites response received	Propose developing site with residential scheme
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

15. Land adjacent to Lynhurst Crescent, Western Avenue



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Ward(s)	Hillingdon East
Location	Adjacent to Lynhurst Crescent, Western Avenue
Existing Use	Vacant
Designation	Green Belt with nature reserve and countryside conservation area
Area (ha/sqm)	6.0 Ha
PTAL Ratings	PTAL Score 1a
Ownership if known	Transport for London
Call for Sites response received	Propose residential development
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

16. Fassnidge Memorial Hall, Harefield Road, Uxbridge



Map Notes

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(Light hatching shows Conservation Areas; dark hatching shows Area of Special Local Character)

Ward(s)	Uxbridge South
Location	Harefield Road, Uxbridge
Existing Use	D1 Community Use
Designation	
Area (ha/sqm)	0.23 ha
PTAL Ratings	PTAL Score 5
Ownership if known	Fassnidge Memorial Trust
Call for Sites response received	Although the site is just under 0.25 ha threshold, it would be suitable for higher density smaller units and could accommodate 70 apartments
Officer Response	The building is not listed and is located on the boundary of the Uxbridge Conservation Area. In principle a residential-led redevelopment of the site may be acceptable, but any redevelopment would need to take into account the particular environmental constraints affecting this site, e.g. regarding road access at this junction and noise and air pollution levels.

Proposals Received in Call for Sites

17. Former Chiltern View Pub, 190 Cowley Road, Uxbridge



Ward(s)	Uxbridge South
Location	190, Cowley Road, Uxbridge
Existing Use	Vacant public house
Designation	
Area (ha/sqm)	Approximately 600 sq ms
PTAL Ratings	PTAL Score 2
Ownership if known	
Call for Sites response received	Site should be re-used for residential
Officer Response	In this location the Council would support community/residential re-use of the site.

Proposals Received in Call for Sites

18. Land to rear of 2 - 36 Oakdene Road and 27- 67 Clifton Gardens, Hillingdon



Ward(s)	Hillingdon East
Location	Rear of 2-36 Oakdene Road and 27-67 Clifton Gardens, Hillingdon
Existing Use	Residential gardens
Designation	
Area (ha/sqm)	0.7 ha
PTAL Ratings	PTAL Score 1b
Ownership if known	Various individual owners
Call for Sites response received	Site has capacity for an estimated 20 homes
Officer Response	Not supported - the proposed construction of housing on this garden land would be contrary to London Plan policy, and create an intensified area of housing development directly contrary to the character of the surrounding area. The Council is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

19. Former Star Public House, Byron Parade, Uxbridge Road, Hillingdon

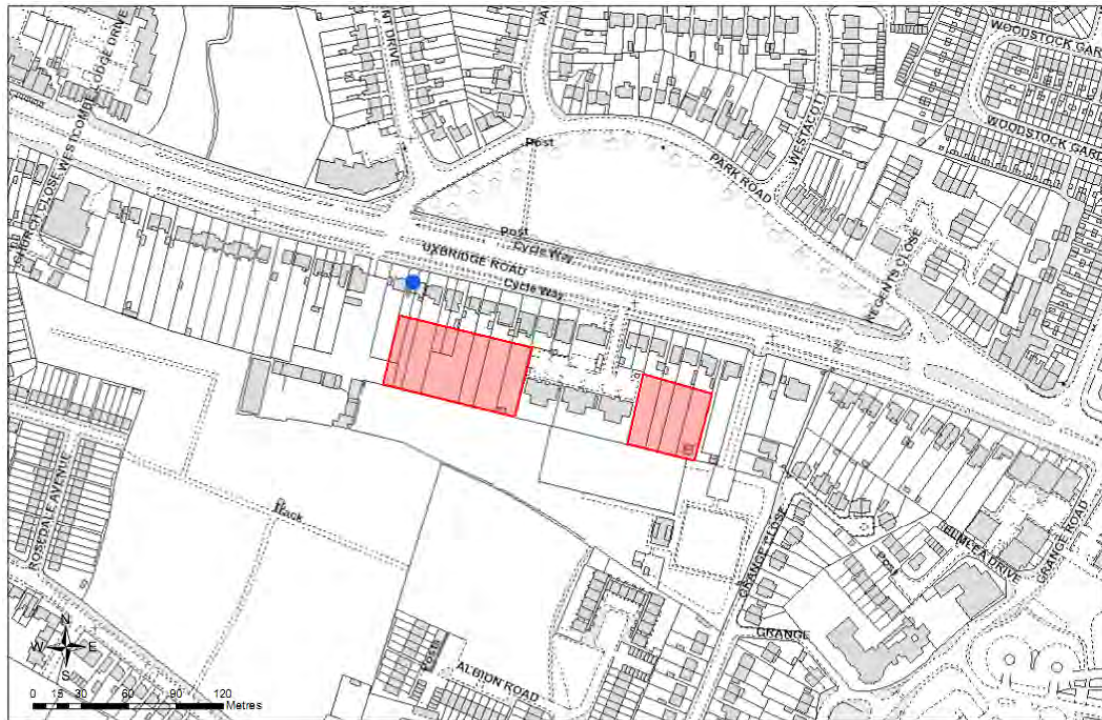


(Light hatching shows Green Belt land)

Ward(s)	Hillingdon East
Location	Byron Parade, Uxbridge Road, Hillingdon
Existing Use	Vacant public house
Designation	
Area (ha/sqm)	Approximately 700 sq ms
PTAL Ratings	PTAL Score 2
Ownership if known	
Call for Sites response received	Site should be used for residential
Officer Response	In this location the Council would support community/residential re-use of the site.

Proposals Received in Call for Sites

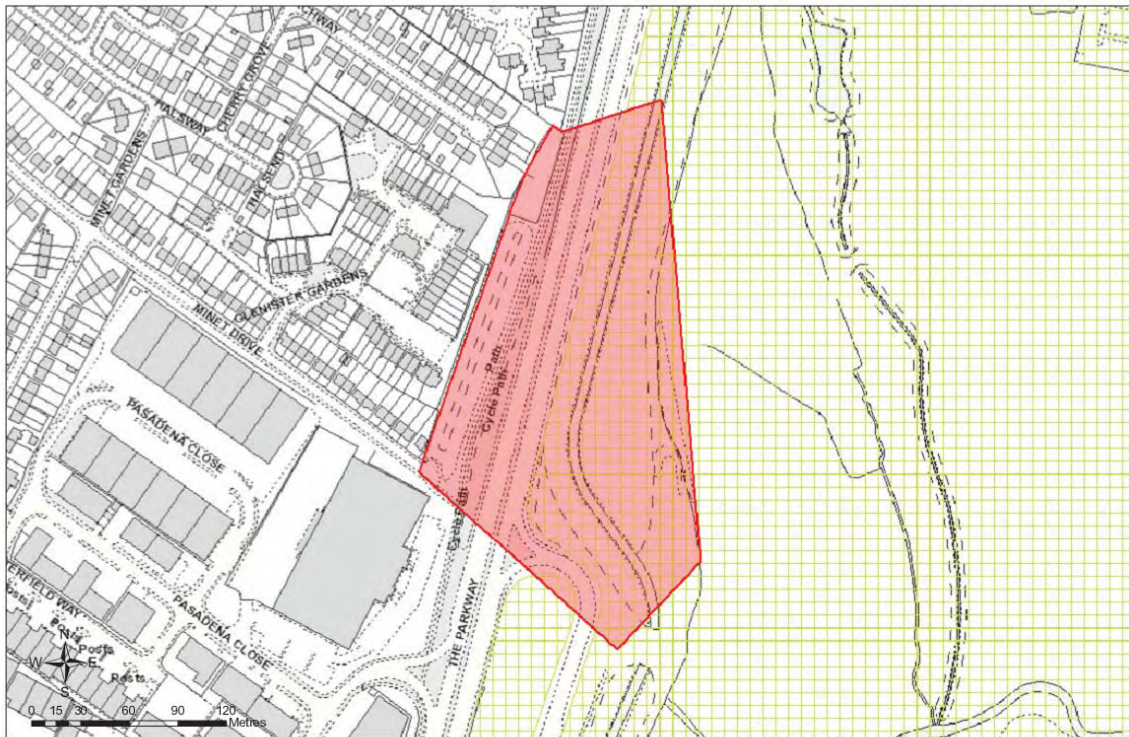
20. Garden land at rear of 541- 549 and 565 - 581, Uxbridge Road, Hayes



Ward(s)	Botwell
Location	Rear of 541-549 and 565-581 Uxbridge Road, Hayes
Existing Use	Garden land
Designation	
Area (ha/sqm)	3.9 ha
PTAL Ratings	PTAL Score 3
Ownership if known	14 separate householders
Call for Sites response received	Respondents have noted that these sites are "Adjacent to and would take access from recent backland development."
Officer Response	Not supported - the proposed construction of housing on this garden land would be contrary to London Plan policy, and create an intensified area of housing development directly contrary to the character of the surrounding area. The Council is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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21. Land adjacent to Minet Country Park, off A312



Map Notes

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(Light hatching shows Green Belt land)

Ward(s)	Townfield
Location	Adjacent to Minet Country Park, off A312
Existing Use	Vacant
Designation	Green Belt with nature conservation site
Area (ha/sqm)	2.0 Ha
PTAL Ratings	PTAL Score 0
Ownership if known	Transport for London
Call for Sites response received	Propose residential development
Officer Response	There are severe environmental constraints for any development on this site - in terms of noise and air quality and visual impact on the adjoining Country Park and nature conservation area. The Council would not support its development for residential housing and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

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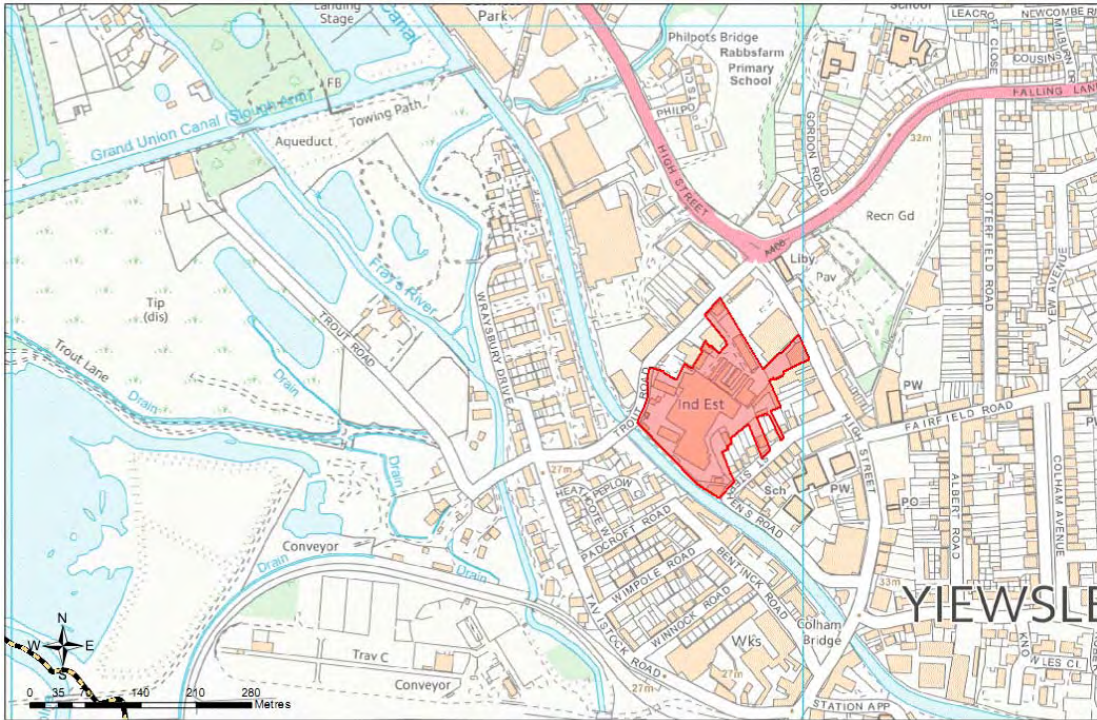
22. Land to rear of 63 Daleham Drive, West Drayton



Ward(s)	Yiewsley
Location	Rear of 63 Daleham Drive, West Drayton
Existing Use	Used as residential garden for 117 West Drayton Road
Designation	Green Belt
Area (ha/sqm)	280 sq ms (0.028 ha)
PTAL Ratings	PTAL Score 2
Ownership if known	Privately owned by Mr.N.Gill
Call for Sites response received	The site is surrounded by development. Request removal from Green Belt designation. Propose residential development.
Officer Response	Supported – the site does not form a significant area of Green Belt and is not significant in other respects – e.g. for nature conservation.

Proposals Received in Call for Sites

23. Rainbow and Kirby Industrial Estates and adjacent land, Trout Road, Yiewsley



Ward(s)	Yiewsley
Location	Main vehicle access gained from Trout Road, with alternative access points on High Street and St Stephens Road. Extensive frontage to Grand Union Canal.
Existing Use	The site is now largely vacant, due to the demolition of single-storey and two-storey industrial buildings (many of which suffered significant fire damage in March 2011 and were condemned) and the empty three-storey vacant office building, Gemeni House. There is also 1 residential property on St Stephens Road.
Designation	
Area (ha/sqm)	2.31 Ha
PTAL Ratings	PTAL Score 2-3
Ownership if known	Bourne End Investments Ltd
Call for Sites response received	<p>The respondents propose that the Rainbow and Kirby Industrial Estates and adjacent land should be identified for residential development. The allocation should identify the potential for approximately 170-190 dwellings and the Plan should acknowledge the regeneration, economic, social and environmental enhancements the proposals will provide for Yiewsley with the potential to:</p> <ul style="list-style-type: none"> - Provide a mix of unit sizes, in the form of flatted development - Enhance pedestrian links between the High Street and Grand Union Canal - Where viable contribute to affordable housing, possibly in the form of specialist care housing
Officer Response	<p>This site is included in the New Homes section of the Site Allocations – this states that:</p> <p><i>The Council will support residential-led mixed use development proposals that contribute to regeneration in Yiewsley Town Centre. The Council is of the view that the site should be</i></p>

Proposals Received in Call for Sites

subject to the following quantum of development:

- *30% of floorspace should relate to leisure and commercial uses to reflect the town centre location and the previous use of the site.*
- *70% of floorspace should relate to residential uses.*
- *Particular consideration will need to be given to the proposed access arrangements to the site.*
- *Proposals should meet the provisions of relevant policies in other parts of the Local Plan.*
- *The mix of uses is considered important and should capitalise on the proximity of the future Crossrail link at West Drayton Station.*
- *Development proposals should incorporate canalside improvements to be agreed with the Council.*

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24. MPS Police Station, Station Road, West Drayton

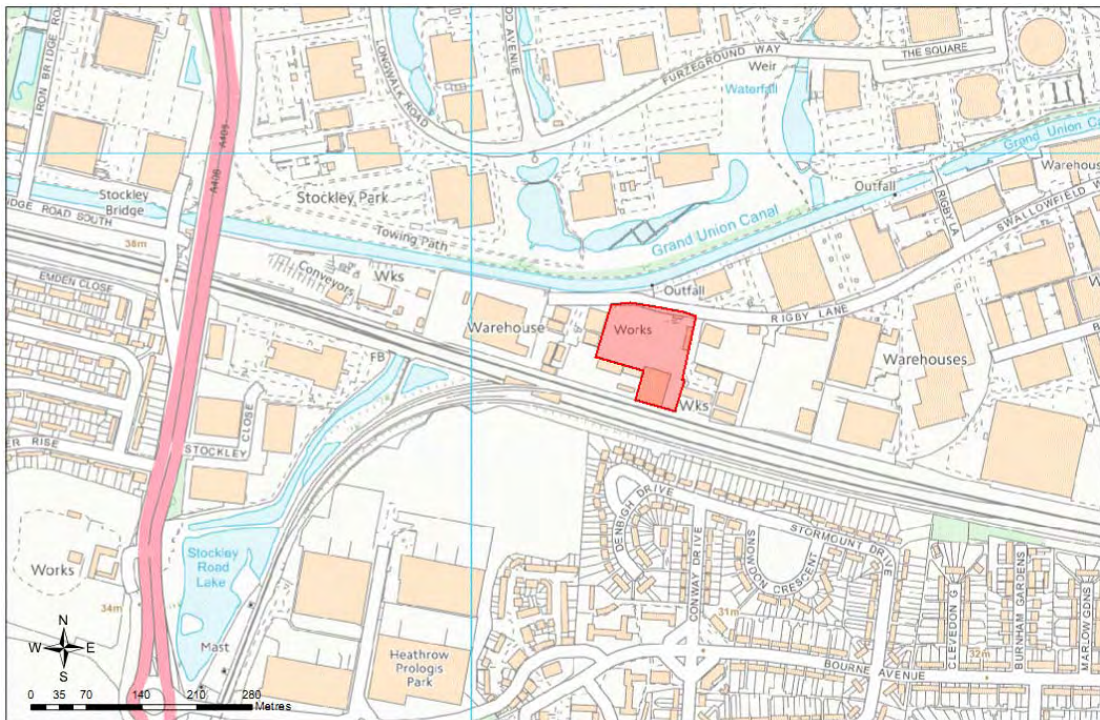


(Light hatching shows Green Belt land)

Ward(s)	West Drayton
Location	Station Road, West Drayton
Existing Use	Still in operational use – replacement facilities being provided nearby. Site will be vacant within 2 years
Designation	
Area (ha/sqm)	0.65 Ha
PTAL Ratings	PTAL Score 2
Ownership if known	Metropolitan Police Service
Call for Sites response received	West Drayton Police is now surplus to Metropolitan Police requirements and replacement policing facilities are being provided in the vicinity. The site offers development potential for a residential-led scheme
Officer Response	In this location the Council would support community/residential re-use of the site

Proposals Received in Call for Sites

25. Rigby Lane Waste Transfer Station, Hayes



Ward(s)	Botwell
Location	At western end of Rigby Lane on south side
Existing Use	B2 Waste transfer station
Designation	Industrial and Business Area
Area (ha/sqm)	Approximately 0.88 Ha
PTAL Ratings	PTAL Score 0
Ownership if known	
Call for Sites response received	<p>SITA UK currently operates the Rigby Lane Waste Transfer Station in Hayes. It has been in use as a Waste Transfer Facility following redevelopment in 2010 and has been in use as a waste facility for over 20 years.</p> <p>Section 4 of the Proposed Sites & Policies draft of the West London Waste Plan (published in February 2011) identified Rigby Lane as an existing waste site considered to have the potential for re-development for other waste treatment uses. The company wish to ensure this is recognised in the Local Plan.</p>
Officer Response	Agreed – the site is to be proposed as a waste treatment site in the West London Waste Plan.

Proposals Received in Call for Sites

26. Enterprise House, Blyth Road, Hayes

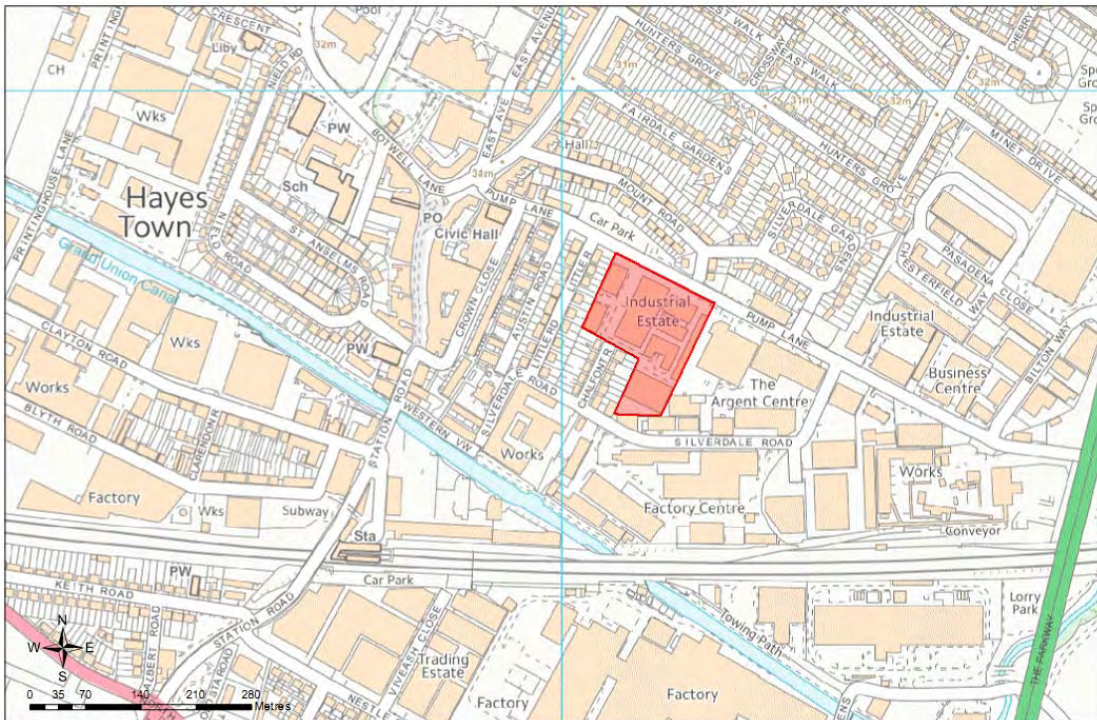


(Light hatching shows Conservation Area)

Ward(s)	Botwell
Location	Blyth Road, Hayes
Existing Use	Currently has long standing use for industry; the building is listed, now largely vacant and in poor condition
Designation	Thorn EMI Botwell Conservation Area
Area (ha/sqm)	0.4 Ha
PTAL Ratings	PTAL Score 3
Ownership if known	Workspace Group plc
Call for Sites response received	Listed building requiring major refurbishment and restoration works. Preference for mixed use development – residential, B1 and small café
Officer Response	The Council view this building as appropriate for a residential-led mixed use development. The site is included in the New Homes section of the Site Allocations at policy SA 1.

Proposals Received in Call for Sites

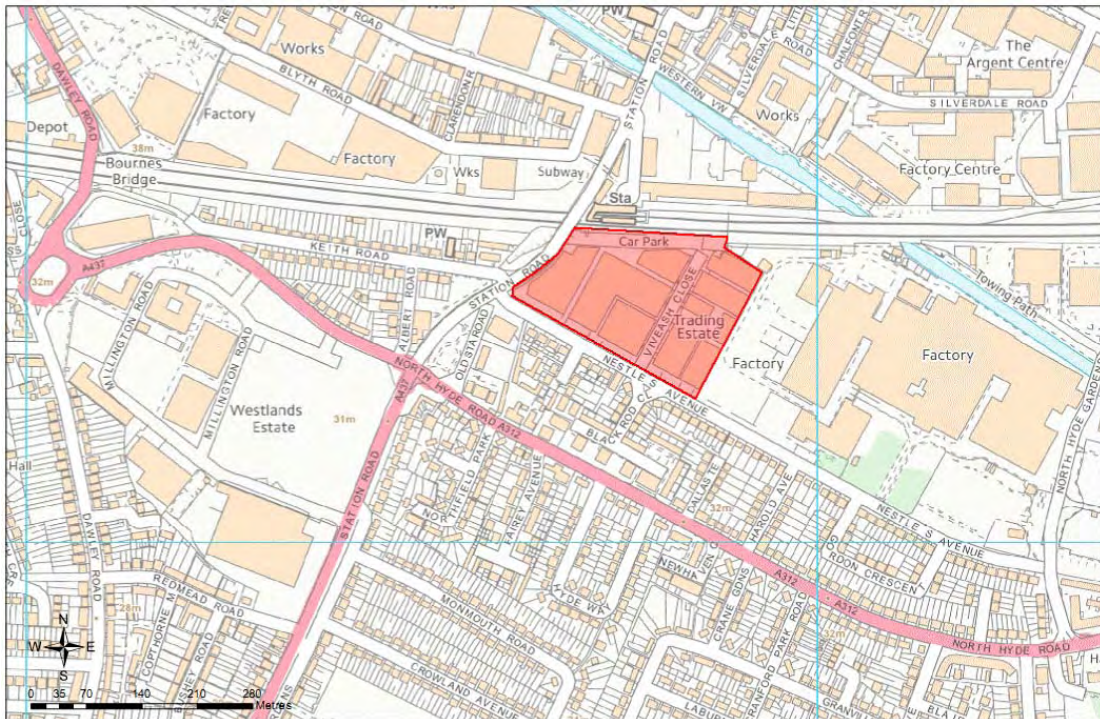
27. Chailey Industrial Estate, Pump Lane, Hayes



Ward(s)	Townfield
Location	Pump Lane, Hayes
Existing Use	Industrial estate - part vacant
Designation	
Area (ha/sqm)	1.85 ha
PTAL Ratings	PTAL Score 3
Ownership if known	Co-operative Insurance Society
Call for Sites response received	The site comprises an end-of-life industrial estate. A mixed use residential-led scheme is proposed for the site, including retail and community uses
Officer Response	The Council supports the proposed mixed use redevelopment of this site. The site is included in the New Homes section of the Draft Proposed Site Allocations – at policy SA 18.

Proposals Received in Call for Sites

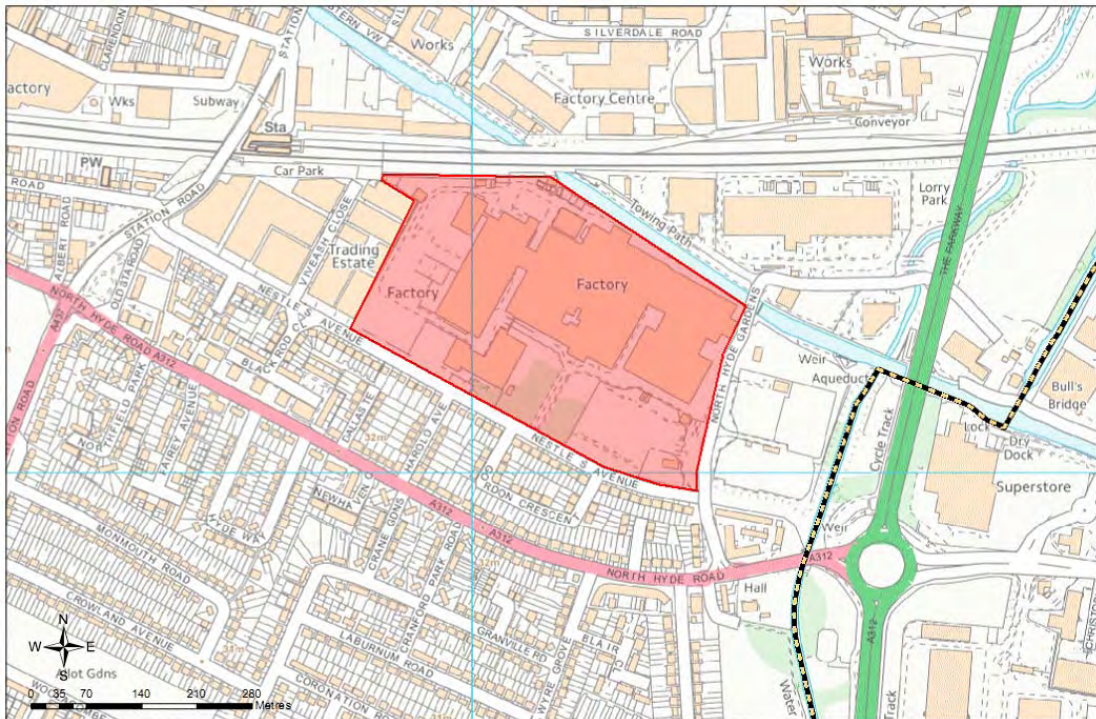
28. Land to South of Hayes & Harlington Station, Hayes



Ward(s)	Botwell
Location	Land to South of Hayes & Harlington Station - bounded by Station Road, Nestles Avenue, Viveash Close and railway station car park
Existing Use	Mix of uses: light industry, storage, museum, camper van hire and general parking
Designation	London Plan - part of the Hayes Industrial Area Preferred Industrial Location (PIL) UDP – part of Nestle Avenue / Bulls Bridge Industrial and Business Area
Area (ha/sqm)	2.5 Ha
PTAL Ratings	PTAL Score 4
Ownership if known	Part owned by Access Self Storage and part by Network Rail.
Call for Sites response received	The respondents consider that the site is surplus employment land and should be redeveloped to help the regeneration of this “gateway” location to Hayes town centre.
Officer Response	The mixed use redevelopment of this site and the adjoining Nestles Factory Site, North Hyde Gardens is proposed by the Council in its draft Proposed Site Allocations and Designations at policy SA 10.

Proposals Received in Call for Sites

29. Nestles Factory Site, North Hyde Gardens, Hayes



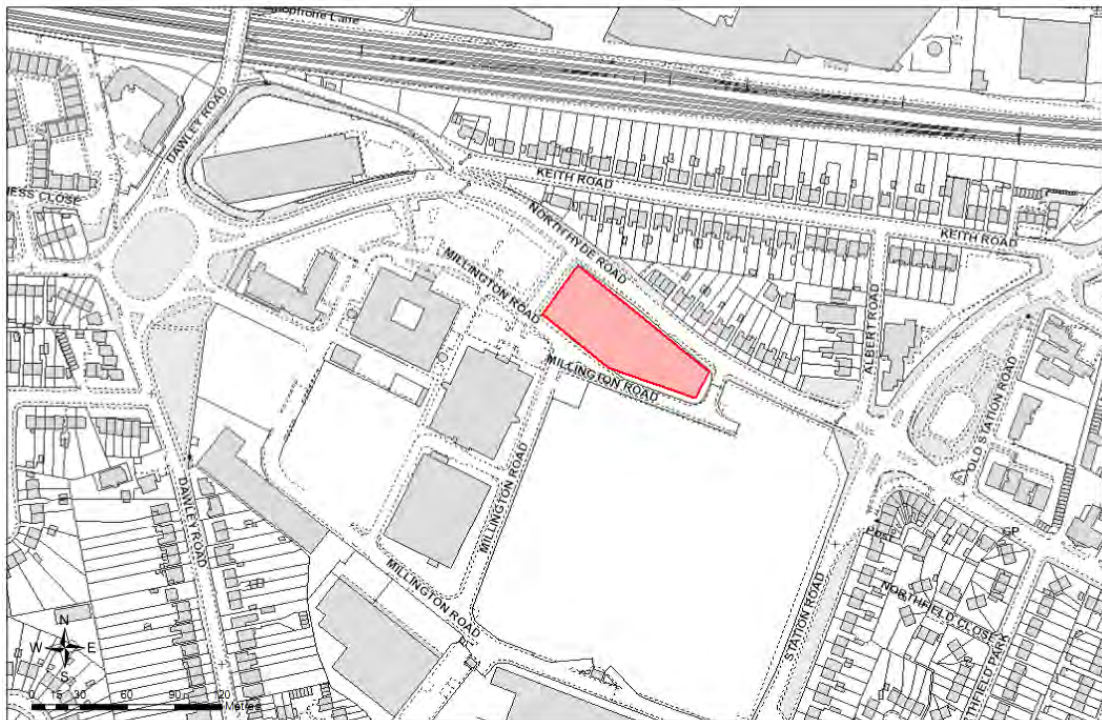
Ward(s)	Botwell
Location	On north side of Nestles Avenue with main entrance in North Hyde Gardens
Existing Use	B2 General Industry
Designation	London Plan - part of the Hayes Industrial Area Preferred Industrial Location (PIL) UDP – part of Nestle Avenue / Bulls Bridge Industrial and Business Area
Area (ha/sqm)	12 Ha
PTAL Ratings	PTAL Score 2
Ownership if known	Nestles UK
Call for Sites response received	<p>The existing factory employs approximately 200 people and is due to close in 2014 and following decommissioning, become available for development in 2015. The owners propose that this could entail a mix of uses and activities which could include:</p> <ul style="list-style-type: none"> • Housing, office and/or hotels at those parts on the site which are in closest proximity to the Crossrail station. These uses could extend along the Grand Union Canal in response to the call in the Part 1 Hillingdon Local Plan for residential-led mixed use redevelopment along the canal corridor in Hayes. • Employment units (likely to be biased towards logistics and distribution) towards the eastern zones of the site in recognition of the need to consolidate the economic role of the Hayes/West Drayton Corridor. <p>The whole of the site was designated as the Botwell Nestles Conservation Area (a heritage asset as defined by PPS5) on 19th June 1988. The basis for the designation was its history and in particular, the quality and interest of its early twentieth century factory buildings. As stated in PPS5, and as</p>

Proposals Received in Call for Sites

	<p>required by Council policy BE4, there is a presumption in favour of the conservation of buildings that make a positive contribution to the character or appearance of conservation areas.</p>
Officer Response	<p>The mixed use redevelopment of this site and the adjoining land south of Hayes & Harlington Station is proposed by the Council in its draft Proposed Site Allocations and Designations at policy SA 10.</p>

Proposals Received in Call for Sites

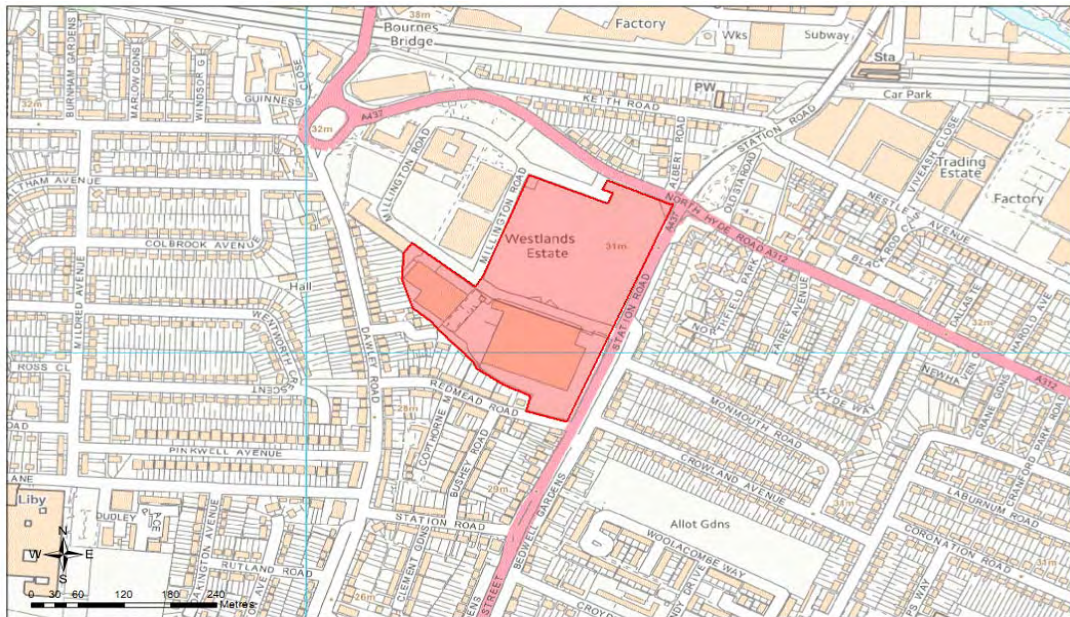
30. Hyde Park Hayes, Millington Road, Hayes



Ward(s)	Pinkwell
Location	Millington Road, Hayes
Existing Use	Vacant site
Area (ha/sqm)	0.4 ha
PTAL Ratings	PTAL Score 4
Ownership if known	HPH A Ltd
Call for Sites response received	Site forms part of an on-going scheme for the Hyde Park Hayes campus. The respondents propose redeveloping the site with B1a office space within two office buildings. The site previously accommodated a pre-war office building, Mercury House. Other possible uses for the site could be 'amenity' or 'service' such as small scale retail, an hotel or a gym. The site should be confirmed as a development site appropriate for employment generating uses (not restricted to B Class uses).
Officer Response	The Council would only support an employment-led redevelopment of the site, appropriate to its current designation as a Locally Significant Employment Site. It would oppose any scheme where other elements – such as retailing – took precedence in a location which remains outside the designated town centre.

Proposals Received in Call for Sites

31. Unit 3 Site, Westland Industrial Estate, Millington Road, Hayes



Ward(s)	Pinkwell
Location	Millington Road, Hayes
Existing Use	
Area (ha/sqm)	4.8 Ha
Designation	Strategic Employment Land
PTAL Ratings	PTAL Score 4
Ownership if known	
Call for Sites response received	<p>Given the change in circumstances following the November 2012 appeal decision, it is no longer appropriate to designate the site as strategically employment land important as:</p> <ul style="list-style-type: none"> - It is separated from the main areas of strategically important industrial land in Hayes to the north of the canal and railway. - At 4.8 ha in size it is too small to be considered important strategically. - Its future use is compromised by the proximity of residential and office developments which would affect the range of possible B Class Uses which could locate there.
Officer Response	<p>The Council considers the remainder of this site continues to fulfil an important function as employment land in an area of continuing need for job provision to replace former heavy industries based in the area which are now closing or moving away.</p>

Proposals Received in Call for Sites

32. Frog's Ditch Farm, Shepiston Lane, Harlington



Map Notes

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(Light hatching shows Green Belt land)

Ward(s)	Pinkwell
Location	Frog's Ditch Farm, Shepiston Lane, Harlington
Existing Use	Agricultural
Designation	Green Belt
Area (ha/sqm)	5.48 ha
PTAL Ratings	PTAL Score 1b
Ownership if known	Cemex UK Properties
Call for Sites response received	Would be interested in bringing this site to market if the current Green Belt restrictions were removed. Would prefer residential development; alternatively, the site could be used for an extension to Harlington Community School.
Officer Response	The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

33. Duval House and Car Park, Harmondsworth



Map Notes

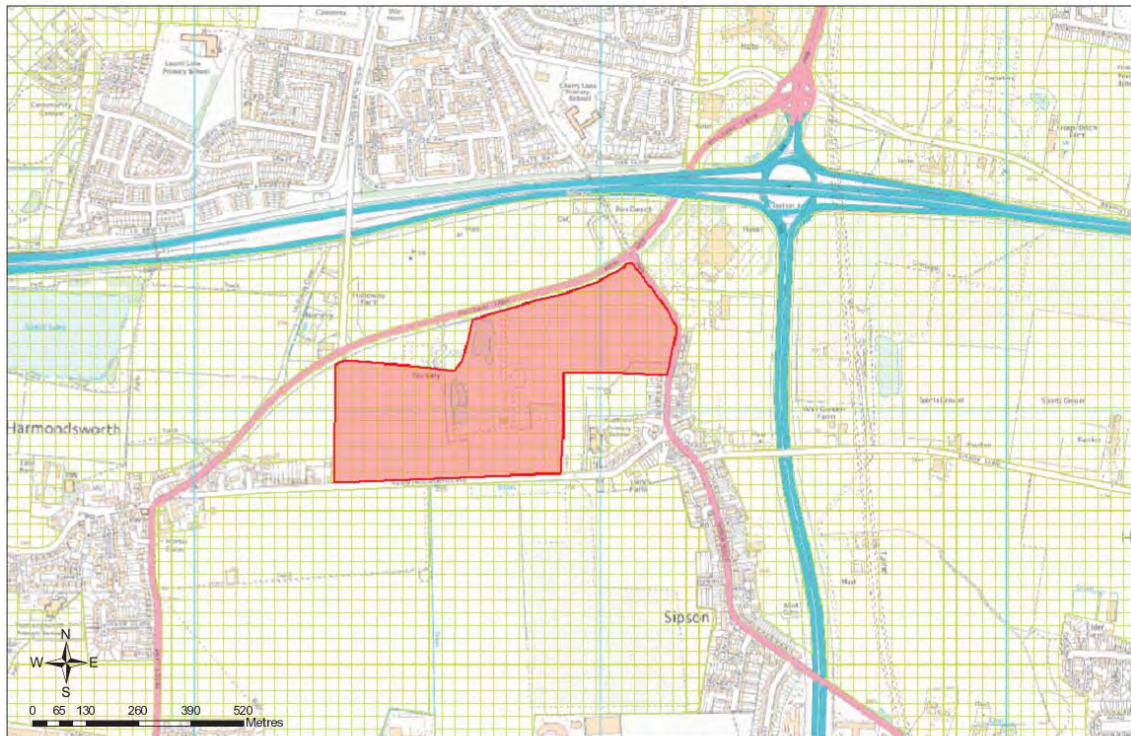
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(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	At eastern end of High Street, Harmondsworth on north side at junction with Harmondsworth Lane and Meadowlea Close
Existing Use	Office building with car park to rear
Designation	Green Belt (north part of site)
Area (ha/sqm)	0.2 Ha
PTAL Ratings	PTAL Score 1b
Ownership if known	La Salle Investment Management
Call for Sites response received	<p>The UDP Proposals Map was adopted in 1998, prior to the construction of Duval House. The existing building is not shown and the car park is identified as a field within the Green Belt. As the car park is tarmaced and defined by boundary walling and planting, it is not open in character and is visually distinct from the adjacent Green Belt to the North.</p> <p>The existing lease is set to expire in September 2016; the property is not situated within a recognised office location and the owner's knowledge of the local office market is that it will be very difficult to re-let the building, indeed it is unlikely to be viable to do so.</p>
Officer Response	The Council would support de-designation of the rear car park as Green Belt in order to permit a residential redevelopment of this site. Development of the full site would be fully within the overall built envelope of the village.

Proposals Received in Call for Sites

34. Holloway Lane Quarry, Sipson



Map Notes

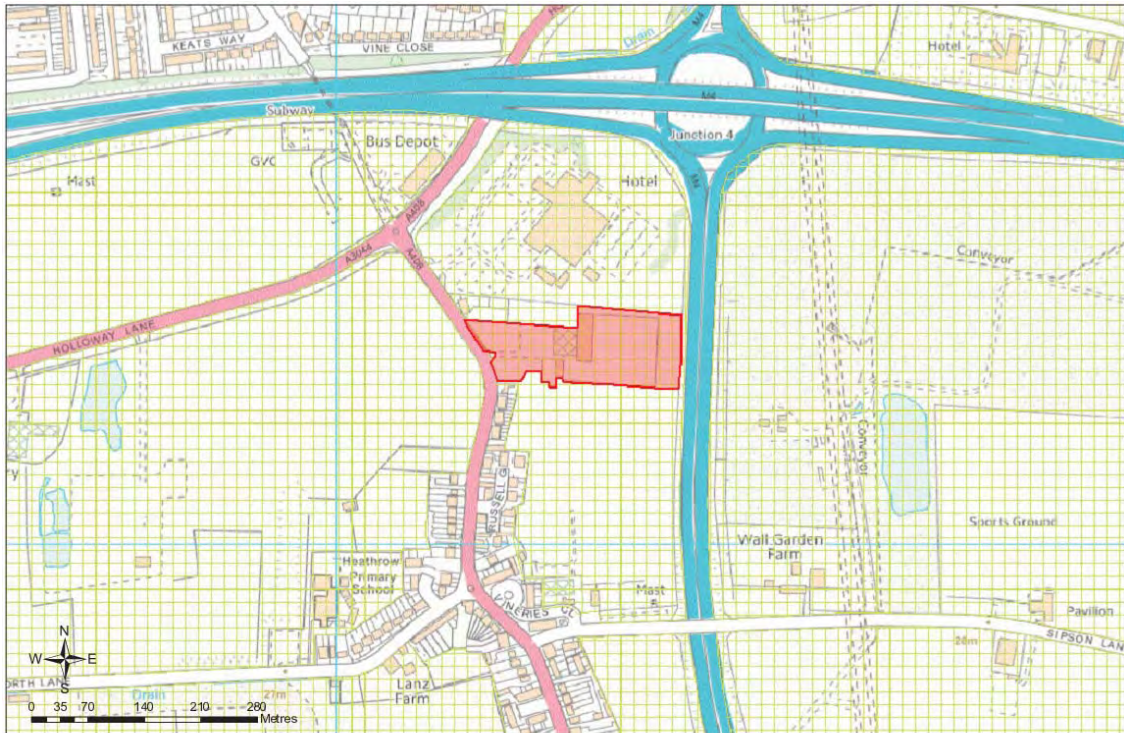
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(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	Former mineral extraction site between Holloway Lane (A3044) to the north and Harmondsworth Lane to the south
Existing Use	The site is currently in use as a waste Material Recovery Facility (MRF), operated by Iver Recycling.
Designation	Green Belt
Area (ha/sqm)	
PTAL Ratings	PTAL Score 1b
Ownership if known	SITA UK
Call for Sites response received	The Materials Recovery Facility has been in operation since 2001 when Planning Permission 43155/APP/2000/2598 was granted.
Officer Response	Not accepted – the objective of the original permission was that this site should ultimately be returned to agricultural use.

Proposals Received in Call for Sites

35. Former Sipson Garden Centre, Sipson Road, Sipson



Map Notes

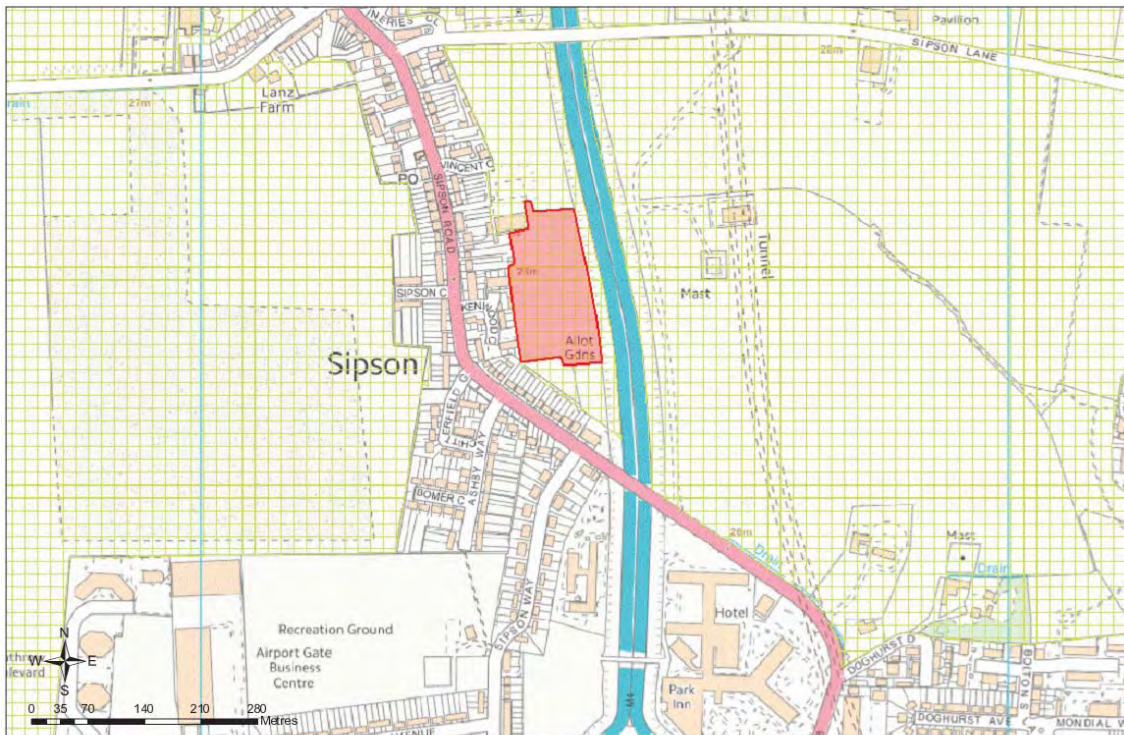
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(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	Former Sipson Garden Centre, Sipson Road, Sipson
Existing Use	Vacant – former garden centre
Designation	Green Belt
Area (ha/sqm)	6.88 ha
PTAL Ratings	PTAL Score 1a
Ownership if known	Privately owned by Messrs. Ward and Hungerford
Call for Sites response received	Transition Heathrow propose a market gardening venture with aspirations to purchase the land for community ownership through a land trust.
Officer Response	The Council does not support the de-designation of Green Belt land. It would support the re-use of this site by an activity appropriate to a Green Belt location (as per the advice at paragraphs 89-90 in the National Planning Policy Framework).

Proposals Received in Call for Sites

36. Land adjacent to Kenwood Close, Sipson



Map Notes

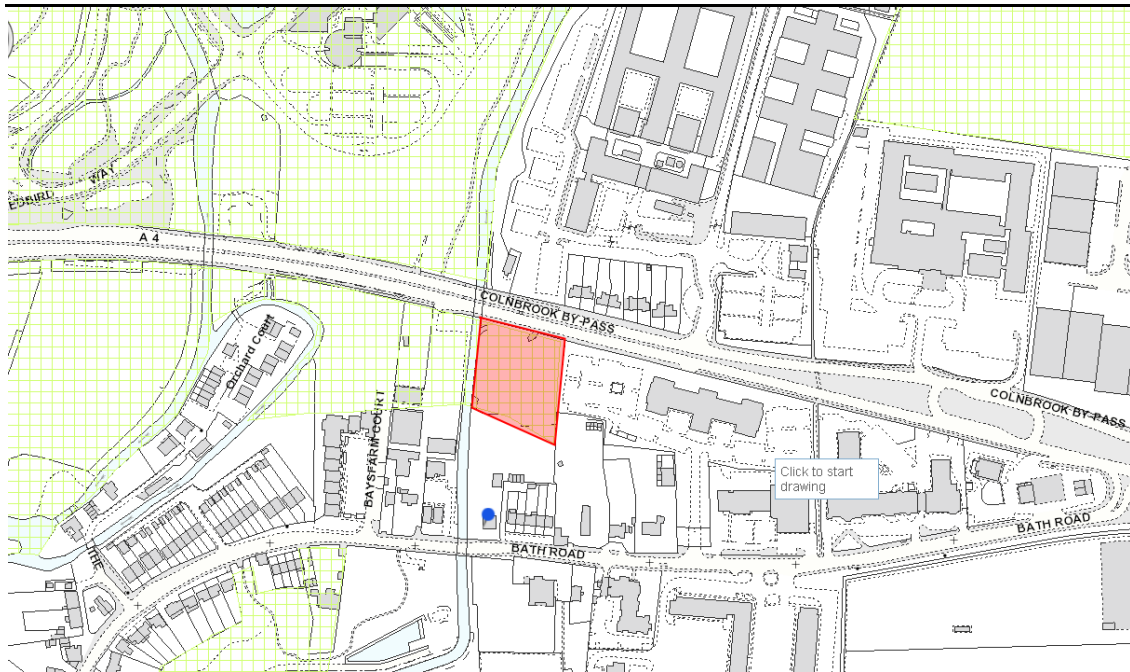
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(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	Adjacent to Kenwood Close, Sipson
Existing Use	Agricultural grazing land
Designation	Green Belt
Area (ha/sqm)	1.65 ha
PTAL Ratings	PTAL Score 1b
Ownership if known	Privately owned by Mr. S.Punni
Call for Sites response received	Develop site with Affordable Housing – 33 houses – which would constitute very special circumstances to allow de-designation of Green Belt
Officer Response	Support a continuation of the existing use which is appropriate in the Green Belt. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets up to 2021.

Proposals Received in Call for Sites

37. Land at rear of 460 - 470 Bath Road, Longford

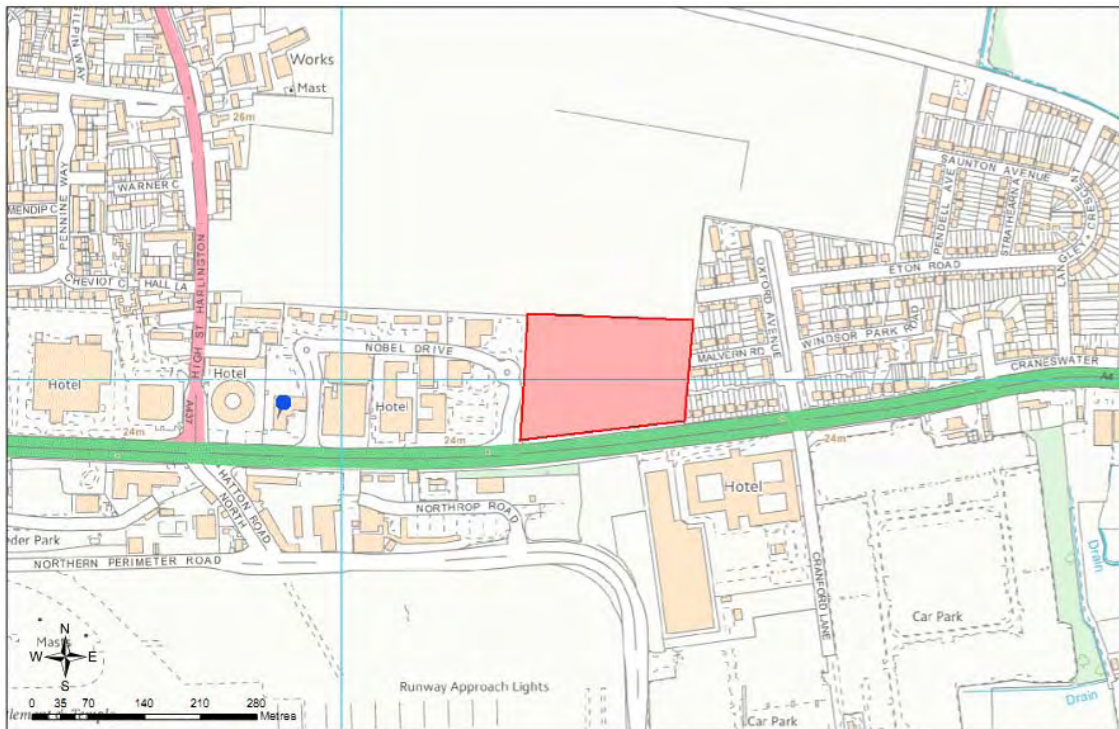


(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	Rear of 460-470 Bath Road, Longford
Existing Use	Vacant site
Designation	Green Belt
Area (ha/sqm)	0.35 ha
PTAL Ratings	PTAL Score 1b
Additional Information	Council is proposing de-designation
Ownership if known	Rokeby Developments (Southern) Ltd & Ilos Holdings Ltd
Call for Sites response received	The respondents consider that as this site adjoins one with outstanding planning permission for a hotel development, it would be logical to permit development here as well to provide additional hotel capacity in an area close to Heathrow Airport.
Officer Response	<p>Support the de-designation as this site is isolated from the main Green Belt area and effectively does not serve an identified Green Belt function.</p> <p>The land is not an existing designated employment site and might be appropriate for a range of uses apart from a hotel, including residential redevelopment.</p> <p>It is included as a proposed Green Belt deletion in the Draft Proposed Site Allocations and Designations.</p>

Proposals Received in Call for Sites

38. Land at Bath Road, between Nobel Drive and Malvern Road



Map Notes

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(Light hatching shows Green Belt land)

Ward(s)	Heathrow Villages
Location	Land between Nobel Drive and Malvern Road
Existing Use	Vacant – former mineral working site now restored
Designation	Green Belt
Area (ha/sqm)	Approximately 3.0 ha
PTAL Ratings	PTAL Score 3
Ownership if known	Henry Streeter Automotive Limited
Call for Sites response received	Proposed hotel development
Officer Response	The Council does not support the de-designation of Green Belt land and is opposed to its redevelopment for uses which would be inappropriate in the Green Belt.