

LONDON BOROUGH OF HILLINGDON

LOCAL PLAN PART 2

**DRAFT PROPOSED SITE ALLOCATIONS AND
DESIGNATIONS**

September 2013

Making representations (Inside Cover)

You are invited to comment on this Draft Proposed Site Allocations and Designations Document. The 6 week public consultation for these documents begins onand ends on.....

All documents are available to view on the Council's website at www.hillingdon.gov.uk under 'Have your say' and at public libraries throughout the borough, and at Planning Information Services, Level 3, Civic Centre, Uxbridge (Monday, Tuesday, Wednesday and Friday 9.00am - 5.00pm, Thursday 9am - 7.30pm).

Representations can be made in the following ways:

- You may submit an on-line response on the Council's website under 'Have your say'
- You may email us at: ldfconsultation@hillingdon.gov.uk
- Write to us at LDF Team 3N/02, Residents Services, Civic Centre, High Street, Uxbridge, UB8 1UW.
- Complete a consultation response form. You can request a form by contacting us on 01895 250230. All forms should be returned to LDF Team at the above address.
- Fax us on 01895 277042, marking your response for the attention of the LDF Team.

Please note that copies of representations will be made available on request for inspection at the Council offices. They cannot therefore be treated as confidential. All responses must be received by 5pm on..... Comments received after the end of the consultation period do not have the right to be considered.

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1. Introduction

1.1 The Hillingdon Local Plan: Part 1: Strategic Policies was adopted in November 2012 and is the key strategic planning document for Hillingdon. It sets out a long-term spatial vision and objectives for the Borough, what is planned to happen, where and how it will be achieved. As a borough, Hillingdon is now moving to the next stage in the planning process – to identify actual sites to meet the targets set out in the Local Plan Part 1.

1.2 This Site Allocations document forms part of Hillingdon’s Local Plan Part 2. Its purpose is to identify sites that will deliver growth in Hillingdon. The document is structured as follows:

- Chapter 2 sets out overall growth targets for Hillingdon, identified as in the Local Plan Part 1;
- Chapter 3 identifies sites suitable for providing new homes in the borough. Some sites will be developed exclusively for housing, others will bring forward new homes as part of mixed use schemes;
- Chapter 4 designates strategic and locally important employment sites to rebalance Hillingdon’s economy;
- Chapter 5 safeguards sites as Green Belt, Metropolitan Open Land or Green Chains and identifies sites of importance for nature conservation;
- Chapter 6 identifies plans for key transport interchanges;
- Chapter 7 identifies sites to deliver new schools; and
- Chapter 8 safeguards important mineral reserves in the borough.

1.3 The sites in this document have been identified from a range of different sources. In addition, individuals and organisations have an opportunity to put forward sites for the Council’s consideration. Further information on how to do this is outlined in the ‘Call for Sites’ section below.

The Hillingdon Local Plan

1.4 Whilst Hillingdon’s Local Plan Part 1 includes broad policies for steering and shaping development, it does not set guidelines for decisions about planning applications or identify specific sites for development. This will be done by the Local Plan Part 2, which is made up of the Development Management Policies, this Draft Proposed Site Allocations and Designations document and the Proposals Map.

1.5 Part 3 (5) (a) of The Town and Country Planning (Local Planning) (England) Regulations 2012 (the “Regulations”) states that:

Local Development Documents will include any document prepared by the Local Planning Authority and will contain one or more of the following statements:

- the development and use of land which the local planning authority wish to encourage during any specified period;*

The Hillingdon Local Plan

- ii. *the allocation of sites for a particular type of development or use;*
- iii. *any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and*
- iv. *development management and site allocation policies, which are intended to guide the determination of applications for planning permission.*

1.6 Part 3 (6) of the Regulations states that any document referred to in regulation 5(1) (a) (i) (ii) or (iv) is a local plan. The Council's Local Plan Part 1 – Strategic Policies and Local Plan Part 2 (Development Management Policies, Site Allocations and Designations document and Policies Map) will be consistent with parts i, ii and iii and once adopted, will constitute the Local Plan for Hillingdon.

Call for Sites

1.7 The Council undertook a 'Call for Sites' as part of its Regulation 18 consultation on the Local Plan Part 2 between 19th April and 31st May 2013. During this time, individuals had an opportunity to suggest land or buildings within Hillingdon for development or change to alternative uses. Proposed sites were assessed and subjected to environmental screening. Only the most appropriate sites have been selected for possible inclusion in this document

1.8 Many sites may have development potential but this document cannot identify and allocate every one. Sites considered for allocation and inclusion in the document will generally be above 0.25 ha and sites submitted should not be below this size threshold. Consultation on this document provides a further opportunity to submit sites for the Council's consideration

How have sites been identified?

1.9 The Site Allocations document has identified sites from a range of different sources:

- **London Strategic Housing Land Availability Assessment (SHLAA) 2009:** The SHLAA was undertaken by the Mayor of London to define borough-wide housing targets in the London Plan and involved the identification of suitable sites for residential development. Sites identified by the SHLAA are examined in this document.
- **Hillingdon's Housing Trajectory:** Hillingdon's Housing Trajectory is updated each year by the Council as part of its Annual Monitoring Report to identify sites with planning permission for housing and when they are expected to come forward for development.
- **Employment Land Study: July 2009:** The Council's Employment Land Study (ELS) was prepared as part of the evidence base for Hillingdon's Local Plan Part 1 to assess the availability and future need for industrial land in the borough. The study identified a surplus of 17.58 hectares that could be released for other uses such as residential or mixed use development.

The Hillingdon Local Plan

- **Green Belt Review:** The Council is currently undertaking a review of the Green Belt in Hillingdon to identify areas that have been developed or small areas that could potentially be released for development.
- **Supplementary Planning Documents (SPDs):** These documents provide detailed planning guidance on specific topics or geographical areas.
- **The London Plan: The Mayor's London Plan identifies the policy framework:** The London Plan was adopted in July 2011 and contains a detailed set of principles and policies to which all Borough-wide LDF documents must conform. It also contains a number of strategic allocations that will be carried forward into the LDF including Strategic Industrial Locations and the Heathrow Opportunity Area. In accordance with the Local Plan Part 1 the boundary and borough specific growth targets for the Heathrow Opportunity Area will be defined through the production of a separate Planning Framework.

Monitoring

1.10 Each year the Council produces its Authority Monitoring Report. The Site Allocations and Designations document will be monitored to assess whether development is in accordance with guidance set out in this document, as well as the against the general monitoring indicators shown in the Local Plan Part 1.

2. A Vision for Hillingdon

2.1 Hillingdon's Local Plan Part 1 sets a vision of how Hillingdon will look in 2026 and identifies broad areas of the borough for housing and employment growth over the 15 year period from 2011. The seven point vision for Hillingdon identified in the Local Plan Part 1 is as follows:

Hillingdon continues to prosper through the implementation of the following seven point vision:

- **Hillingdon is taking full advantage of its distinctive strengths with regard to its places, communities and heritage**
- **The social and economic inequality gaps in Hillingdon are being closed**
- **Improved environment and infrastructure is supporting healthier living and helping the borough to mitigate and adapt to climate change**
- **Economic growth has been concentrated in Uxbridge, Heathrow and the Hayes/West Drayton Corridor, without ignoring local centres**
- **Improved accessibility to local jobs, housing and facilities is improving the quality of life of residents**
- **Hillingdon has a reliable network of north/south public transport routes and improved public transport interchanges**
- **Hillingdon has continued to prosper from the presence of Heathrow**

2.2 A series of strategic objectives were also developed as part of the production of the Local Plan Part 1 to deliver the Vision.

2.3 The Site Allocations and Designations document will help to achieve the Vision for Hillingdon and the Strategic Objectives by identifying suitable sites to accommodate housing and employment growth. Areas of environmental sensitivity and heritage importance will be identified for protection from inappropriate development and it is assumed that Heathrow will continue to operate within the designated Heathrow Airport boundaries.

Growth in Hillingdon

2.4 The Local Plan Part 1 sets growth figures that inform the sites allocated in this document. Table A summarises growth that is expected to take place and the following paragraphs provide an analysis of key growth areas in the borough:

Growth in Hillingdon

Table 2.1: Local Plan Part 1 Growth 2011 – 2026

Proposed Growth During the Plan Period	Growth Figure
Total new jobs	9,000 -11,000
Total new homes	6,375
New office based jobs	6,400
Proposed new jobs in the Heathrow Opportunity Area	A proportion of 9,000 – 11,000
New jobs in RAF town centre extension	Estimated 1,160 permanent direct jobs (175 indirect)
New homes at RAF Uxbridge	1,340
Total designated employment land	358 hectares
Industrial and employment land release	17.58 hectares
Newly designated industrial and employment land	13.63 hectares
Additional hotel bedrooms	3,800-5,600
New retail floorspace in Uxbridge	18,855 sqm

Uxbridge

2.5 The status of Uxbridge as a Metropolitan Centre will be strengthened through its promotion as a key location for office and hotel development. The town centre supports 100,000 sqm of retail floorspace and the growth of retail, leisure and employment uses will be encouraged. Hillingdon's Retail Study (2006) identifies scope to provide an additional 18,855 sqm of net of comparison goods floorspace between 2011 and 2026.

2.6 Uxbridge town centre will be expanded to include the office component of the North Uxbridge Industrial Estate and St Andrews Park is identified for high quality residential-led mixed-use development, accommodating up to 1,600 homes, around 14,000 sqm of office space and a 90 bed hotel. Overall, the site is expected to deliver approximately 1,160 permanent jobs.

2.7 The Uxbridge industrial estates are strategic employment areas that will be protected from release for other uses. Transportation improvements are key to ensuring the future success of Uxbridge as a Metropolitan Centre and an enhanced transport interchange is proposed,

Heathrow Airport

2.8 The role of Heathrow Airport as a key employment area will be strengthened, whilst ensuring that only airport-related development will be located within its boundary. The Council's aim is to maximise the economic benefits of Heathrow whilst mitigating the negative environmental and social impacts. Airport related uses will not be permitted outside of the designated Heathrow Airport boundary.

Heathrow Opportunity Area

2.9 The Heathrow Opportunity Area (OA) includes part of LB Hounslow and is identified in the London Plan as being capable of accommodating a proportion of 12,000 new jobs and over 9,000 new homes. Further capacity testing is required by Hillingdon and Hounslow to establish what proportion of jobs and new homes in the Opportunity Area will be provided by each borough. This process will be undertaken through the

production of an Opportunity Areas Planning Framework, in conjunction with the Mayor of London.

2.10 Heathrow Airport is a major source of adverse air quality emissions in the borough and the growth of employment and housing in this area will need to be carefully managed so it does not have a detrimental impact on climate change initiatives.

Hayes/West Drayton

2.11 The Hayes and West Drayton corridor will be a key location for employment growth in the Heathrow Opportunity Area. While traditional manufacturing has declined, the logistics and distribution sector has strengthened and the area contains a good mix of units to accommodate a variety of businesses.

2.12 Stockley Park will continue to be a strategic employment site that could contribute a significant proportion of the new employment proposed as part of the Heathrow Opportunity Area. The park will need to deliver sustainable transportation opportunities alongside any further growth. The area contains a number of locally significant employment sites with potential for growth which will be protected from release for other uses.

2.15 Crossrail will be a catalyst for growth and regeneration in the corridor, particularly around Hayes town centre where the station will be modernised as a public transport interchange.

3. Identifying sites for new homes

3.1 This chapter identifies suitable available and deliverable sites for new housing. It has been prepared in the context of Policy H1 of the Local Plan Part 1, which states that:

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021. Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

3.2 Sites identified in this section of the plan have been identified from a range of different sources including the 2009 Mayoral SHLAA; Hillingdon's Housing Trajectory and the Council's Employment Land Study. In accordance with guidance in the London Plan, it identifies specific sites to meet housing delivery targets in the short term (2011-2016) and medium term (2016-2021). For the last 5 years of the plan broad areas for residential development are identified.

Site Appraisal

3.2 A range of factors have been taken into account to calculate the number of residential units expected to come forward from sites in this document. A key consideration is the density of development, which is measured as the number of units or the number of habitable rooms per hectare. In accordance with guidance in policy 3.4 and Table 3.2 of the London Plan, higher densities have been applied to sites with greater access to public transport.

Phasing

3.3 The Council has assessed the sites in the evidence base to identify the 'ready to go' sites that can reasonably be expected to come forward in years 1-5 years (Phase 1) of the plan and those that are more likely to be delivered in years 5 – 10 (Phase 2). The following factors have been taken into account in this assessment:

- Is there an existing planning permission for the scheme?
- Have there been pre-application discussions regarding the redevelopment of a particular site?
- Estimated time for a site to progress through the planning and
-
- construction process.
- Is the site in single or multiple ownership?
- Are there long term leases associated with the site?
- Other site specific considerations - e.g. contamination

The following tables provide a summary of the sites allocated in this chapter for residential development and the estimated housing capacity:

New Homes

3.4 In relation to the later stages of the plan period, the NPPF requires local authorities to identify a supply of sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Given the complexities of the London land market, the Council does not consider it possible to identify sites that will come forward in years 11-15 with any degree of certainty. Instead, these sites will be identified through a review of this plan which will take place in advance of 2021.

Completed Sites

The following sites have been completed since 2011, or are now largely complete and will contribute to the delivery of Hillingdon's housing delivery target.

Table 3.1: Completed Sites

Site	Ward	Extant planning permission	Completed since 2011?	Units	Page number
Hayes Sports Stadium, Judge Heath Lane, Hayes	Botwell	49996/APP/2008/3561	Partially complete in 2012	261	
Pembroke Park – former RAF Eastcote	Eastcote and East Ruislip		Partially completed 2012	385	
117 Pinner Road, Northwood	Northwood Hills	12055/APP/2006/2510	Partially complete 2012	64	
Former RAF West Drayton	West Drayton		Partially completed 2012	574	
Former RAF West Ruislip	West Ruislip		Partially completed 2012	415	
Bury Street	West Ruislip	6157/APP/2009/2069	Partially completed 2012	60	
Trout Road	Yiewsley		Partially Completed 2012	101	
TOTAL UNITS COMPLETED SINCE 2011				1,565	

New Homes

Table 3.2: Site Allocations

Site	Ward	Extant planning permission	Potential Capacity	Phase 1 delivery: (2011-2016)	Phase 2 delivery: (2016-2021)	Page
Enterprise House, Hayes	Botwell	None	75-80	75-80	0	18
The Old Vinyl Factory and Gatefold Building Hayes	Botwell	Residential led mixed use	642	492	150	20
Eastern end of Blyth Road	Botwell	Residential led mixed use (Site A)	248	120	128	23
Packet Boat House, Packet Boat Lane, Cowley	Brunel	Conversion of building for residential use	41	41	0	25
Olympic House	Brunel	Residential	9	9	0	27
Initial House	Cavendish	Residential	42	42	0	29
Land at the rear 119-137 Charville Lane, Hayes	Charville	Residential	14	14	0	31
Porters Way	West Drayton	Phased Mixed use	775	775	0	33
Land south of railway including Nestle, Hayes	Botwell	None	700	0	0	35
Western Core	Botwell	Residential led mixed use	60	0	60	38
269-285 Field End Road	Cavendish	None	23	0	23	40
Charles Wilson Engineers	Charville	None	34-43	0	34-43	42
Royal Quay Summerhouse Lane	Harefiled	None	29	0	29	44
Former Master Brewer, and Hillingdon Circus, Long Lane	Hillingdon East	None	232-389	0	232-389	46
Royal Mail Sorting Office, Ruislip Manor	Manor	None	22	0	22	49
West End Road	South Ruislip	None	30-44	0	30-44	51
Braintree Road	South Ruislip	None	97-104	0	97-104	53
Chailey Industrial Estate	Townfield	None	143	0	143	55
Silverdale Road/Western View	Townfield	None	300	0	280	57
Long Lane, Hillingdon	Uxbridge North	None	15-25	0	15-25	59
High Street, Bakers Row	Uxbridge North	None	25	0	25	61
Martin Close and Valley Road, Uxbridge	Uxbridge North	None	38-64	38-64	0	63
St Andrews Park (Formerly Uxbridge)	Uxbridge North	Mixed use development	1340	300	1040	65
Cape Boards	Uxbridge South	None	315	0	0	67
Former Vehicle Testing Station, Cygnet Road, Hayes	Yeading	None	84-92	0	84-92	69
Hayes Bridge, Uxbridge Road	Yeading	None	40	0	40	71

New Homes

Site	Ward	Extant planning permission	Potential Capacity	Phase 1 delivery: (2011-2016)	Phase 2 delivery: (2016-2021)	Page
Padcroft Works, Tavistock Road	Yiewsley	Mixed Use Development	208	0	208	73
Trout Road	Yiewsley	None	100-130	0	100-130	75
Uxbridge Health Centre	Uxbridge North	None	15	0	0	77
Odyssey Business Park	South Ruislip	None	50	0	0	79
TOTAL EXPECTED COMPLETIONS (UNITS)			5753-6004	1906-1923	2740-2770	

Gypsy and Traveller Pitch Provision

3.4 Policy H3 in Part 1 of the Hillingdon Local Plan provides criteria for the identification of new traveller sites. In addition, it makes reference to the Government's Planning Policy for Traveller Sites, which places emphasis on collaborative working between local authorities to assess the needs of travellers and identifying a supply of deliverable sites. Part 1 of the Plan also states at paragraph 6.37 that the Council will seek to meet this aspect of the guidance through its Local Plan: Part 2 Site Specific Allocations, balancing the requirement for additional pitch provision with the availability of suitable sites.

3.5. The Council is currently best placed to assess the needs of gypsies and traveller groups through new pitch provision, protection or enhancement of existing pitches, or by other means in line with the London Plan. The initial assessment indicates that these needs may be met through the reconfiguration and limited expansion of the existing Travellers' site.

3.6 The Council is aware of a number of estimates for traveller need in the borough undertaken as part of the production of the London-wide GTANA and the London Plan. In the case of the GTANA, these figures indicate a 'minimum' and a 'maximum' figure. The minimum figures refer to needs arising from existing traveller sites and maximum need figures refer to those living in bricks and mortar accommodation with a psychological aversion to that form of tenure.

3.7 Figures for site based needs indicate a requirement of approximately 3 additional pitches for the forthcoming 5 year period. If this is rolled forward, there is a calculated need for 6 additional pitches over the period 2011-2021. Council data indicates that 5 additional pitches have become available at Colne Park in the previous 5 year period. Rolling this data forwards, it is reasonable to assume that 10 additional pitches will become available during the period 2011-2021.

3.8 Based on the above data, the Council is of the view that the number of pitches that will become available at Colne Park will be greater than the need arising over the plan period. As such, no additional pitches are required over the period of the plan.

New Homes

Enterprise House, Hayes

Enterprise House is located in the Botwell Thorn EMI Conservation Area and dates from 1912, when it was constructed for the Gramophone Company. Originally known as The Machine Factory the building was used for the construction of gramophones. It comprises the original 1912 structure and a later addition of similar design to the east, which dates from circa 1927.

Enterprise House is a Grade II listed structure that has been neglected in recent years. It is not, however, considered to be in such poor condition as to warrant action from the Council at present. Any redevelopment proposals should be discussed with the Council in advance of the submission of a planning application, to ensure the historic value of the building is addressed.



New Homes

POLICY SA 1: Enterprise House, Hayes

The Council is of the view that Enterprise House is suitable to accommodate residential led mixed use development with commercial uses at ground floor level. Redevelopment should respect the Listed status of the building and meet the following criteria:

- Parking should not be accommodated within the original building envelope;
- Any subdivision to create residential units should protect the original open quality of the spaces within the building;
- Shared circulation spaces and access cores should be contained within the building;
- Particular attention should be paid to the retention of historic features that are important to the listed status of the building. These include the north lights at roof level and the original window frames;
- Particular care should be paid to providing active ground floor uses;
- Proposals will need the criteria of relevant policies in the Development Management Policies Document.

Site Information

Site name	Enterprise House, Hayes
Ward	Botwell
Location	Blyth Road, Hayes
Area (ha/sqm)	0.3 ha
PTAL Ratings	3
Proposed Development	Mixed use office and residential
Designations	Industrial Business Area; Botwell Thorn EMI Conservation Area; Grade 2 Listed Building
Existing Use	Industrial Building
Relevant Planning History (Most recent)	Some pre-application discussions with the Council
Proposed Number of Units	75-80
Existing Units	0
Net Completions	75-80
Infrastructure Considerations	No specific considerations
Indicative Phasing	2011 – 2016
Other Information	

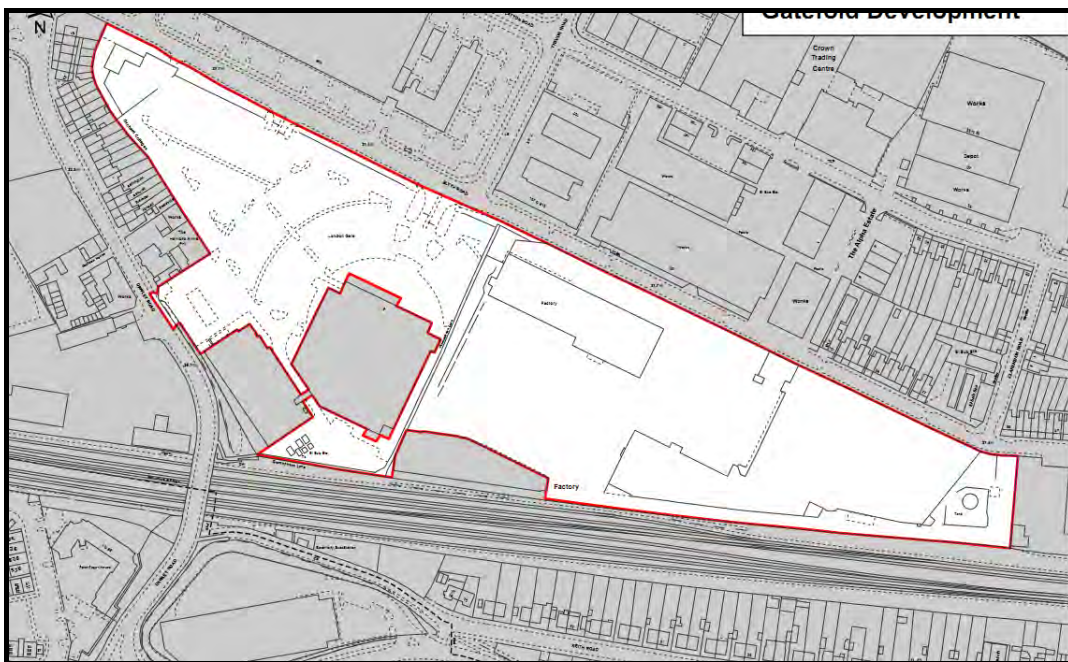
New Homes

The Old Vinyl Factory and Gatefold Building, Hayes

The Old Vinyl Factory site is located approximately 260 metres to the south west of Hayes town centre and includes a number of industrial and commercial buildings which are historically associated with the music industry. The site itself was formally used by EMI as a global manufacturing base for vinyl record production. In addition, a number of vacant office and industrial uses are located on the site.

The western portion of the site comprises the London Gate office complex and other developments, including the Gatefold building have been granted planning permission to the east.

The Council have resolved to grant planning permission, to Purplexed for mixed use development on The Old Vinyl Factory and Gatefold site. The Council will seek to secure the development of the site in accordance with these planning consents.



New Homes

POLICY SA 2: The Old Vinyl Factory and Gatefold Building, Hayes

The Old Vinyl Factory

In accordance with the approved planning permission (ref.: 59872/APP/2012/1838) the Council will support the development of the following uses on the site:

- demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm;
- up to 510 residential units (maximum area of 49,000 sqm GEA);
- up to 7,886 sqm of new B1 floorspace;
- up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5);
- up to 4,700 sqm of D1 and D2 uses;
- an energy centre (up to 950 sqm);
- Other associated works including car parking and access and landscaping.

The Gatefold Building

In accordance with the approved planning permission (ref.: 51588/APP/2011/2253) the Council will support the development of the following uses on the site:

- 132 apartments;
- Café/community room of 340 sq m GEA (The Glass House);
- Workshop units totalling 382 sq m GEA;
- Access, landscaping and parking; and
- A children's play area.

The Council will seek to secure the development of the site in accordance with this permission.

Site Information

Site name	The Old Vinyl Factory	The Gatefold Building
Ward	Botwell	Botwell
Location	Blyth Road	Blyth Road
Area (ha/sqm)	4.32 ha	0.7 ha
PTAL Ratings	3 and 4	4
Proposed Development	Residential led mixed use development	Residential led mixed use development
Designations	Industrial Business Area; Botwell Thorn EMI Conservation Area	Industrial Business Area: Botwell Thorn EMI Conservation Area
Existing Use	Former EMI works	Industrial units

New Homes

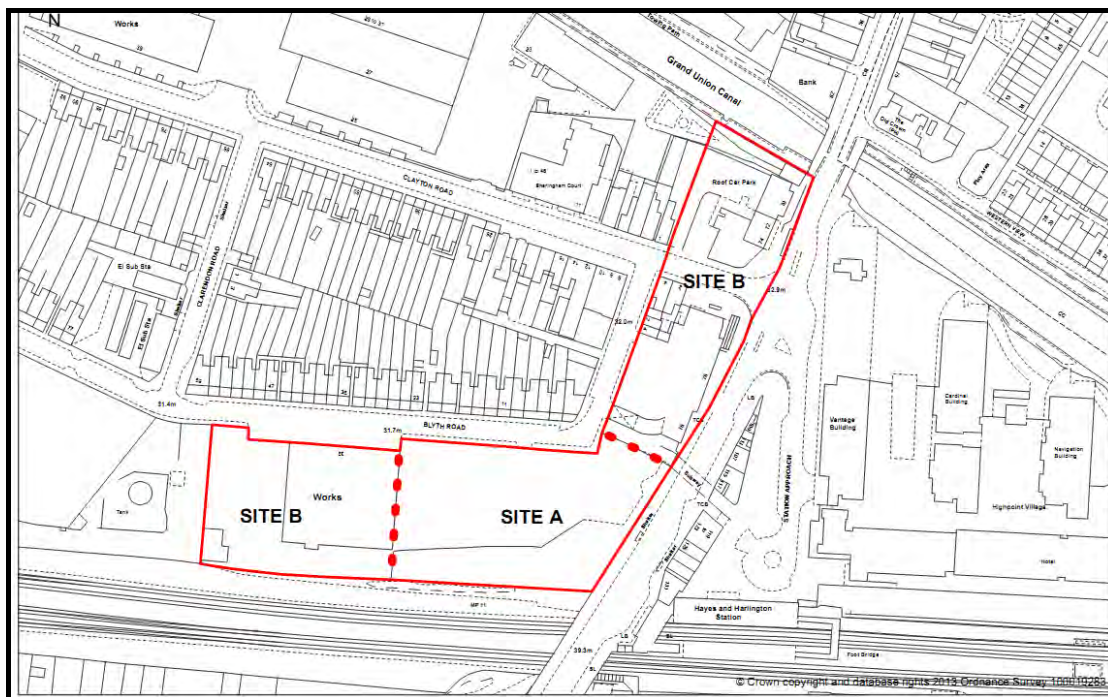
Relevant Planning History (Most recent)	Planning permission granted for mixed use development in November 2012 for the Old Vinyl Factory.	Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping.
Proposed Number of Units	510	132
Existing Units	0	0
Net Completions	360 units in 2011-2016; 150 units to be completed in 2016-2021	132 units in 2011-2016
Infrastructure Considerations	As per extant consent	As per extant consent
Indicative Phasing	2011-2021	2011-2016
Other Information		

New Homes

Eastern end of Blyth Road, Hayes

The application site occupies a prominent position at the southern gateway into Hayes Town Centre. Part of the site (site A) was acquired by Domaine Developments Ltd in September 2006 and is in close proximity to the former Hayes & Harlington Station Goods Yard Development Site. Planning permission has been granted on this site for a residential led mixed use development.

Two adjoining sites, Avis to the north and an industrial building to the west offer the opportunity for the comprehensive redevelopment for complementary uses.



POLICY SA 3: Eastern End of Blyth Road, Hayes

Site A

In accordance with the approved planning permission (Ref: 1425/APP/2011/3040) the Council will support the following development proposals on the site:

- 120 residential units;
- 600 sqm of modern business space for 'small and medium enterprise' businesses; and
- Associated access, car parking and landscaping.

The Council will seek to secure the development of the site in accordance with this permission.

New Homes

Site B

The Council supports the development of these sites for mixed use development to capitalise on the proximity of the site to the future Crossrail link at Hayes and Harlington Station.

- Development on the site should meet the requirements of policies in other parts of the Local Plan.

Sites A and B

- Should form a comprehensive development scheme across the whole site.
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

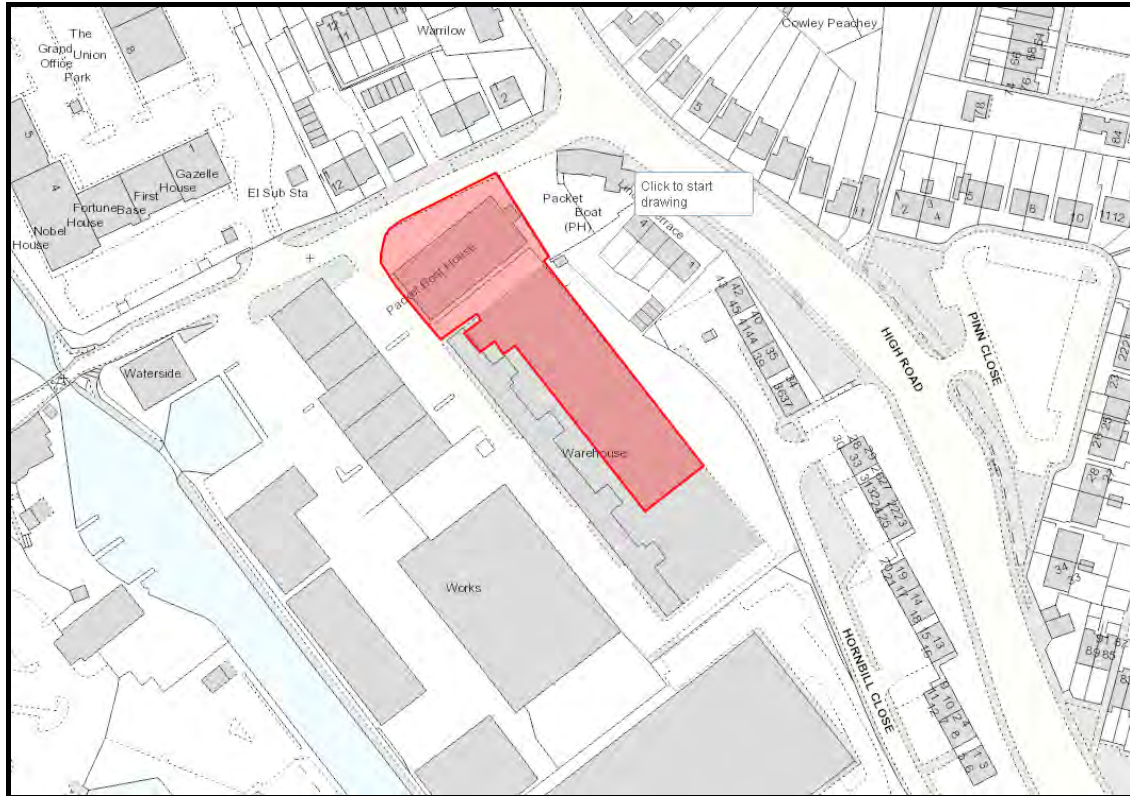
Site Information

Site name	Eastern End of Blyth Road, Hayes	
	Site A	Site B
Ward	Botwell	Botwell
Location	Blyth Road	Blyth Road/Station Road, Hayes
Area (ha/sqm)	0.3 ha	0.8 ha
PTAL Ratings	4	4
Proposed Development	Residential-led mixed use development	Residential-led mixed use development
Designations	Industrial Business Area	Industrial Business Area, Hayes Town Centre (northern part of site)
Existing Use	Redundant commercial units	Commercial units
Relevant Planning History (Most recent)	Comprehensive redevelopment of the site to provide 120 residential units, office floorspace, 97 car parking spaces and hard and soft landscaping.	No relevant planning history
Proposed Number of Units	120	128
Existing Units	0	0
Net Completions	120	128
Infrastructure Considerations	As per extant consent	To be negotiated as part of the planning application.
Indicative Phasing	2011-2021	2016-2021

New Homes

Packet Boat House, Packet Boat Lane, Cowley

Packet Boat House comprises a 3 storey rectangular former office building located in the Packet Boat Lane light Industrial area. Whilst the site is currently designated as an Industrial Business Area, it is acknowledged that Packet Boat House has been subject to a number of successful planning applications for residential development.



POLICY SA 4: Packet Boat House, Cowley

In accordance with existing planning permission (Ref: 20545/APP/2012/2848), the Council will support provision of residential development on the site, up to a maximum of 41 units. Associated car parking should not exceed 50 spaces.

The Council will seek to secure the development of the site in accordance with this permission.

New Homes

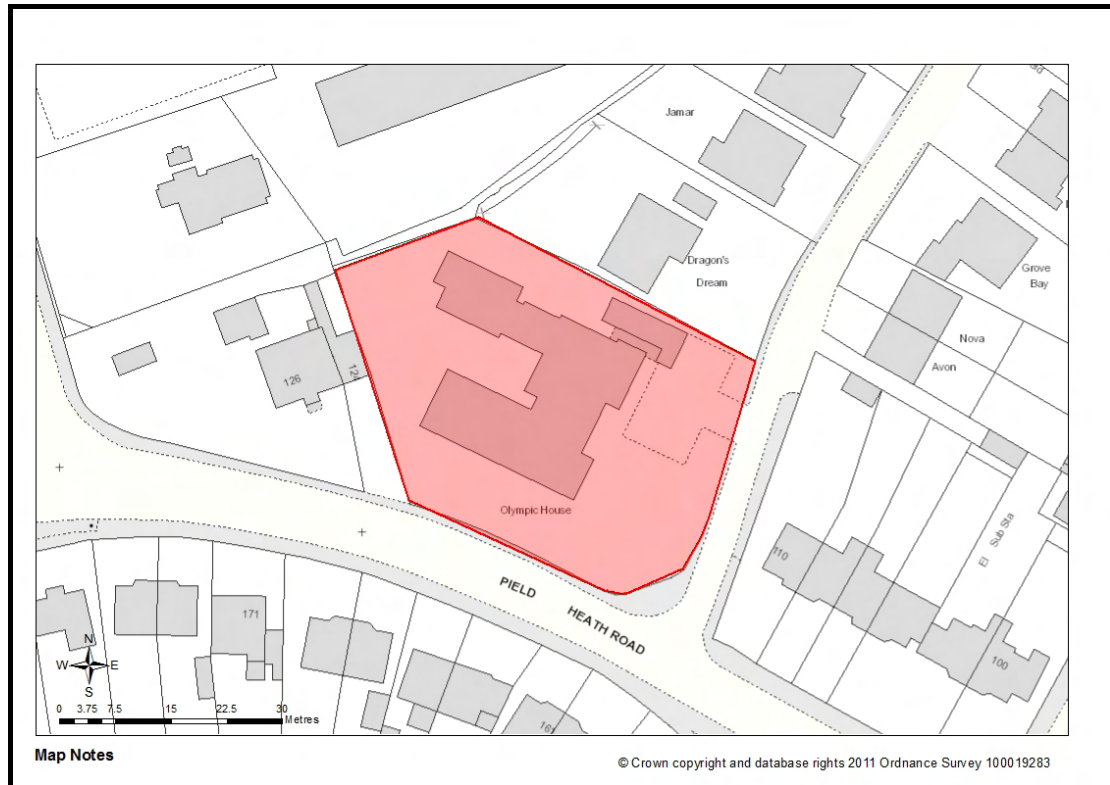
Site Information

Site name	Packet Boat House, Cowley
Ward	Brunel
Location	Packet Boat House, Packet Boat Lane, Cowley
Area (ha/sqm)	0.35
PTAL Rating	1b
Proposed Development	Vacant Industrial units
Designations	Industrial Business Area
Existing Use	Vacant
Relevant Planning History (Most recent)	Alterations, additions and conversion of existing building to create 41 flats with associated car parking, refuse and recycling facilities, amenity space and landscaping.
Proposed Number of Units	41 units
Existing Units	0
Net Completions	41 units
Infrastructure Considerations	As per extant consent.
Indicative Phasing	2011-2016
Other Information	None

New Homes

Olympic House, 1a Grove Lane, Hillingdon

Olympic House is owned by the London Borough of Hillingdon. The two storey building constructed in the late 1970s/ early 1980s, was originally built for use as accommodation by the Council's Social Services department. Planning permission has been granted on this site for a residential development.



Policy SA 5: Olympic House

In accordance with the existing planning permission (Ref:18596/APP/2011/2200), the Council will support provision of residential development on the site, up to a maximum of 9 residential units.

The Council will seek to secure the development of the site in accordance with this permission.

New Homes

Site Information

Site name	Olympic House
Ward	Brunel
Location	Junction of Field Heath Road and Grove Road
Area (ha/sqm)	1.7 ha
PTAL Ratings	2
Proposed Development	Residential
Designations	None
Existing Use	Hostel
Relevant Planning History (Most recent)	Erection of 2 three bed dwellings, 2 two bed dwellings and 5 one bed flats, associated parking landscaping and vehicular access.
Proposed Number of Units	9 (Extant planning permission)
Existing Units	0
Net Completions	9
Infrastructure Considerations	As per extant consent
Indicative Phasing	2011-2016
Other Information	

New Homes

Initial House, Field End Road, Eastcote

Initial House is located in Eastcote High Street, in close proximity of Eastcote Underground Station. Planning permission has been granted on the site for residential led mixed use development.



Policy SA 6: Initial House, Field End Road

In accordance with the existing planning permission (Ref: SoS Decision APP/R5510/A/12/2183271, LBH Ref: 25760/APP/2010/2410), the Council will support residential development up to a maximum of 42 units, alongside an associated retail unit at ground floor level.

The Council will seek to secure the development in accordance with the existing planning permission.

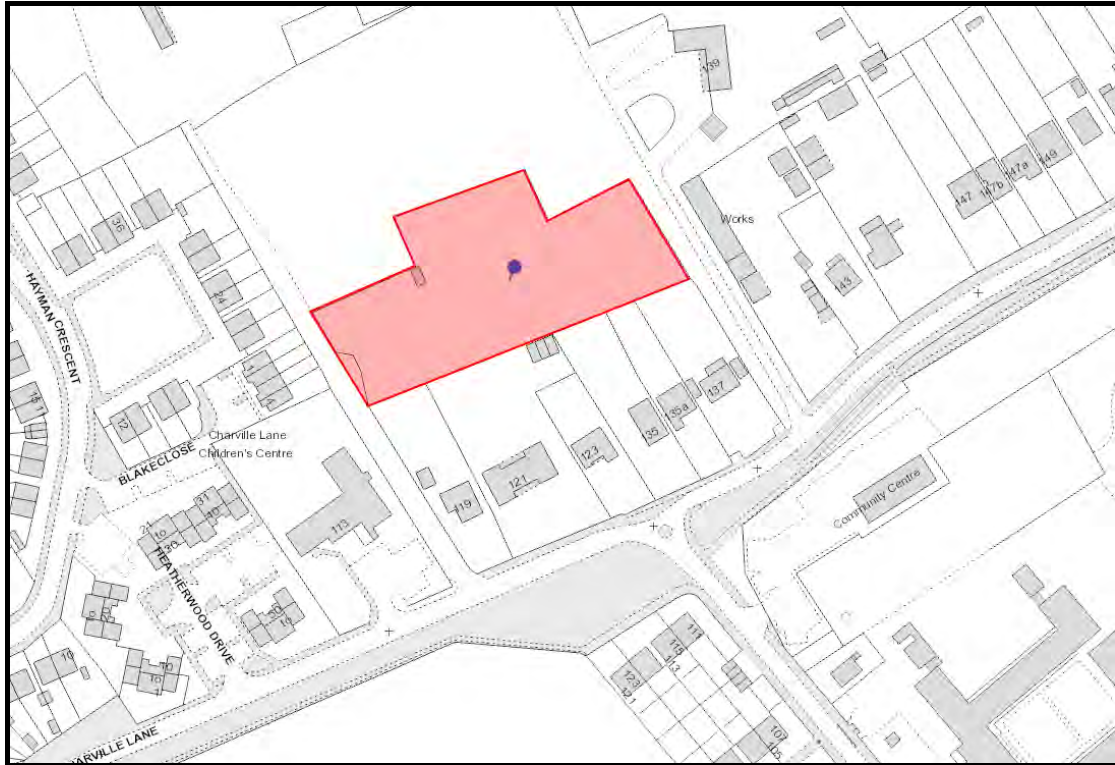
New Homes

Site Information

Site name	Initial House, Field End Road
Ward	Cavendish
Location	150 Field End Road, Eastcote
Area (ha/sqm)	0.3 ha
PTAL Ratings	3
Proposed Development	Residential
Designations	Eastcote town centre
Existing Use	Office
Relevant Planning History (Most recent)	Erection of a part four, part three and part two storey building with basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a retail unit on the ground floor fronting Field End Road (involving demolition of the existing building.)
Proposed Number of Units	42 (Extant planning permission)
Existing Units	0
Net Completions	42
Infrastructure Considerations	As per extant consent
Indicative Phasing	2011-2016
Other Information	

New Homes

Land to the rear of 119-137 Charville Lane, Hayes



POLICY SA 7: Land to the rear of 119-137 Charville Lane

The Council will support provision of residential development on the site up to a maximum of 14 units, in accordance with the existing planning permission (Ref: 38290/APP/2006/2501 dated 04/05/2007).

New Homes

Site Information

Site name	Land to the rear of 119-137 Charville Lane
Ward	Charville
Location	Land at the rear of 119-137 Charville Lane, Hayes
Area (ha/sqm)	0.48 ha
PTAL Rating	1b
Proposed Development	Residential
Designations	Green Belt
Existing Use	Greenfield land
Relevant Planning History (Most recent)	Erection of 4 three bedroom and 6 two bedroom dwelling houses and 4 one bed flats with associated parking. Approval on 04/05/2007.
Proposed Number of Units	14
Existing Units	0
Net Completions	14
Infrastructure Considerations	As per extant consent
Indicative Phasing	2011-2016
Other Information	None

New Homes

Site Information

Site name	Porters Way, West Drayton
Ward	West Drayton
Location	Porters Way, West Drayton
Area (ha/sqm)	12.59
PTAL Rating	1a
Proposed Development	Residential
Designations	Industrial Business Area
Existing Use	Former National Air Traffic Control site
Relevant Planning History (Most recent)	Outline Application for proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units; Energy Centre, 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works (Outline Application) Approval on 01/04/2011
Proposed Number of Units	775
Existing Units	0
Net Completions	775 units
Infrastructure Considerations	As per the extant planning permission.
Indicative Phasing	2011-2016
Other Information	None

New Homes

Land to the south of the Railway, including Nestle Site, Nestle Avenue, Hayes

In 2012, Nestle announced the planned closure of its Hayes plant, which is currently used for the manufacture of coffee. The Council is in the early stages of discussion with the landholders about the future of this key development site, but is seeking to bring forward a comprehensive development scheme that includes the adjoining site (Site B). Detailed proposals will be the subject of full consultation and a development brief in due course.



POLICY SA 10: Land to the south of the Railway, including Nestle

This is an important strategic site for Hayes town and the borough as a whole. The Council will support proposals that meet the following criteria:

Site A

- The provision of up to 500 units. Higher density development should be located along the canal frontage;
- 20 % of the site (2.4 ha) should be used for employment generating uses. Suitable uses will include B1 and elements of B2 that are compatible with the residential elements of the scheme;
- Small scale commercial uses to support residential uses will be considered suitable;
- 10% of the site (1.2 hectares) should be used for open space and a sports pitch;
- Education Facilities; and
- Proposals should meet the provisions of policies in other parts of the Local Plan

Site B

- The provision of up to 171 residential units. Proposals should be consistent with the PTAL rating and take account of lower suburban densities to the south; and
- A minimum of 50% of the site (1.85ha) should contain employment generating uses including B1 office, and suitable B2 light industrial; and

Sites A and B

- Should form a comprehensive development scheme across the whole site; and
- Development on both sites should meet the requirements of policies in other parts of the Local Plan.

New Homes

Site Information:

Site name	Land to the south of the Railway, including Nestle	
	Site A	Site B
Ward	Botwell	Botwell
Location	Nestle Avenue/ Station Road	Nestle Avenue
Area (ha/sqm)	12 ha	3.7 ha
PTAL Ratings	1b, 2, 3	4
Proposed Development	Mixed use	Mixed use
Designations	Industrial Business Area, Conservation Area, Locally Listed Buildings	Industrial Business Area
Existing Use	Industrial units	Industrial units, school, garages, caravan sales
Relevant Planning History (Most recent)	No relevant planning history	No relevant planning history
Proposed Number of Units	500	207
Existing Units	0	0
Net Completions	500 units	207 units
Infrastructure Considerations	To be negotiated as part of the planning application.	To be negotiated as part of the planning application.
Indicative Phasing	2021-2026	2021-2026
Other Information		Higher densities should be located adjacent to the canal.

New Homes

Site Information

Site name	Western Core, Hayes
Ward	Botwell
Location	Station Road, Hayes
Area (ha/sqm)	0.68 ha
PTAL Ratings	3
Proposed Development	Retail scheme with residential above.
Designations	Hayes town centre; primary shopping frontage
Existing Use	Retail units
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	60
Existing Units	0
Net Completions	60
Infrastructure Considerations	To be negotiated as part of any planning application.
Indicative Phasing	2016-2021
Other Information	<p>Site identified from Hillingdon Southern Area Action Plan and in the LBH Housing Trajectory to deliver 10 units.2016-2021.</p> <p>Proposed residential unit calculation: PTAL 3 Rating of 80 uph</p>

New Homes

269-285 Field End Road, Eastcote

The site is located outside the town centre boundary and is currently occupied by an office building. Given the suburban nature of surrounding uses the site is considered to be suitable for residential use.



POLICY SA 12: 269-285 Field End Road

The Council will support proposals for residential development at this site. Proposals should meet the following criteria:

- Provision of up to 23 residential units;
- Adequate parking and landscaping should be provided on the site; and
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

New Homes

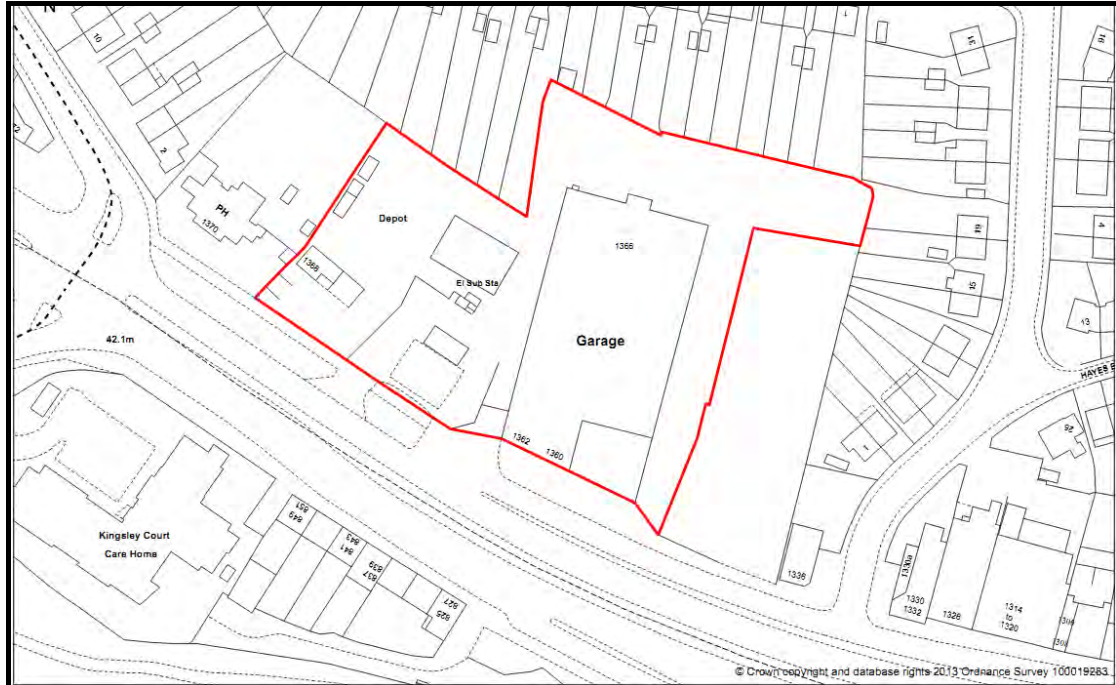
Site Information

Site name	269-285 Field End Road
Ward	Cavendish
Location	Junction of Field End Road/Sunningdale Avenue
Area (ha/sqm)	0.365 ha
PTAL Rating	3
Proposed Development	Residential
Designations	None
Existing Use	Offices and Education facility
Relevant Planning History	No relevant planning history
Proposed Number of Units	23
Existing Units	0
Net Completions	23
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	None

New Homes

Charles Wilson Engineers, Uxbridge Road

The site is located on the northern side of Uxbridge Road and comprises various commercial uses. The Council will support the development of residential uses at this site.



POLICY SA 13: Charles Wilson Engineers, Uxbridge Road

The Council will support proposals for residential development at this site. Proposals should meet the following criteria:

- Provision of 34-43 residential units;
- Adequate parking and landscaping should be provided on the site; and
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

New Homes

Site Information

Site name	Charles Wilson Engineers, Uxbridge Road
Ward	Charville
Location	Uxbridge Road
Area (ha/sqm)	0.85 ha
PTAL Rating	2
Proposed Development	Residential
Designations	None
Existing Use	Commercial Uses
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	34-43
Existing Units	0
Net Completions	34-43 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	None

New Homes

Royal Quay, Summerhouse Lane, Harefield

The site is located on the western side of Summerhouse Lane and currently forms part of an Industrial Business Area. The Council will support the development of a mixed use residential led development at this site.



POLICY SA 14: Royal Quay, Summerhouse Lane

Proposals for residential development should meet the following criteria:

- Provision of up to 29 residential units;
- Provision of suitable employment uses to be discussed with the Council;
- Adequate parking and landscaping should be provided on the site; and
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

New Homes

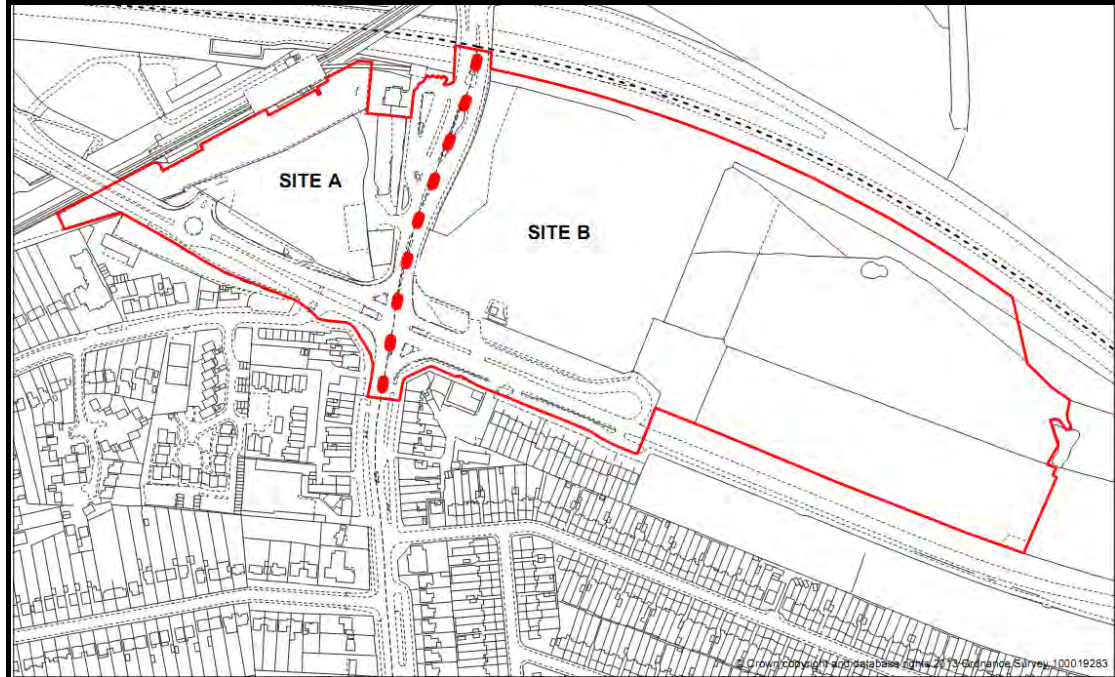
Site Information

Site name	Royal Quay, Summerhouse Lane
Ward	Harefield
Location	Summerhouse Lane
Area (ha/sqm)	0.49 ha
PTAL Rating	1a/0
Proposed Development	Residential
Designations	Industrial Business Area
Existing Use	Residential
Relevant Planning History (Most recent)	<p>A planning application has been submitted for the following:</p> <p>Conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, construction of 9 x 3-bed three-storey houses and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, refurbishment of the Long Room for continued office use, together with associated car parking and landscaping.</p> <p>Application awaiting determination.</p>
Proposed Number of Units	29
Existing Units	0
Net Completions	29 units
Infrastructure Considerations	TBC
Indicative Phasing	2016-2021
Other Information	

New Homes

Master Brewer and Hillingdon Circus, Hillingdon

Hillingdon Circus forms the north western and north eastern corners of land at the junction of Western Avenue and Long Lane and is bounded by the existing A40 Western Avenue to the south. The sites are considered to be suitable for mixed use development.



POLICY SA 24: Master Brewer and Hillingdon Circus

The Council will support the development of a mixed use scheme at this site. Proposals will be required to meet the following criteria:

Site A

- The scale of any retail or leisure development should be in keeping with North Hillingdon's status as a local centre.
- Secure substantial planting and landscaping in association with any development.
- Promote a mix of uses that takes advantage of the north/south east/west communications network to serve borough-wide and community interests.
- Secure the provision, where appropriate, of leisure, social and community facilities.
- Environmental improvements and landscaping as necessary to enhance the local shopping and residential environment.

New Homes

Site B

Within the Green Belt:

- Reinforce and enhance the Green Belt Landscape to improve its visual function.
- Improve access to Freezeland Covert to promote open space of recreational value
- Secure effective management, including planting of woodland at Freezeland Covert and the pond
- Enhance ecological and wildlife interest on land west of Freezeland Covert
- Enhance pedestrian access between the Green Belt areas east and west of Long Lane

Within the developed areas

- Secure substantial planting and landscaping in association with any development
- Promote a mix of uses that takes advantage of the north/south east/west communications network to serve borough-wide and community interests
- Environmental improvements and landscaping as necessary to enhance the local shopping and residential environment; and
- Result in public transport improvements particularly North/South links

All proposals across Sites A and B:

- The cumulative impact of any proposed retail or leisure development on this site and the adjoining Master Brewer site will be taken into account by the Council when considering any future proposed scheme; in particular in terms of their likely effects on surrounding residential areas and shopping centres, public transport services and the local road network.
- Form a comprehensive development scheme across the whole site.
- Meet the requirements of other Local Plan policies.

New Homes

Site Information

Site name	Master Brewer and Hillingdon Circus	
	Site A	Site B
Ward	Hillingdon East	Uxbridge North
Location	Western Avenue/Long Lane	Long Lane/ Freezeland Way
Area (ha/sqm)	9.65 ha	3.2 ha
PTAL Rating	2/3	3
Proposed Development	Mixed use	Mixed use
Designations	Local Centre, Green Belt.	Local Centre
Existing Use	Site is currently vacant	Site is currently vacant
Relevant Planning History (Most recent)	<p>Separate planning applications have been submitted for retail led mixed use and residential development (125 units).</p> <p>Application awaiting determination.</p>	<p>A planning application has been submitted for mixed use development including the following:</p> <p>Demolition of the existing public house and timber yard, and the erection of a mixed use redevelopment, including proposals for 107 units.</p> <p>Application awaiting determination.</p>
Proposed Number of Units	125– 205	107 to 184
Existing Units	0	0
Net Completions	125-205 units	107-184 units
Infrastructure Considerations	To be determined through the planning application	To be determined through the planning application
Indicative Phasing	2016-2021	2016-2021
Other Information	Site identified in Hillingdon's Housing Trajectory to deliver 205 units.	

New Homes

Royal Mail Sorting Office, Park Way, Ruislip Manor

The Royal Mail Sorting Office is located at the junction of Park Way and East Way, Ruislip Manor. The site is located in Ruislip Manor Town Centre, but is surrounded by residential uses to the north and west. As such, it is considered suitable for residential development.



POLICY SA 15: Royal Sorting Office, Ruislip Manor

Proposals for residential development should meet the following criteria:

- Provision of up to 22 residential units;
- The site should be excluded from the Ruislip Manor town centre boundary;
- Adequate parking and landscaping should be provided in accordance with Council standards; and
- Proposals should meet the requirements of policies in other parts of the Local Plan.

New Homes

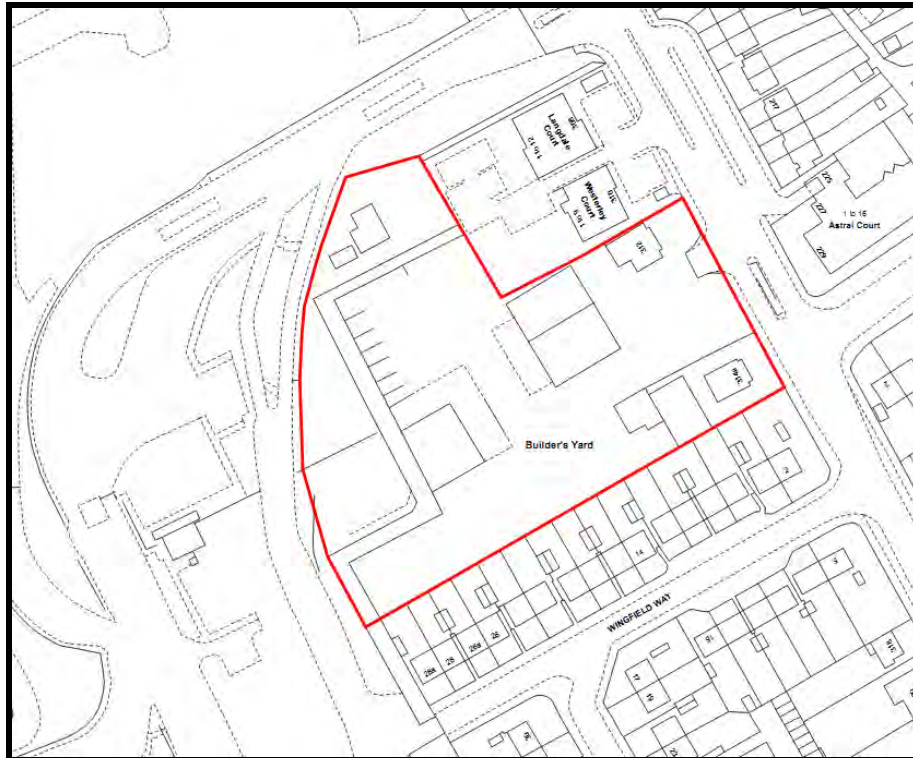
Site Information

Site name	Royal Sorting Office, Ruislip Manor
Ward	Manor
Location	Junction of Park Way and East Way
Area (ha/sqm)	0.27 ha
PTAL Ratings	3
Proposed Development	Residential
Designations	Ruislip Manor town centre
Existing Use	Industrial
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	22 units
Existing Units	0
Net completions	22 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	Proposed residential units calculation: PTAL 3 Rating @ 85 uph

New Homes

West End Road, South Ruislip

The site located to the north of Wingfield Way, adjacent to West End Road. Notwithstanding the current use of the site as a builder's merchant, it is located in a highly residential area and is considered suitable for residential use.



POLICY SA 16: West End Road, South Ruislip

Given the predominantly residential character of the surrounding area, it is considered that the site could accommodate residential development. Proposals should meet the following criteria:

- 30-44 residential units;
- Adequate parking and landscaping should be provided on the site; and
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

New Homes

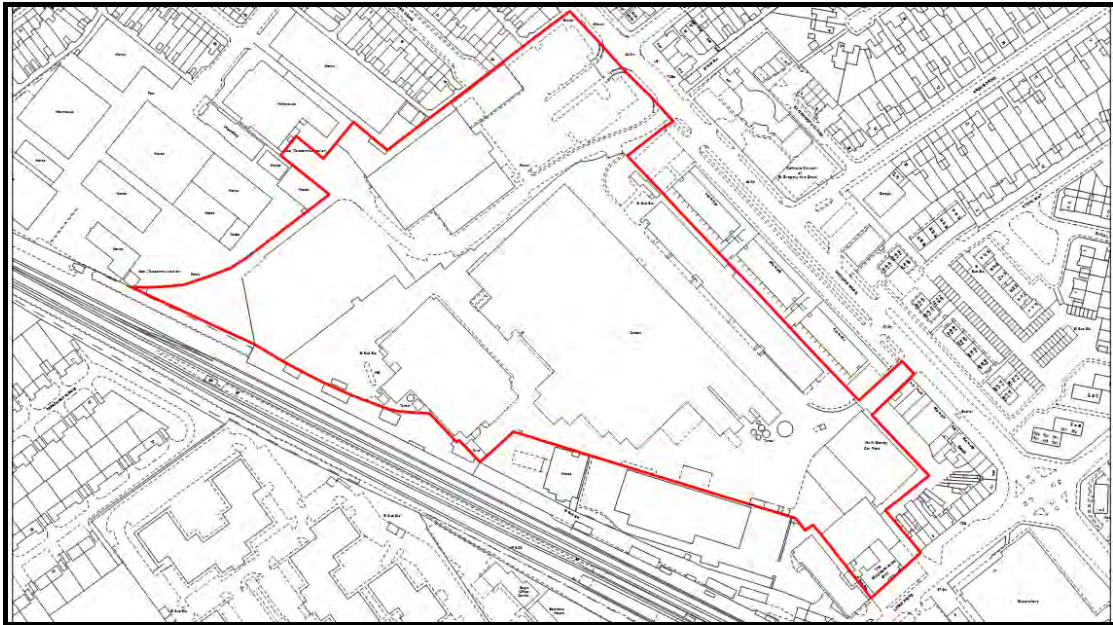
Site Information

Site name	West End Road, South Ruislip
Ward	South Ruislip
Location	West End Road
Area (ha/sqm)	1 ha
PTAL Rating	2
Proposed Development	Residential
Designations	Area of open character
Existing Use	Builders Merchant
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	30-44
Existing Units	0
Net Completions	30-44 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	Proposed Residential Units based on SHLAA Assumptions.

New Homes

Braintree Road, South Ruislip

Braintree Road is an Industrial Business Area on Victoria Road, South Ruislip. The Arla Foods element of the site has remained vacant for a number of years and is considered suitable for mixed use development, including B1 uses.



POLICY SA 17: Braintree Road, South Ruislip

This site represents a significant development opportunity to deliver regeneration in South Ruislip. The Council will support mixed use development proposals that do not have a significant adverse impact on South Ruislip or the wider area. Proposals will be assessed against the following criteria:

- Development proposals should have a positive affect on South Ruislip;
- The scale of development should not affect the hierarchy of the centres in the borough;
- The addition of leisure based uses, such as a multiplex cinema, will be supported subject to the above;
- As a minimum, 20% of the site should accommodate residential uses;
- The Council will support some retail development on the site that does not adversely impact on surrounding centres;
- Transportation issues are key to the development of this site. In particular the capacity of the junction between Long Drive and Victoria Road should be addressed; and
- Development proposals should meet the requirements of policies in other parts of the Local Plan.

New Homes

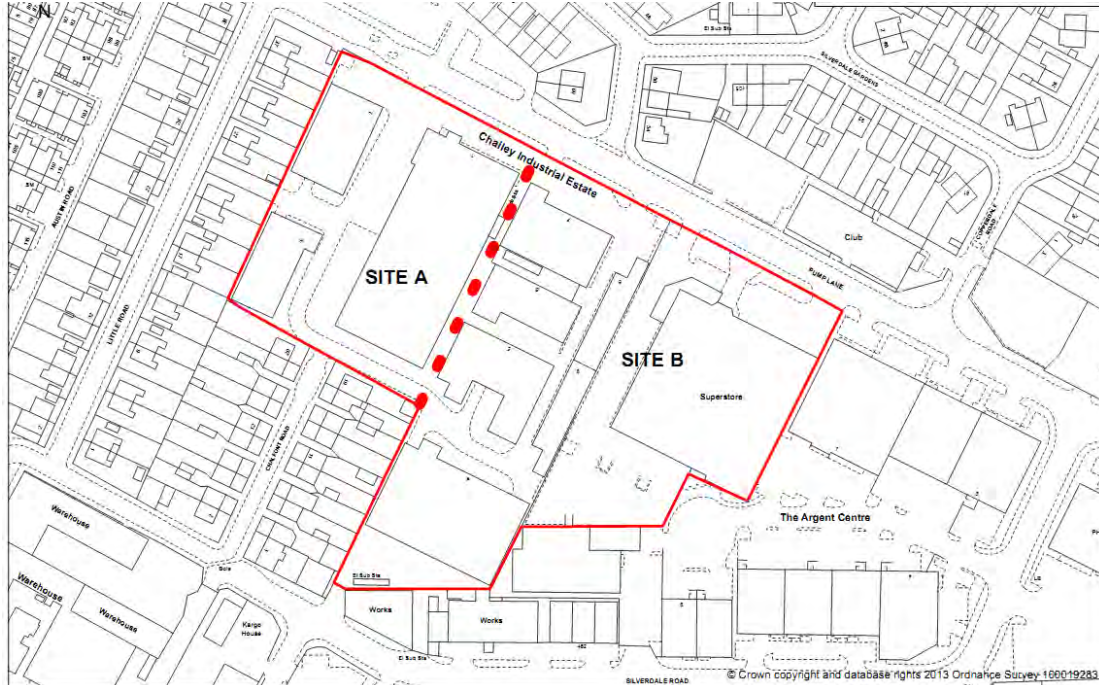
Site Information

Site name	Braintree Road, South Ruislip
Ward	South Ruislip
Location	Braintree Road
Area (ha/sqm)	7.1 ha
PTAL Ratings	1b
Proposed Development	Mixed Use Residential
Designations	Industrial Business Area
Existing Use	Industrial Units
Relevant Planning History (Most recent)	<p>A planning application has been submitted for the following:</p> <p>Demolition of existing buildings and redevelopment of site to provide a foodstore with ancillary cafe (total floor area of 8,539sqm) (Class A1) and ancillary petrol filling station, cinema (floor area of 5,937sqm) (Class D2), 5 x restaurant units (total floor area of 2,405sqm) (Class A3), 4 x shop units (total floor area of 382sqm) (Class A1 and/or A2), and residential development consisting of 104 units (21 x 1-bed flats, 67 x 2-bed flats, 12 x 3-bed houses, 4 x 4-bed houses), together with new vehicle and pedestrian accesses, car parking, servicing areas, landscaping arrangements, and other associated works.</p> <p>Application awaiting determination.</p>
Proposed Number of Units	97- 104
Existing Units	0
Net Completions	97-104 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	Site is identified in Hillingdon's Housing Trajectory to deliver 97 units between 2016-2021.

New Homes

Chailey Industrial Estate, Pump Lane, Hayes

Chailey Industrial Estate forms part of the Pump Lane Industrial Business Area in Hayes. The Council's Employment Land Study identifies the opportunity for some release of this land.



POLICY SA 18: Chailey Industrial Estate, Pump Lane

The Chailey site is currently vacant and provides an opportunity for mixed use development to enhance Hayes town centre. The following development principles will apply:

- Whilst the site is proposed to be removed from the IBA it continues to be surrounded by employment generating uses. The Council will require 40% of the site to be used for B1 and suitable B2 uses, site B;
- Up to 50% of the site could be released for residential use at a development density of 110 units per hectare, site A;
- The Council will seek to achieve a proportion of community infrastructure on the site to assist in the regeneration of Hayes;
- Proposals should be provided to a high quality design;
- Open space and amenity space should be provided in accordance with Council standards; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

New Homes

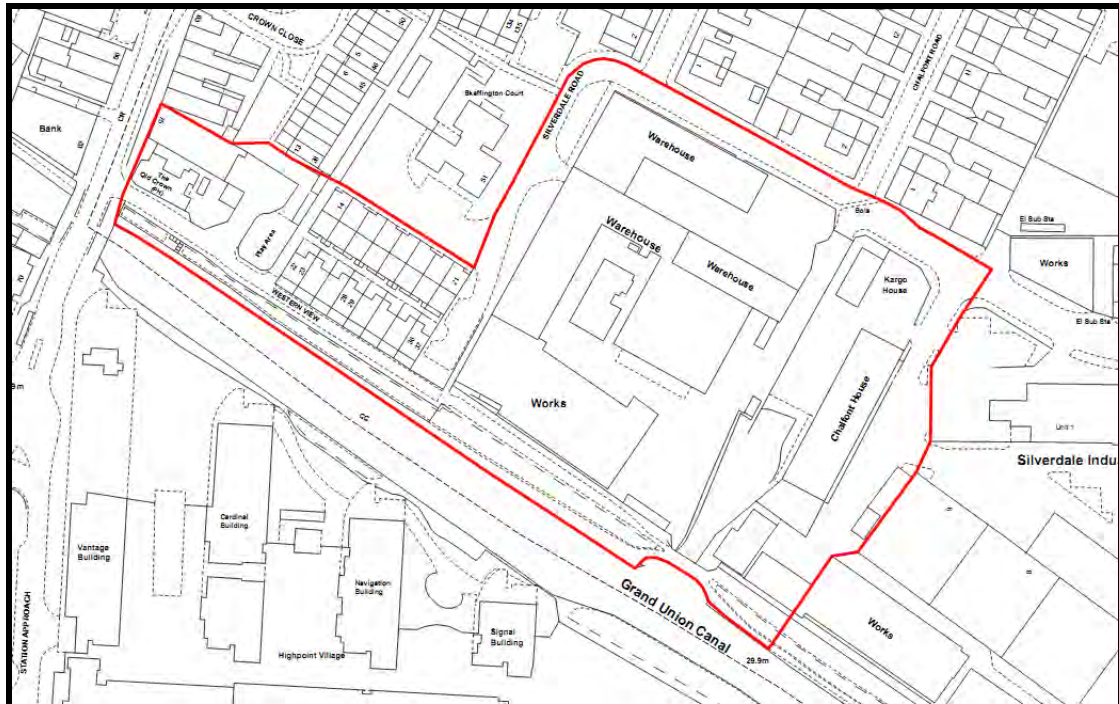
Site Information

Site name	Chailey Industrial Estate, Pump Lane
Ward	Townfield
Location	Chailey Industrial Estate, Pump Lane
Area (ha/sqm)	2.6 ha
PTAL Ratings	3
Proposed Development	Mixed use development
Designations	Industrial Business Area
Existing Use	Industrial buildings
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	143
Existing Units	0
Net Completions	143 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	The Chailey Industrial Estate provides an opportunity to enhance Hayes town centre through a site allocation policy for development post 2017 in the forth coming LDF. The rest of the area should be redesignated as a Locally Significant Industrial Location and part of the Hayes Industrial Area – Preferred Industrial Location. Site is identified in Hillingdon’s Employment Land Study.

New Homes

Silverdale Road/Western View, Hayes

The Silverdale Road/Western View site occupies canal frontages within a designated Industrial Business Areas. The site is proposed in response to the provisions of paragraph 5.13 of the Local Plan Part 1, which states that the Council will specifically review sites along the Grand Union Canal. Where appropriate, sites in Hayes will be brought forward for residential led mixed use development.



POLICY SA 19: Silverdale Road/Western View

Silverdale Road / Western View is considered suitable to be released for residential use, subject to the following criteria:

- The site is suitable for predominantly residential development, with active ground floor uses and should be designed to maximise the canal frontage;
- Given the PTAL rating of 4, the site is suitable for development at a density in the range of 120 – 135 units per hectare;
- Amenity space and car parking should be provided in accordance with policies in the Council's Development Management Policies document;
- Development proposals should incorporate canalside improvements to be agreed with the Council; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

New Homes

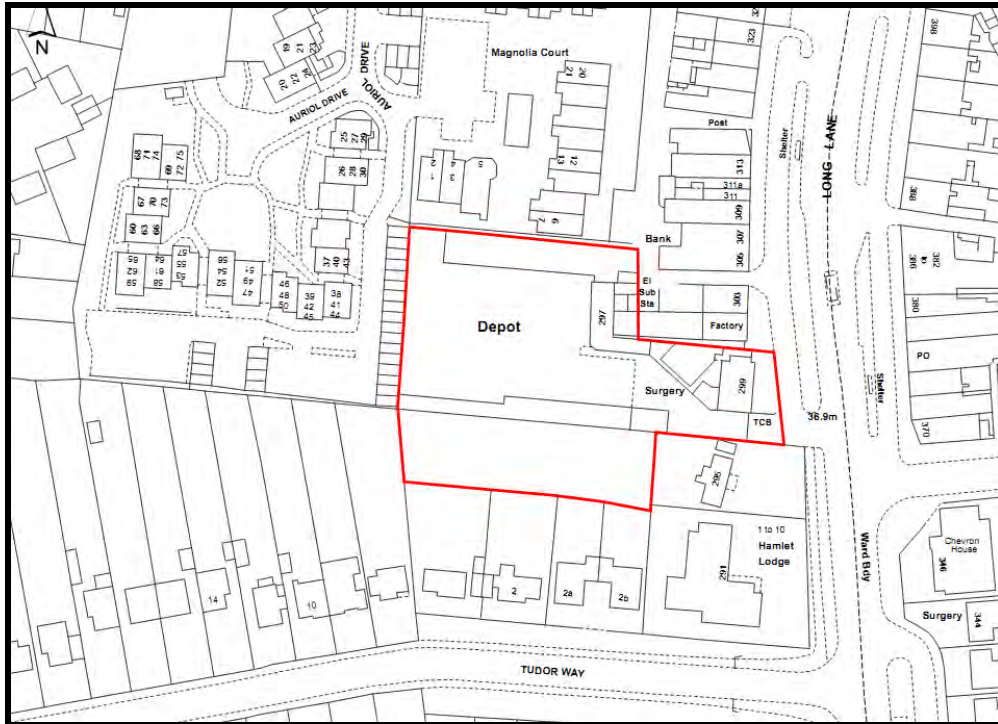
Site Information

Site name	Silverdale Road/Western View
Ward	Townfield
Location	North of Western View, south of Silverdale Road
Area (ha/sqm)	2.3 ha
PTAL Ratings	3 and 4
Proposed Development	Mixed use residential
Designations	Industrial Business Area
Existing Use	Industrial
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	300
Existing Units	20
Net Completions	280 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	Consultation will be required with the Canal and Rivers Trust.

New Homes

297-299 Long Lane, Hillingdon

The site is located on the western side of Long Lane and comprises a depot serving Dairy Crest. The whole site is located within the North Hillingdon Local Centre boundary. Given the sites location within the Local Centre boundary, it is considered suitable for residential led mixed use development.



POLICY SA 20: Long Lane, Hillingdon

The Long Lane site is considered suitable to be released for residential led mixed use development, subject to the following criteria:

- Provision of up to 25 residential units;
- The existing site comprises health care facilities, any redevelopment must ensure the retention of health care facilities on site;
- Amenity space and car parking should be provided in accordance with policies in the Council's Development Management Policies document; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

New Homes

Site Information

Site name	Long Lane, Hillingdon
Ward	Uxbridge North
Location	Long Lane
Area (ha/sqm)	0.39 ha
PTAL Rating	2/3
Proposed Development	Residential led mixed use
Designations	Local Centre, North Hillingdon
Existing Use	Industrial/warehouse/commercial units
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	15 - 25
Existing Units	0
Net Completions	15-25 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	None

New Homes

148-154 High Street / 25-30 Bakers Row (WH Smith), Uxbridge

The site is located at the junction of High Street Uxbridge and Bakers Row, within the designated Uxbridge Town Centre boundary. It is considered suitable for retail led mixed use development, including some residential uses.



POLICY SA 21: High Street / Bakers Row, Uxbridge

The site is considered suitable for retail-led mixed use redevelopment with residential use on the upper floors, subject to the following criteria:

- Upper Floor residential units;
- Retention of ground floor town centre uses;
- Amenity space and car parking should be provided in accordance with policies in the Council's Development Management Policies document; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

New Homes

Site Information

Site name	High Street/Bakers Row, Uxbridge
Ward	Uxbridge North
Location	High Street/Bakers Row, Uxbridge
Area (ha/sqm)	0.3 ha
PTAL Ratings	6a
Proposed Development	Mixed use development comprising residential, office, retail
Designations	Designated Town Centre, Primary Shopping Area, Archaeological Priority Area
Existing Use	Retail
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	25
Existing Units	0
Net Completions	25 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2011-2016
Other Information	

New Homes

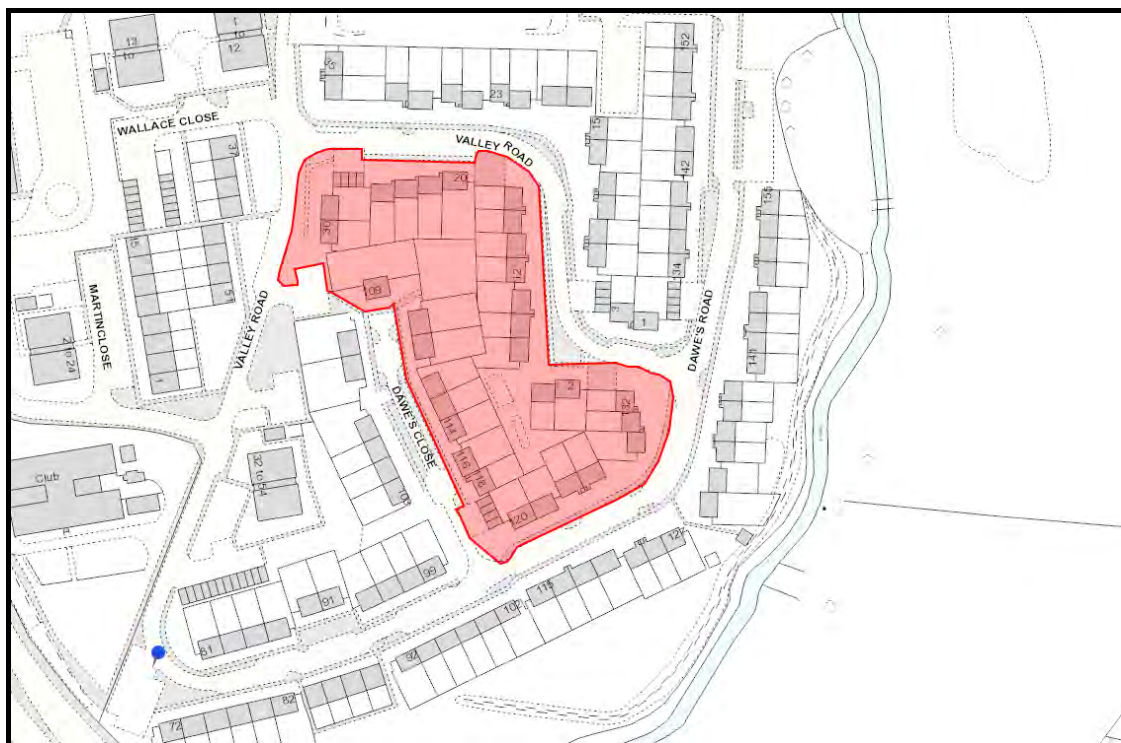
Martin Close and Valley Road, Uxbridge

The Martin Close and Valley Road sites currently comprise low density development to the south of RAF Uxbridge. Subject to the provisions of other policies in the Local Plan, the Council considers that these sites are suitable for redevelopment at a higher residential density.

Martin Close



Valley Road



New Homes

POLICY SA 22: Martin Close and Valley Road

The Council will support residential use subject to the following principles:

- Given the residential nature of surrounding uses the site is considered suitable for development at 65 units per hectare;
- Car parking and amenity space should be provided in accordance with policies in the Development Management Policies document; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

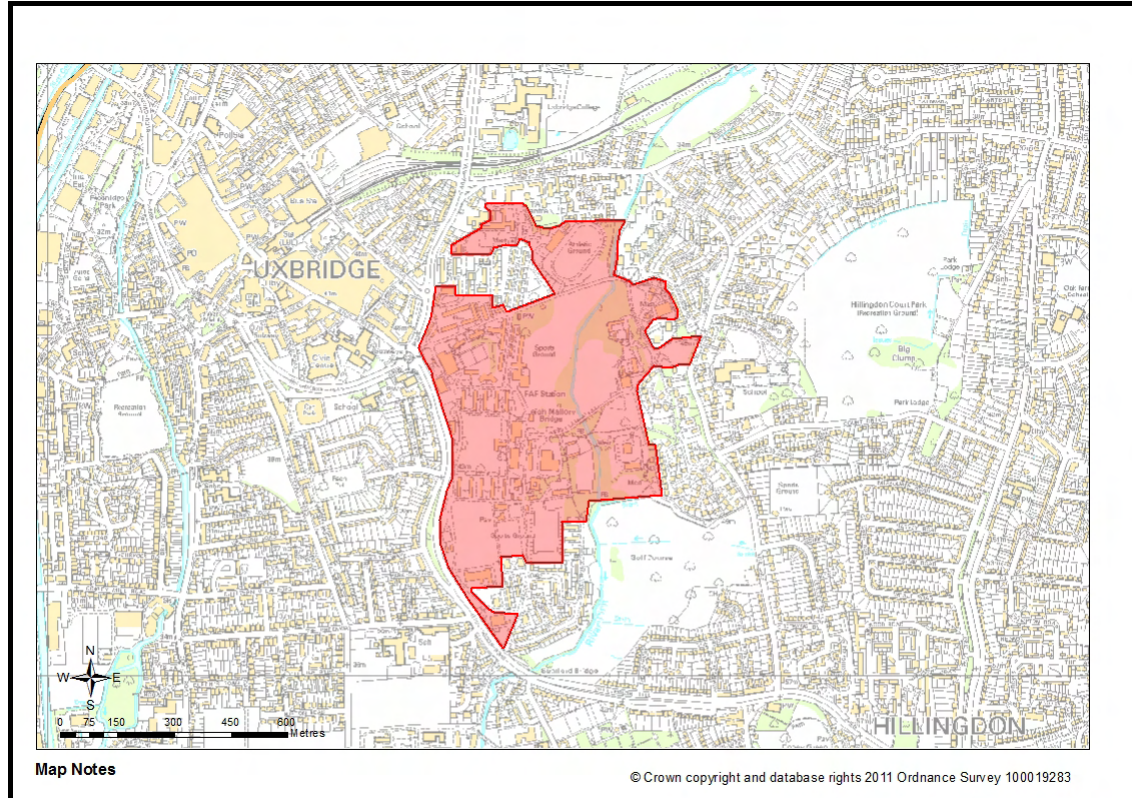
Site Information

Site name	Martin Close	Valley Road
Ward	Uxbridge North	Uxbridge North
Location	2-24 Martin Close	Valley Road
Area (ha/sqm)	0.37 ha	0.86 ha
PTAL Rating	3	3
Proposed Development	Residential	Residential
Designations	None	None
Existing Use	Residential/amenity area	Residential/amenity area
Relevant Planning History	No relevant planning history	No relevant planning history
Proposed Number of Units	48	42-56
Existing Units	22	30
Net Completions	26 units	12-26 units
Infrastructure Considerations	To be negotiated as part of the planning application.	To be negotiated as part of the planning application.
Indicative Phasing	2011-2016	2011-2016
Other Information	Site may be subject to contamination.	Site may be subject to contamination.

New Homes

St Andrews Park

St Andrews Park is identified for high quality residential led mixed use development, accommodating up to 1,340 homes and around 14,000 sqm of office space and a 90 bed hotel. In all, the development is expected to deliver around 1,160 permanent jobs and form an extension to Uxbridge town centre, in accordance with Policy E4 of the Local Plan Part 1. The Council will seek to ensure that the site is developed in accordance with the planning permission granted in January 2013.



POLICY SA 23: St Andrews Park

In accordance with the approved planning permission (Ref: 585/APP/2009/2752) the council will support the following development on the site:

- 1,340 residential units;
- 14,000sq.m of office floorspace;
- A 90 bedroom hotel;
- Associated commercial uses;
- Education Facilities; and
- Associated landscaping, car parking and amenity space provision.

The Council will seek to secure the development of the site in accordance with this permission.

New Homes

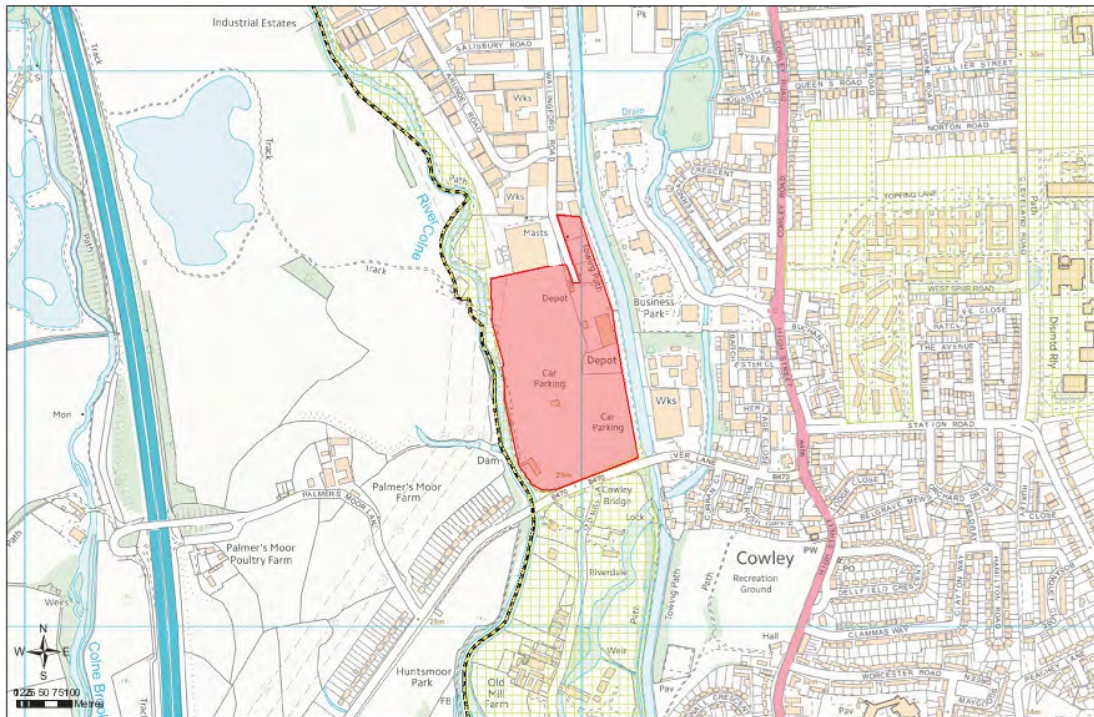
Site Information

Site name	St Andrews Park
Ward	Uxbridge North
Location	Hillingdon Road
Area (ha/sqm)	46.6 ha
PTAL Rating	1a,1b, 2,3
Proposed Development	Residential
Designations	Small proportion of site in Green Belt and flood plain
Existing Use	Former RAF Uxbridge
Relevant Planning History (Most recent)	Planning consent for 1,340 residential led mixed use development
Proposed Number of Units	1340
Existing Units	0
Net Completions	300 units to be completed 2011-2016 and 1040 units to be completed 2016-2021
Infrastructure Considerations	Defined in planning application submitted
Indicative Phasing	2011-2021
Other information	

New Homes

Cape Boards Site, Iver Lane, Cowley

The Cape Boards site forms part of the Hayes Industrial Estate Preferred Industrial Location. The Council's Employment Land Study acknowledges that this strategic site does not provide many opportunities for release to housing. However, due to access difficulties for heavy goods vehicles at the southern end of the Estate, there is potential to undertake a residential-led mixed use redevelopment at the former Cape Boards site which has been vacant for some time, provided access issues there can be addressed.



Map Notes

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POLICY SA 25: Cape Boards

Given the location and surrounding land uses it is considered suitable for residential-led mixed use redevelopment. The key development principles are as follows:

- 20% of the site (2.5 hectares) should accommodate a mix of commercial uses including B1, B2 and B8 development;
- Site is not considered suitable for access by heavy goods vehicles;
- 70% of the site (9 hectares) should accommodate residential uses;
- 10% (1.5 hectares) should accommodate publicly accessible open space;
- Higher densities should be located adjacent to the canal;
- Development proposals should incorporate canalside improvements to be agreed with the Council; and
- Proposals should not prejudice the proposed waste related use to the north east of the site.

New Homes

Site Information

Site name	Cape Boards
Ward	Uxbridge South
Location	Iver Lane, Cowley
Area (ha/sqm)	13ha
PTAL Rating	1a, 1b
Designations	Industrial Business Area
Existing Use	Storage Facility
Relevant Planning History (Most recent)	Planning applications associated with the commercial operation of the site.
Proposed Development	Residential-led mixed use redevelopment
Proposed Number of Units	315
Existing Units	0
Net Completions	315 units
Infrastructure Considerations	To be negotiated as part of any future planning application
Indicative Phasing	2021-2026
Other Information	Potential issues of flooding on the site.

New Homes

Former Vehicle Testing Station, Cygnet Way, Hayes

The former vehicle testing station is located adjacent to existing residential uses in Yeading. There are no formal policy designations associated with the site and it is considered suitable for predominantly residential use.



POLICY SA 26: Cygnet Way, Hayes

The Council considers that site should be developed to take account of the following key principles:

- Development of up to 92 residential units;
- Development proposals should respect the surrounding suburban character of residential uses; and
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan.

New Homes

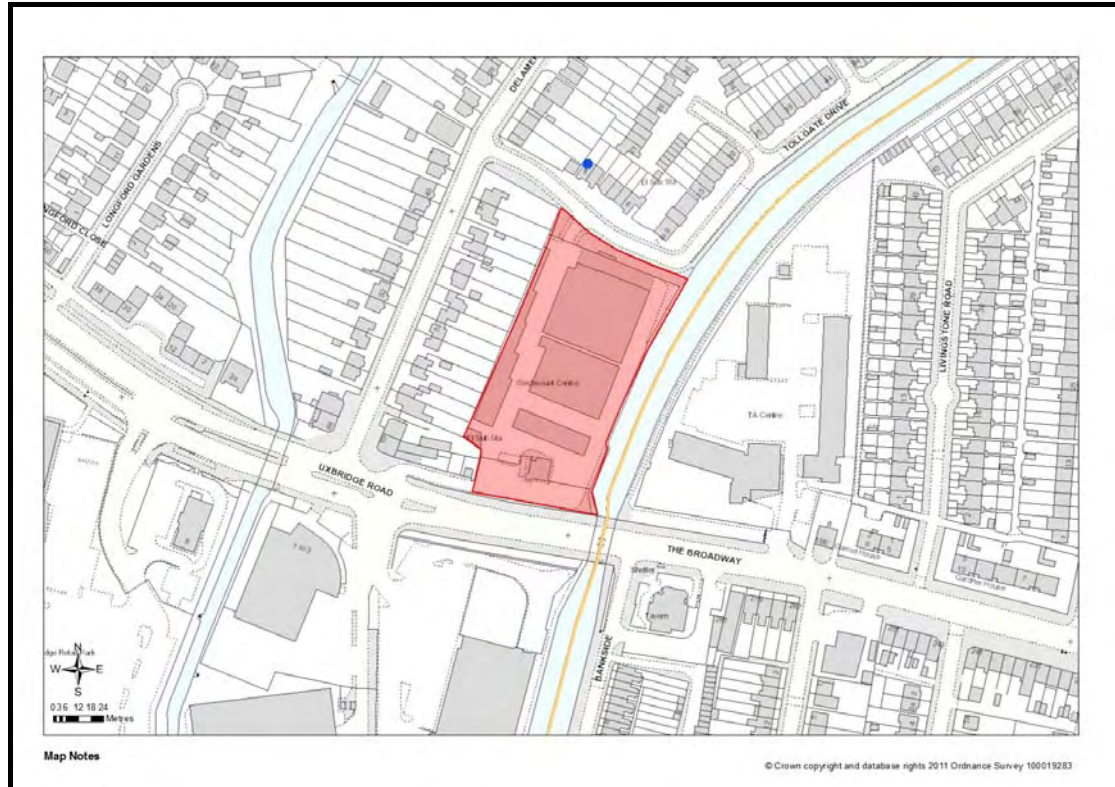
Site Information

Site name	Cygnet Way, Hayes
Ward	Yeading
Location	Cygnet Way
Area (ha/sqm)	1.68 ha
PTAL Rating	1a
Proposed Development	Residential
Designations	None
Existing Use	Vehicle Testing Centre
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	84– 92
Existing Units	0
Net completions	84 – 92 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	None

New Homes

Hayes Bridge, Uxbridge Road, Hayes

The site forms part of the Hayes Bridge industrial Area, much of which has been developed for housing. The site now only accommodates one self storage based business and following an assessment in the Council's Employment Land Study, it is considered that the site no longer justifies an employment designation. Redevelopment of the site will depend on Shurguard vacating the site but it could be released to a residential-led mixed use scheme.



POLICY SA 27: Hayes Bridge

The Council supports the release of the Hayes Bridge site for residential development. Proposals should meet the following criteria:

- Maximise the proximity of the site in relation to the Grand Union Canal, in accordance with the principles outlined in the Local Plan Part 1;
- Development on the site should not exceed a density of 70 u/ph;
- The Council strongly encourages potential applicants to undertake pre-application discussions prior to the submission of a planning application;
- Development proposals should incorporate canalside improvements to be agreed with the Council; and
- Development on the site should meet the requirements of policies in other parts of the Local Plan.

New Homes

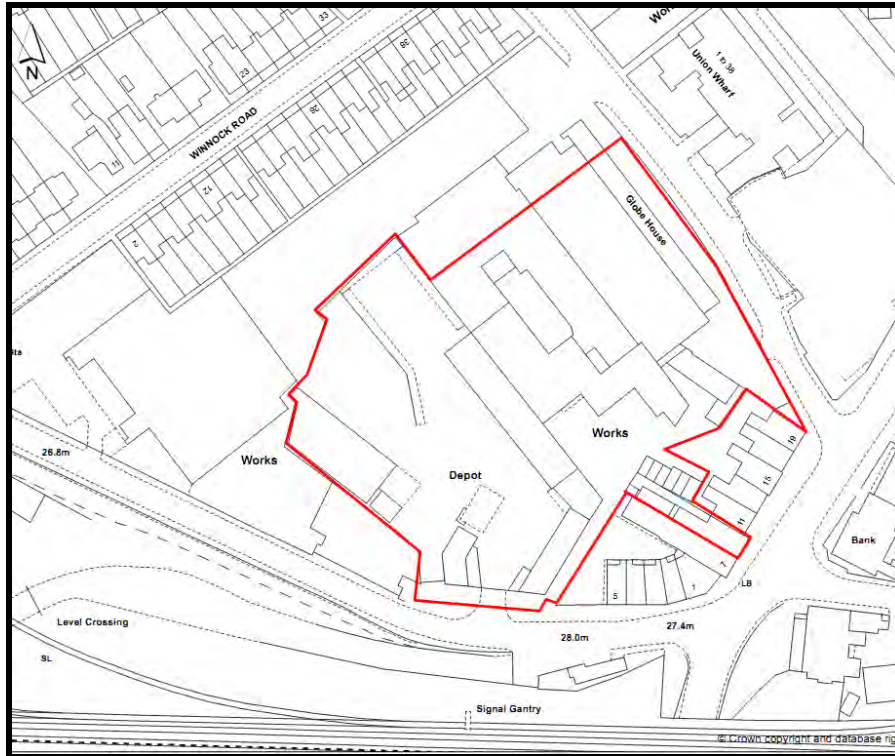
Site Information

Site name	Hayes Bridge
Ward	Yeading
Location	Uxbridge Road (adjacent to Tollgate Drive/Delamere Drive)
Area (ha/sqm)	0.8 ha
PTAL Ratings	1b
Proposed Development	Residential
Designations	Industrial Business Area
Existing Use	Self Storage facility
Relevant Planning History (Most recent)	No relevant planning history
Proposed Number of Units	40
Existing Units	0
Net completions	40 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	Following the redevelopment of much of the IBA for housing with only one self storage business based on site it is considered that the site no longer justifies an employment designation. Redevelopment of the site would depend on SunGard vacating the site but it could be released to a residential led mixed-use scheme.

New Homes

Padcroft Works, Tavistock Road, Yiewsley

Tavistock Road occupies a prominent position at the southernmost part of Yiewsley town centre, in close proximity to West Drayton railway station. In 2013 planning permission was granted at the site for a residential led mixed use development on the site.



POLICY SA 28: Padcroft Works

The Council will ensure that the site is developed in accordance with the following principles to be consistent with the existing planning permission (Ref:45200/APP/2012/3082).

- Up to 208 residential units;
- Commercial ground floor uses; and
- Associated amenity space, car parking and landscaping.

The Council will seek to secure the development of the site in accordance with the existing permission.

New Homes

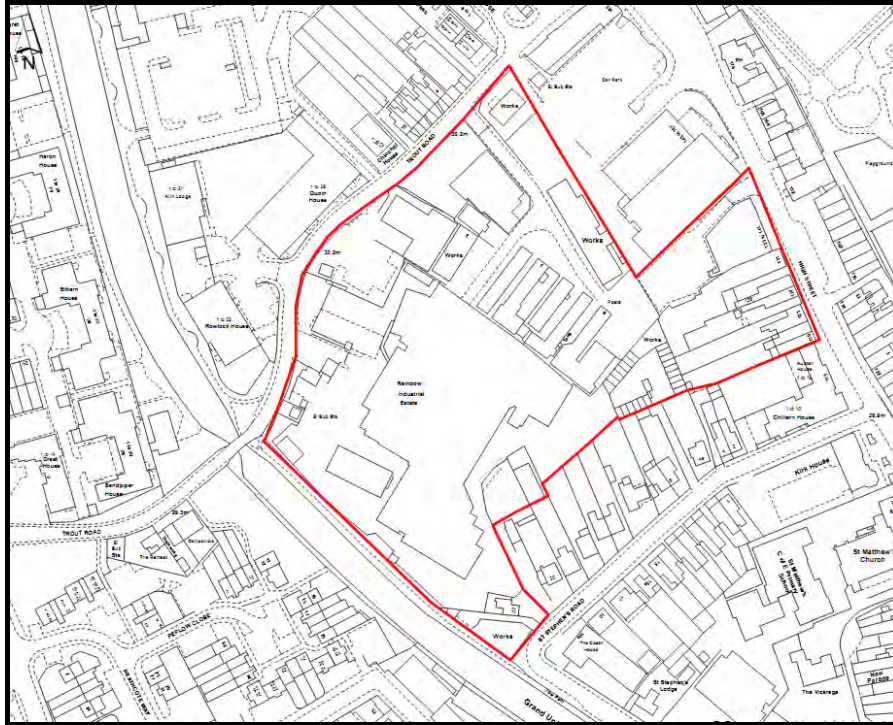
Site Information

Site name	Padcroft Works
Ward	Yiewsley
Location	Tavistock Road
Area (ha/sqm)	1.53 ha
PTAL Rating	4
Proposed Development	Residential
Designations	Crossrail and HS2 200 metre buffer, Town Centre, Secondary Shopping Area
Existing Use	Industrial
Relevant Planning History (Most recent)	Comprehensive redevelopment of site to provide three buildings of part 9 storeys, part 7 storeys and part 5 storeys comprising 208 residential units, 190 sqm (approx) of Use Class D1 floorspace, and 64 sqm (approx) of Use Class A1 floorspace with associated public and private amenity space, hard and soft landscaping, lower ground floor parking for vehicles and bicycles, and alterations to 9 High Street to form new pedestrian route (involving demolition of all existing buildings).
Proposed Number of Units	208
Existing Units	0
Net completions	208
Infrastructure Considerations	As per extant consent
Indicative Phasing	2016-2021
Other Information	None

New Homes

Trout Road, Yiewsley

The site comprises a parcel of land bound to the south by the Canal and St Stephen's Road and the north west by Trout Road. St Stephen's Road lies within the Yiewsley/West Drayton town centre boundary, however the majority of the site sits outside the town centre boundary. The site is considered suitable for residential led mixed use development.



POLICY SA 29: Trout Road, Yiewsley

The Council will support residential-led mixed use development proposals that contribute to the regeneration of Yiewsley Town Centre. The Council supports the development of this site subject to the following key development principles:

- 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; and
- Development proposals should incorporate canalside improvements to be agreed with the Council.

New Homes

Site Information

Site name	Trout Road, Yiewsley
Ward	Yiewsley
Location	Rainbow Industrial Estate, Trout Road
Area (ha/sqm)	2.7 ha
PTAL Rating	2
Proposed Development	Mixed use development
Designations	Industrial Business Area; Town Centre
Existing Use	Industrial Buildings
Relevant Planning History (Most recent)	<p>A planning application has been submitted for the following:</p> <p>Demolition of existing commercial premises and existing dwelling and erection of 99 residential units (C3), 50 unit extra care/dementia sheltered housing scheme (C3), 1,529.4sqm light industrial floorspace comprising 17 business units (B1c) and 611.30sqm of restaurant/cafe (A3) floorspace associated open space, car parking and landscaping. (Outline Application)</p> <p>Application awaiting determination.</p>
Proposed Number of Units	100-130 units
Existing Units	0
Net completions	100-130 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2016-2021
Other Information	<p>Site is also identified in Hillingdon's Housing Trajectory and for release in the Council's Employment Land Study.</p> <p>Proposed Residential Units Calculation: PTAL Rating @ 60 uph</p>

New Homes

Uxbridge Health Centre, Chippendale Way

The St Andrews Park redevelopment has given rise to the opportunity for a purpose-built health centre being developed there to serve Uxbridge town centre and the surrounding area. The existing health centre is located within the designated Town Centre boundary, outside the primary and secondary frontages and is considered suitable for residential led mixed use development, should it become surplus to requirements.



Map Notes

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POLICY SA 30: Uxbridge Health Centre, Chippendale Way

This site is located outside the primary shopping area and the Council will support residential-led mixed use redevelopment proposals that contribute to the mixed use character of Uxbridge Town Centre. The Council supports the development of this site subject to the following key development principles:

- That an alternative site for a purpose-built health centre has been identified in the immediate area;
- 30% of floorspace should relate to community 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; and

New Homes

- The mix of uses is considered important and should capitalise on the proximity of the Uxbridge Underground and Bus Stations.

Site Information

Site name	Uxbridge Health Centre, Chippendale Way
Ward	Uxbridge North
Location	Uxbridge Town Centre – outside primary and secondary frontages
Area (ha/sqm)	1650 square metres
PTAL Rating	5
Proposed Development	Mixed use development
Designations	None
Existing Use	NHS Health Centre
Relevant Planning History (Most recent)	
Proposed Number of Units	15 units
Existing Units	0
Net completions	15 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2021 - 2026
Other Information	<p>Proposed Residential Units Calculation:</p> <p>PTAL Rating – 5</p> <p>Suburban setting – 4.6 habitable rooms per unit</p> <p>Density level of 90 units per hectare</p> <p>Site area = 0.165 hectares</p>

New Homes

Odyssey Business Park (part), South Ruislip

The main, northern part of the Business Park is understood to be functioning well in its current use; the southern part has long vacant units and offers potential for residential redevelopment consolidating a long-established residential housing area immediately to the south and west of the Business Park.



Map Notes

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POLICY SA 31: Odyssey Business Park (part), South Ruislip

This site is located outside the primary shopping area and the Council will support residential redevelopment proposals that contribute to the existing residential character of the surrounding area. The Council supports the development of this site subject to the following key development principles:

- Particular consideration will need to be given to the proposed access arrangements to the site which will need to avoid through traffic use
- Proposals should meet the provisions of relevant policies in other parts of the Local Plan; and
- The mix of housing units is considered important and should capitalise on the proximity of the South Ruislip Underground Station.

New Homes

Site Information

Site name	Odyssey Business Park (part), South Ruislip
Ward	South Ruislip
Location	Southern part of Odyssey Business Park – road access provided by Cavendish Avenue and Bourne Court – adjoins South Ruislip local town centre
Area (ha/sqm)	1.28 ha
PTAL Rating	3
Proposed Development	Residential redevelopment
Designations	Industrial Business Area
Existing Use	Business Park
Relevant Planning History (Most recent)	
Proposed Number of Units	50 units
Existing Units	0
Net completions	50 units
Infrastructure Considerations	To be negotiated as part of the planning application.
Indicative Phasing	2021 - 2026
Other Information	<p>Proposed Residential Units Calculation:</p> <p>PTAL Rating – 3</p> <p>Suburban setting – 4.6 habitable rooms per unit</p> <p>Density level of 40 units per hectare</p> <p>Site area = 1.28 hectares</p>

New Homes

REBALANCING EMPLOYMENT LAND

4. Rebalancing Employment Land

4.1 Hillingdon has 358 hectares of designated employment land, which is mainly focused on the industrial areas of the Hayes - West Drayton Corridor, Uxbridge, Heathrow and South Ruislip. The Council views these areas as a valuable resource and its intention is to retain the best quality employment land, to ensure future economic growth in the borough.

4.2 This chapter identifies the employment land to be retained over the period of the Local Plan and those sites to be released for other uses. It is underpinned by policy E1 in the Local Plan Part 1, which states that:

“The Council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL), including the designation of 13.63 hectares of new employment land.”

Areas for managed release of employment land are shown on Map 5.1 in the Local Plan Part 1.

4.3 The supporting text to policy E1 notes that 17.58 hectares of surplus industrial and warehousing land could be released from 2011-2026. In accordance with the Local Plan Part 1 the Council has completed an update of its Employment Land Study (ELS). This update concludes that there continues to be a surplus of designated employment land in the borough and **xx xx** hectares could be released over the period of the Local Plan. This chapter carries forward the conclusions of the ELS by identifying the areas that are most suitable for release and those that should be retained in employment use.

Strategic Industrial Locations

4.4 Hillingdon contains four regionally important Strategic Industrial Locations (SILs) totalling around 270 hectares. These sites are identified in the London Plan and are as follows:

North Uxbridge Industrial Estates:	Industrial Business Park
Hayes Industrial Area:	Preferred Industrial Location
Uxbridge Industrial Estate:	Preferred Industrial Location
Stonefield Way, South Ruislip:	Preferred Industrial Location

4.5 SILs are categorised in the London Plan as ‘Preferred Industrial Locations’ (PILs) which are suitable for general industrial, wholesale distribution, waste management and recycling and ‘Industrial Business Parks’ (IBPs) which are more suited to specialist industrial and office development. A review of these sites was undertaken as part of the update to the ELS. It was concluded that all four SILs continue to perform a strategic function and should be retained with their boundaries unchanged.

4.6 Policy 2.17 in the London Plan provides guidance on planning decisions and LDF preparation relating to development in SILs. It states that boroughs should identify these areas on proposals maps. In accordance with this policy, the Council proposes to retain the following sites as SILs:

REBALANCING EMPLOYMENT LAND

Policy SEA 1: Strategic Industrial Locations

In accordance with policy 2.17 of the London Plan the Council will promote, manage where appropriate protect a network of Strategic Industrial Locations across the borough. The following are designated as Preferred Industrial Locations (PILs).

- Hayes Industrial Area, defined by the areas shown on Map A located near Hayes town centre and on Map B located off Springfield Road to the east of the Minet Country Park; and
- Uxbridge Industrial Estate, defined as the area shown on Map C.

The following areas are designated as Industrial Business Parks:

- Stonefield Way Industrial Estate, as defined by the area shown on Map D and
- North Uxbridge Industrial Area, as defined by the area shown on Map E.

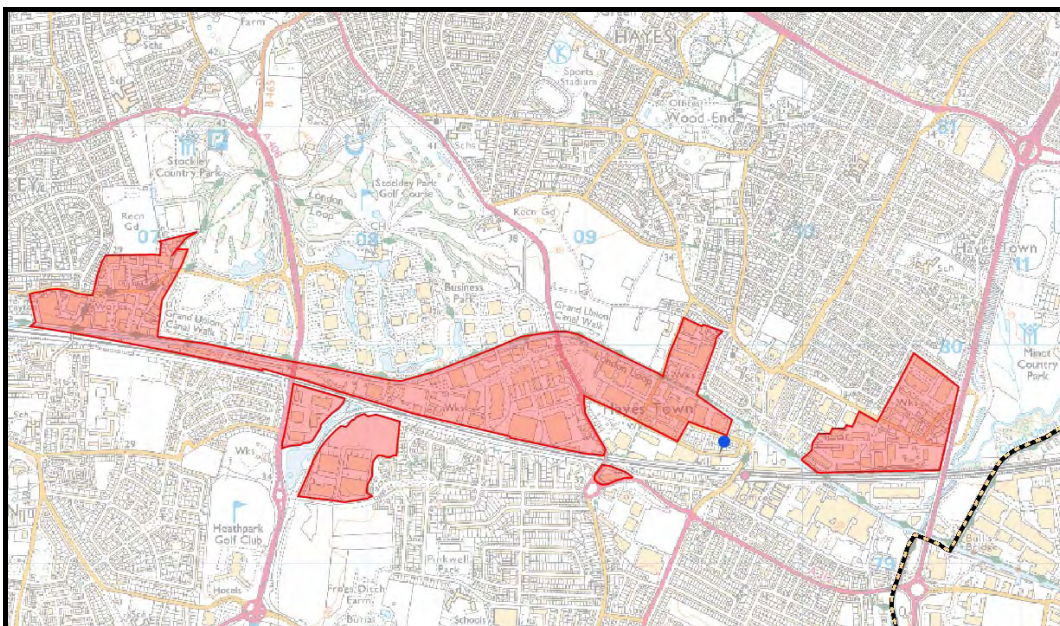
Development in these areas will be required to meet the provisions of policy x.x in the Council's Development Management Policies, and policy 2.17 of The London Plan.

Hayes Industrial Area

The Hayes Industrial Area comprises a cluster of sites straddling the London to Paddington railway line in the south of the borough. Traditionally, this area has been a centre for general industry. Manufacturing still retains a foothold in the form of mechanical engineering and construction support services. Increasingly however, this area supports distribution and logistics uses associated with Heathrow.

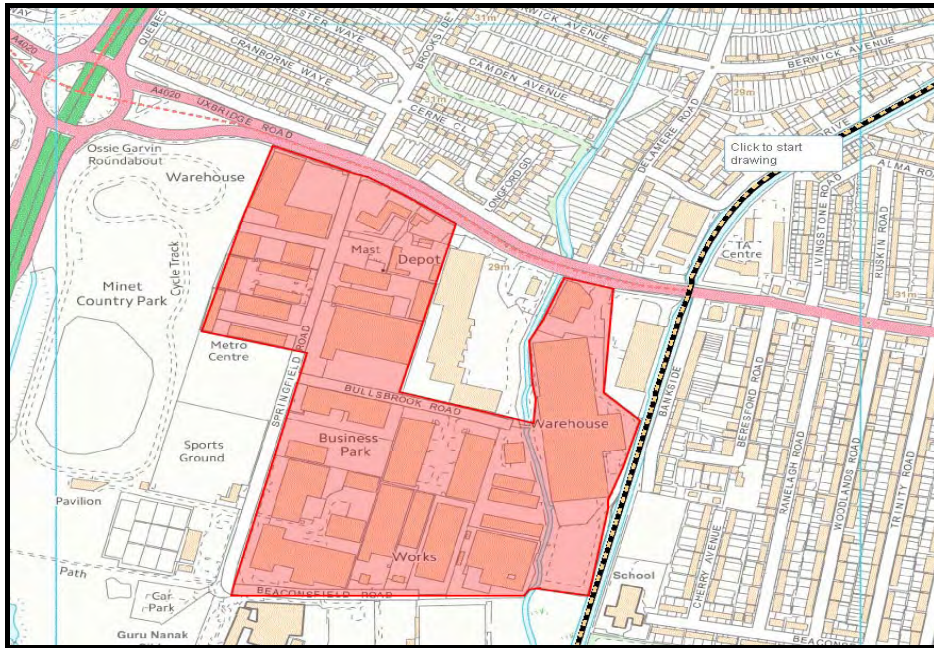
Paragraph 2.82 of the London Plan highlights the importance of making strategic provision for logistics near Heathrow. As such, the following sections of the Hayes industrial area will continue to be designated as Strategic Industrial Locations:

Map A: Sites located near Hayes town centre



REBALANCING EMPLOYMENT LAND

Map B: Sites located off Springfield Road to the east of Minet Country Park near Hayes town centre



REBALANCING EMPLOYMENT LAND

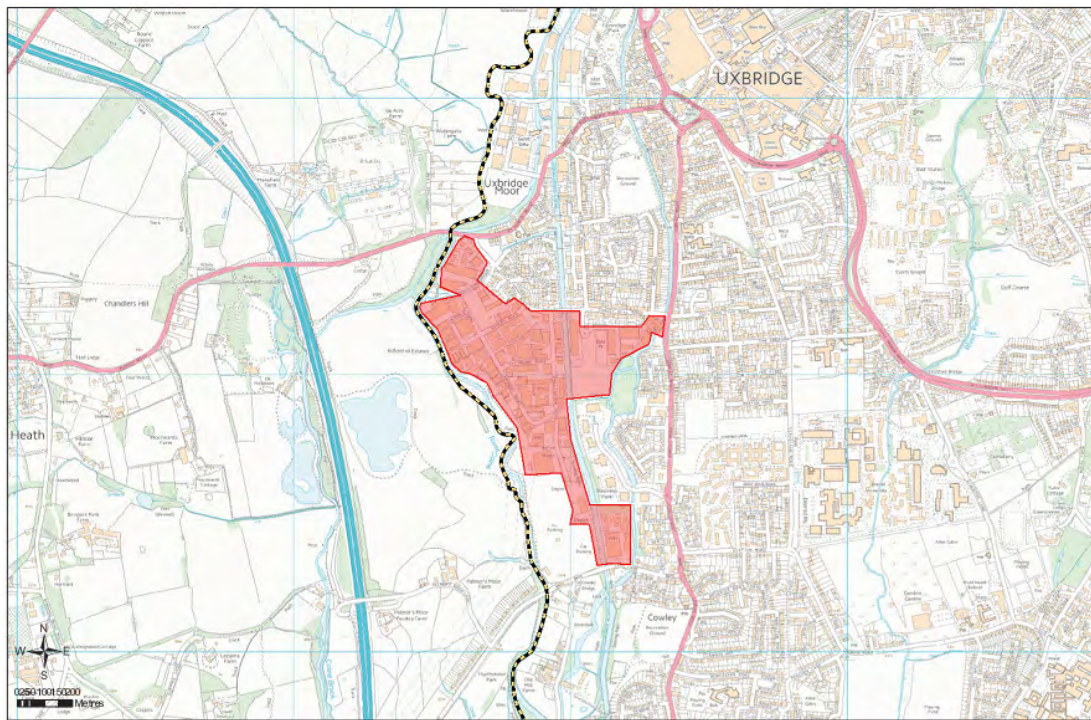
Uxbridge Industrial Estate

Uxbridge Industrial Estate is designated both as an IBA and a Strategic Industrial Location – Preferred Industrial Location. It still retains a strong industrial character and is in significant active use. As such, the Council is of the view that the site should be retained in industrial use, with the exception of a number of specific areas to be released.

- The Cape Boards site has remained vacant for a substantial period of time. The site has been subject to decontamination works and is considered suitable to be released for residential-led mixed use development.
- The former Cowley Gas Works site has been subject to office redevelopment and should not be included within the Strategic Industrial location.

The Uxbridge Industrial Estate is to be defined as a Locally Significant Industrial Area. The boundary of the existing IBA will be redrawn as proposed in the London Borough of Hillingdon Employment Land Study 2009.

Map C: Proposed extent of Uxbridge Industrial Estate PIL



Map Notes

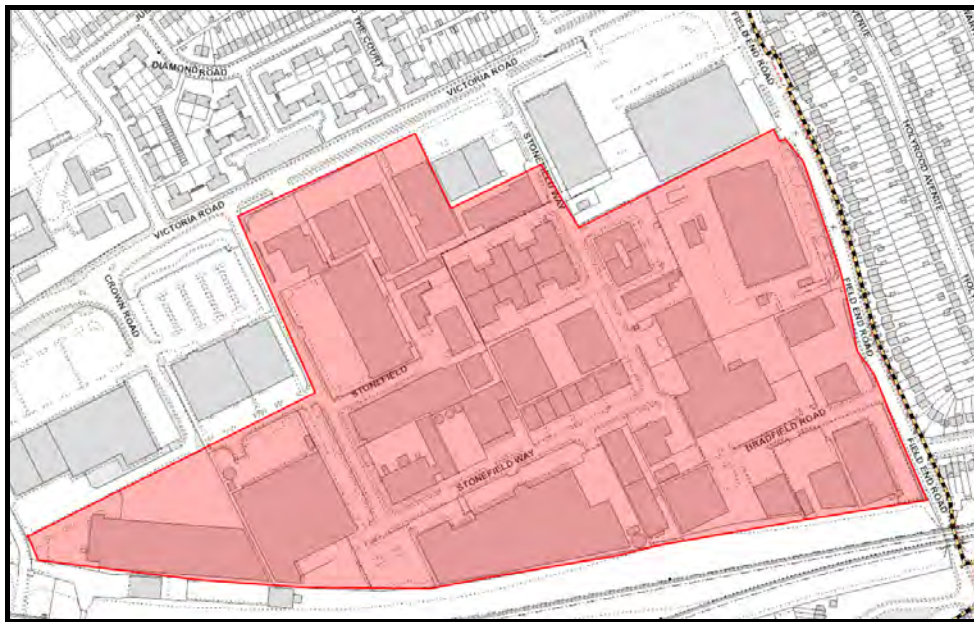
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REBALANCING EMPLOYMENT LAND

Stonefield Way

The Strategic Industrial Location designation continues to be justified, as there is still a significant presence of industrial companies. However the new buildings and landscaping have contributed to a significant improvement to the quality of the estate's environment. It would now be more accurate to define the estate as having a character typical of the Greater London Authority's Industrial Business Park definition rather than a Preferred Industrial Location. Plan C shows the area to be redesignated as an Industrial Business Park (IBP). In addition, it is considered that the site should be designated as a locally significant employment site.

Map D: Proposed extent of Stonefield Way IBP, South Ruislip



REBALANCING EMPLOYMENT LAND

Locally Significant Employment Sites

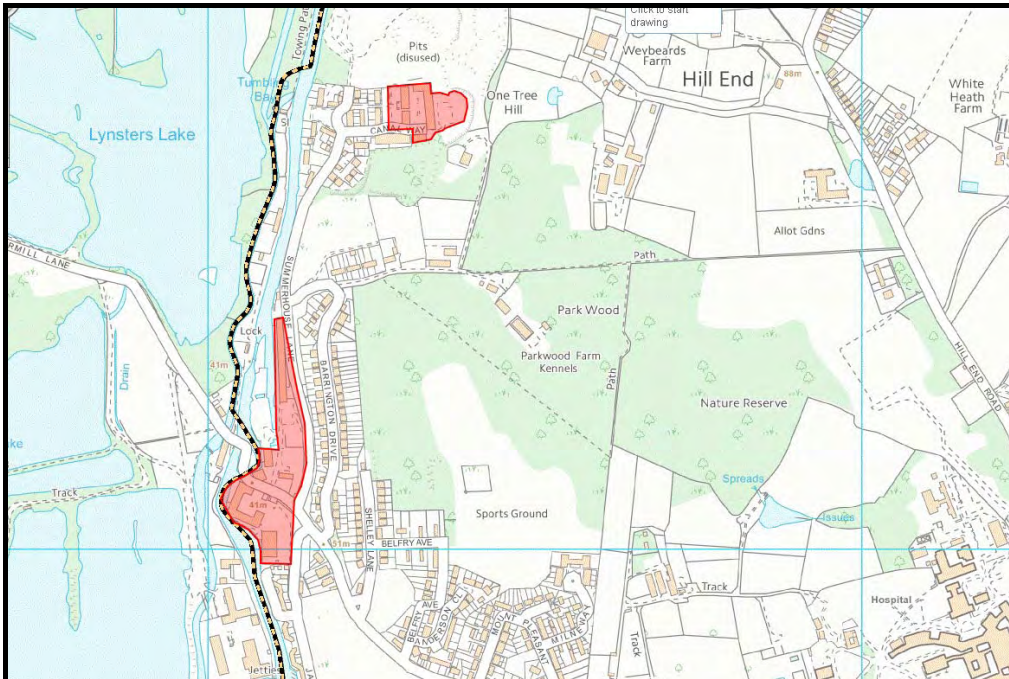
In addition to the Strategic Industrial Locations identified in the London Plan, Hillingdon contains a series of locally significant employment sites. These locations are considered to be most appropriate for accommodating employment generating uses in terms of access, layout and where there is a need on amenity grounds to separate development from residential and other sensitive uses. In many cases, locally significant sites overlap with SILs in Hillingdon.

The 2009 Employment Land Study recommended that locally significant sites should be designated as either Locally Significant Industrial Sites or Locally Significant Employment Sites in accordance with Policy 4.4 in the London Plan. This differentiation depends on whether the focus of the uses on the site is either industrial in nature, or relates to other employment generating uses.

The following section identifies those sites to be designated as LSIS and LSES, based on the conclusions of the Employment Land Study.

Summerhouse Lane/ Royal Quay/Salamander Quay, Harefield

The Council proposes to redraw the boundaries of the existing IBA to exclude the already completed housing component in the north of the IBA, release the vacant part of Royal Quay to housing and include Salamander Quay as a designated Locally Significant Employment Location (LSEL).

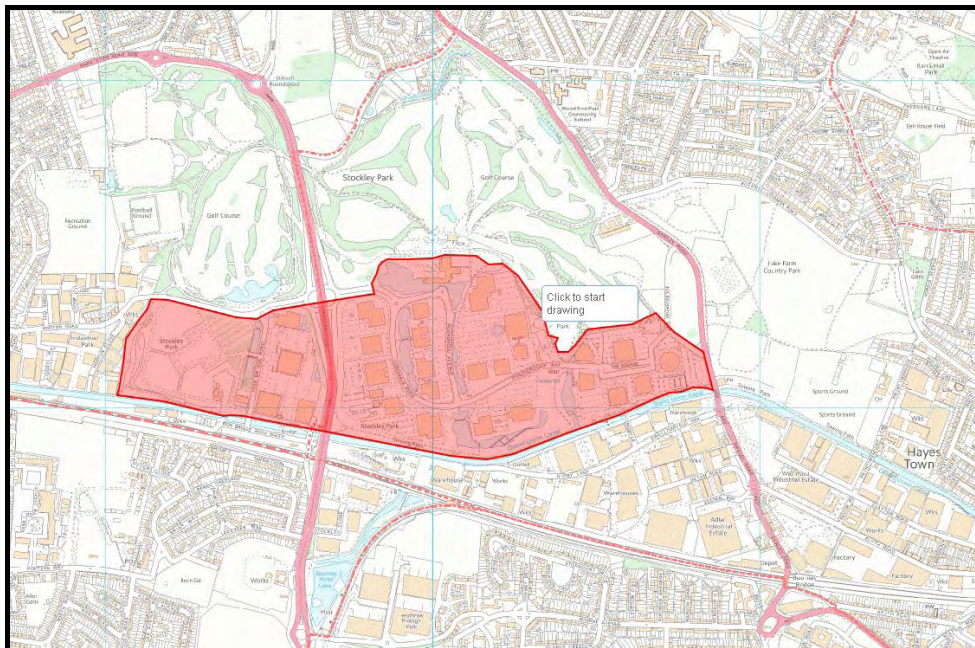


REBALANCING EMPLOYMENT LAND

Stockley Park

Stockley Park is a strategic office location covering an area of some 67 hectares. It is of major significance to the borough's economy employing some 7,000 people. The Council's intention is that the site should continue to primarily accommodate office uses over the period of the plan. However it is recognised that a hotel could be of benefit to the site and the wider area, including Heathrow. In accordance with recent proposals, the Council is of the view that the most appropriate location for the hotel would be phase 3 of the site.

Stockley Park should be designated as a Locally Significant Employment Site. During the review of the London Plan (2009/10), the Local Planning Authority should seek to gain recognition for Stockley Park as a Strategic Employment Location.



REBALANCING EMPLOYMENT LAND

Braintree Road Industrial Area, South Ruislip

Braintree Road covers an area of 3.16 ha and is a small but relatively successful IBA with a diverse range of small businesses. It is therefore proposed to retain this as a Locally Significant Industrial Site. The vacant Arla Foods site to the south of Braintree Road has been vacant for some time and is currently subject to retail-led mixed use development proposals. The Council's aspirations for this site are outlined elsewhere in this plan.

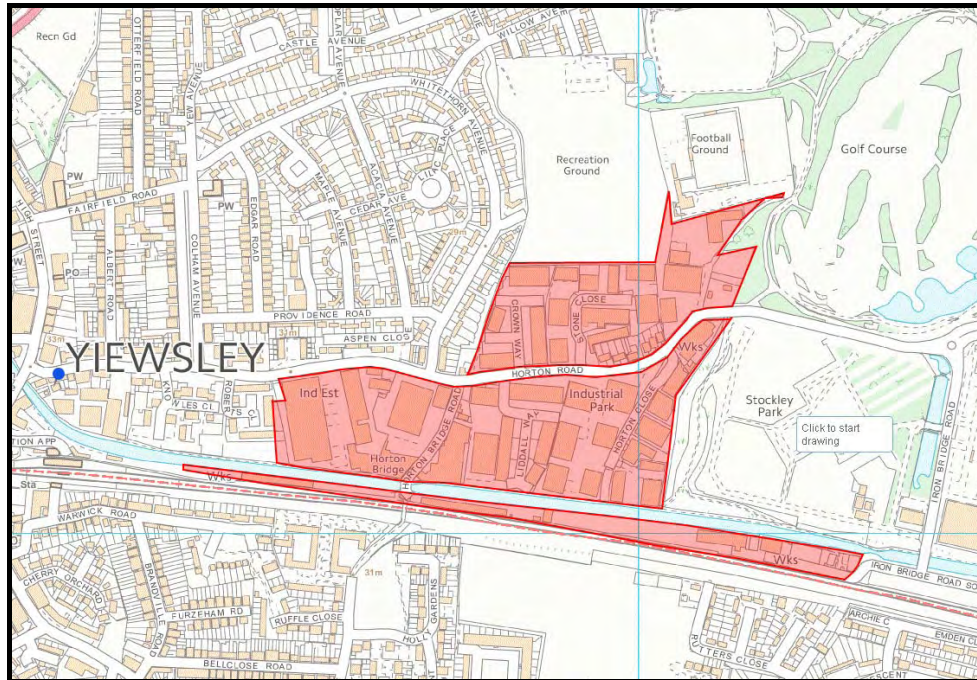


REBALANCING EMPLOYMENT LAND

Horton Road, Yiewsley

Horton Road is an active designated Industrial Business area which makes up part of the Strategic Hayes Industrial Area. The employment site retains a strong mix of industrial and warehousing businesses, employing local people. Consequently it is considered that Horton Road should retain its employment designation with any release of sites being resisted.

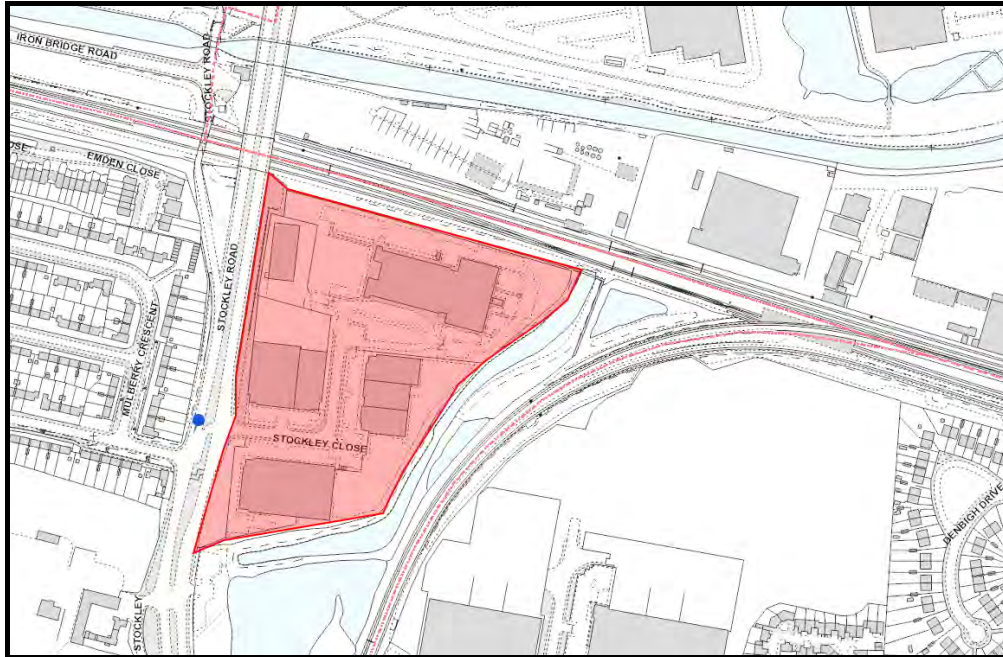
The site is to be designated as a Locally Significant Industrial Location and continue to be part of the London Plan's Hayes Industrial Area - Preferred Industrial Location.



REBALANCING EMPLOYMENT LAND

Stockley Close, Heathrow

Stockley Close has been improved with a range of modern industrial/logistics units. The site is in close proximity to Stockley Flyover and is attracting a number of operators who desire medium sized business units. As such, the site should be designated as a Locally Significant Industrial Location and continue to be part of the London Plan's Hayes Industrial Area - Preferred Industrial Location.



REBALANCING EMPLOYMENT LAND

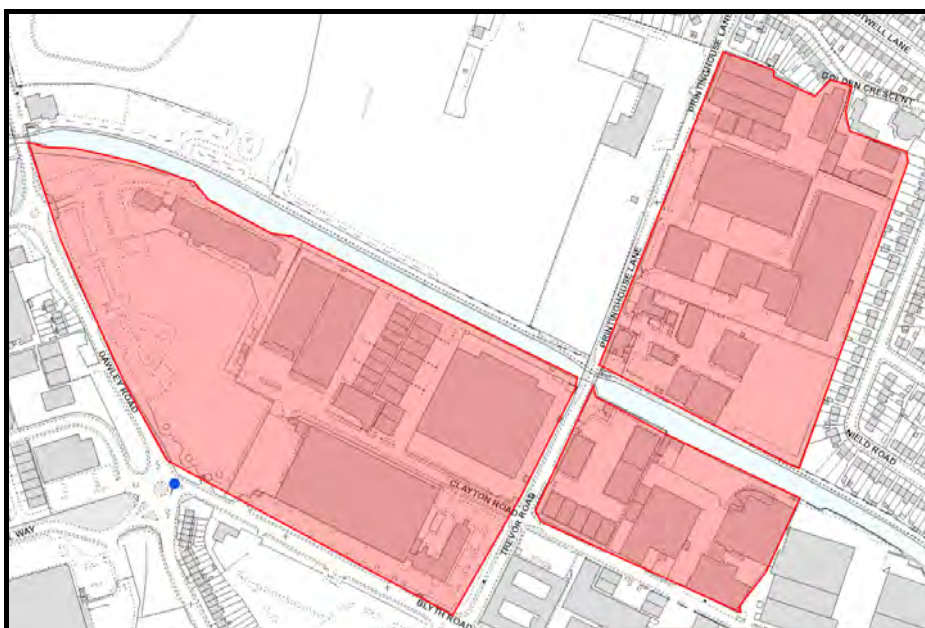
Bulls Bridge, North Hyde Gardens, Hayes

The Bulls Bridge site is currently occupied by British Airways engineering. It should continue to form part of the Strategic Industrial Location and be designated as a Locally Significant Industrial Site.



Blyth Road, Clayton Road, Printinghouse Lane, Hayes

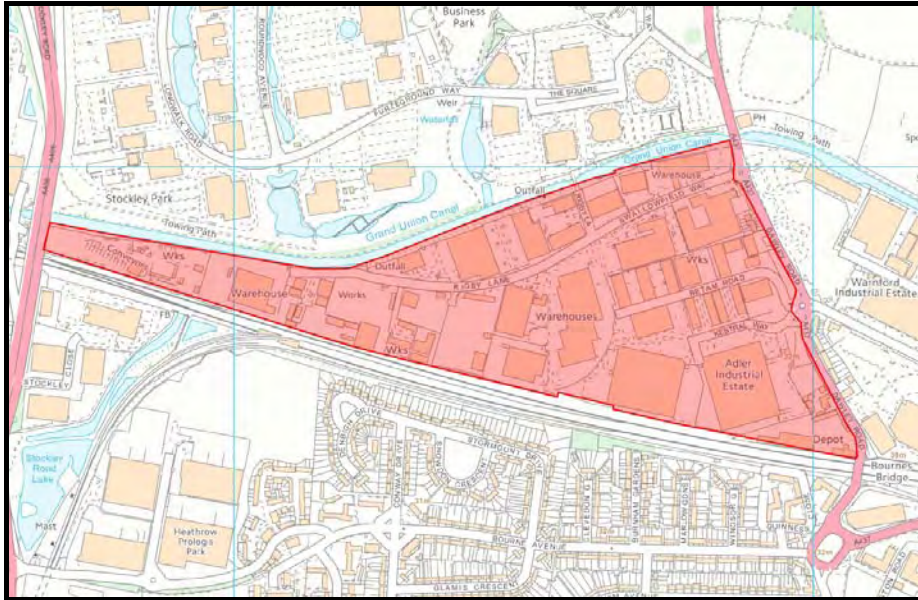
Land to the south of Blyth Road has an approved planning permission for mixed use development, including 244 residential units. The land to the north retains a diverse range of industrial activities, although it is considered that some sites along the canal frontage would make a greater contribution to regeneration in Hayes if they were subject to mixed use development. The Preferred Industrial Location status of the area shown in red on the map below is justified and the Council proposes to designate this area as a Locally Significant Industrial Site.



REBALANCING EMPLOYMENT LAND

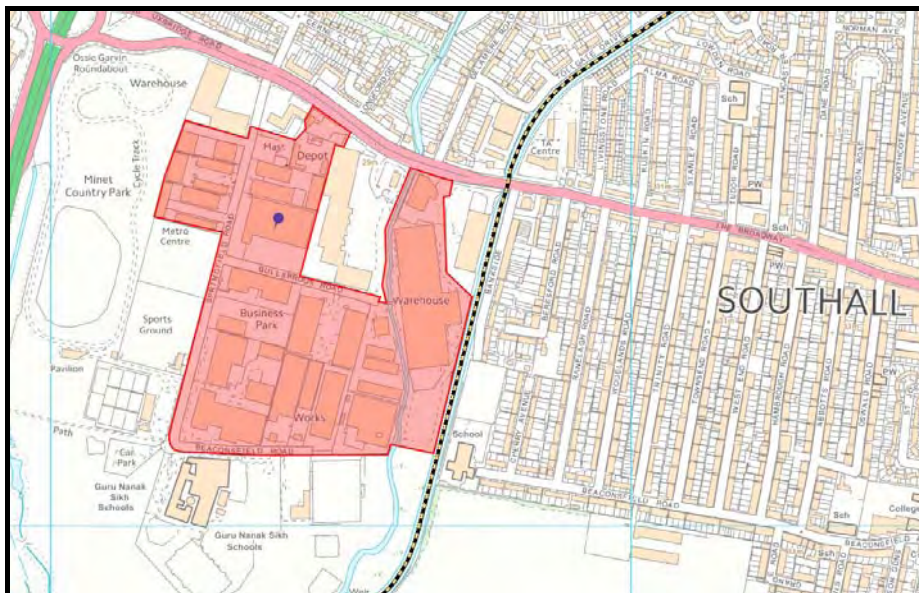
Rigby Lane / Swallowfield Way / Betham Road / Dawley Road West, Hayes

Vacancy rates for floorspace and land availability continue to remain low. The vibrancy of the estate's businesses and diversity of industrial and distribution activities justify its status as part of the Hayes Industrial Area Preferred Industrial Location and the site will be redesignated as a Locally Significant Industrial Site.



Springfield Road, Hayes

Springfield Road, Hayes is a vibrant employment site with a wide range of businesses. It has benefited from recent investment from the private sector. Vacancy rates are only slightly above the normal accepted churn rate. The Council is of the view that most of the IBA should be designated as a Locally Significant Industrial Site but the proposed Hayes Gate Hotel site and retailing components along the Uxbridge Road should not be included in this designation. No further boundary alterations are proposed. The site should be regarded as forming part of the Strategic Hayes Industrial Area – Preferred Industrial Location.

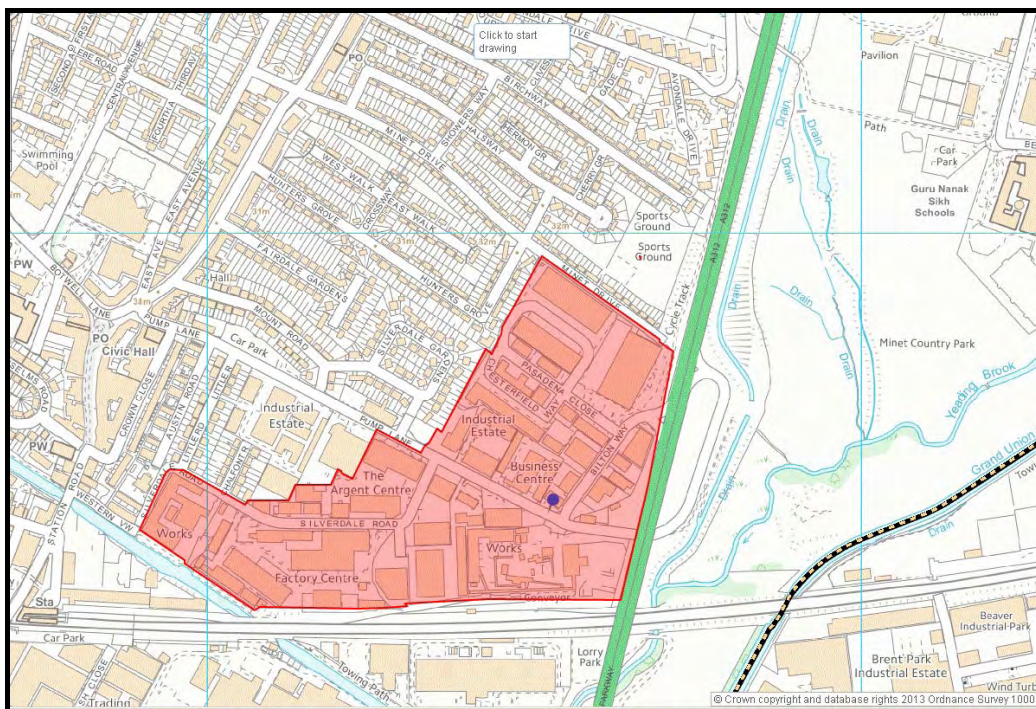


REBALANCING EMPLOYMENT LAND

Pump Lane, Hayes

Pump Lane is a vibrant industrial location with a wide range of businesses. The Council is of the view that the range of industrial business activities justifies the strategic designation. Whilst there has been some recent investment, it is evident that the employment area could benefit from some more new development. In particular the redevelopment of some isolated bulky goods retail buildings into medium sized business units would benefit the employment site.

The Chailey Industrial Estate on the south western section of Pump Lane provides an opportunity to enhance Hayes Town centre and is identified for mixed use development proposals in Chapter 2 of this document. The remaining area of Pump Lane, as shown on the map below should be redesignated as a Locally Significant Industrial Location and part of the Hayes Industrial Area – Preferred Industrial Location.



REBALANCING EMPLOYMENT LAND

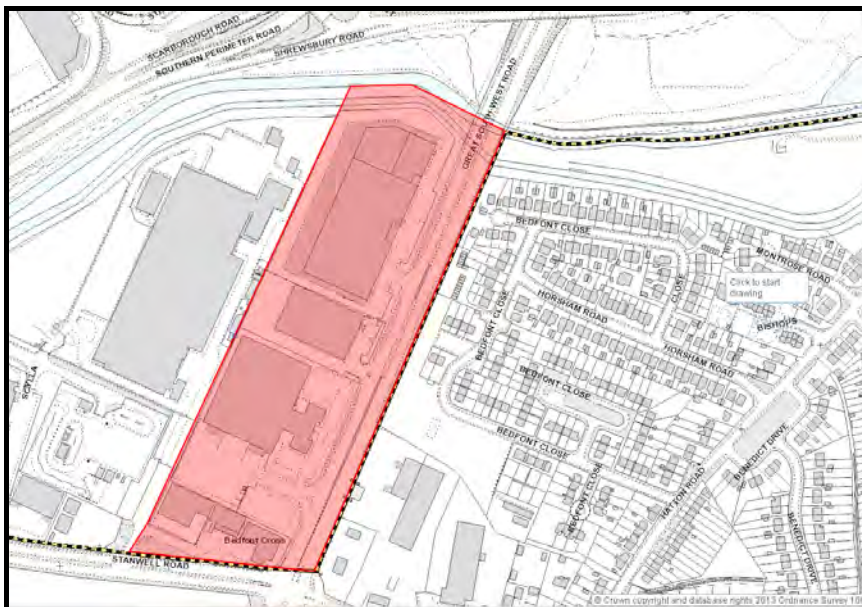
Bath Road, Hayes

The Bath Road area accommodates logistics operations and other airport related businesses including offices. These sites are subject to poor air quality and are not considered suitable for housing. The Summit Centre site has been subject to a planning application to reconfigure the employment uses and provide a hotel. The Council considers it appropriate to protect these sites from further hotel development and proposes to designate these areas as Locally Significant Employment Sites.



Covert Farm, Heathrow

Covert Farm has a high level of occupancy mainly with specialist airport related services. Whilst some of the stock is ageing the site is currently largely occupied. Its location near Terminal 4 makes the land highly attractive for airport related businesses but unsuitable for release to housing. The site should be designated as a Locally Significant Industrial Location.



REBALANCING EMPLOYMENT LAND

Prologis Park, Stockley Park, Hayes

Prologis Park makes an important contribution to the Heathrow logistics market and is designated as a Locally Significant Industrial Location.



GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

5. Introduction

5.1 Protecting and enhancing open spaces is critical in delivering sustainable communities. Open spaces are important to Hillingdon in order to mitigate against the effects of climate change, boost the economy, showcase heritage assets and provide opportunities for physical activity and play. Open spaces are vital for supporting biodiversity and the Borough is fortunate to contain a number of sites recognised at national level for their importance to nature conservation. As articulated in the Sustainable Communities Strategy, the Council aims to promote health and well being which involves encouraging healthy lifestyles, which will partly be achieved through the provision of exciting local opportunities for physical activity and play.

Green Belt

5.2 The borough has 4,970 hectares of Green Belt. In physical and perceptual terms the borough is the western edge and gateway to London. The Green Belt extends westwards from the Colne Valley and covers much of the northern third of the borough with large tracts through Stockley Park and also Harmondsworth and Harlington to the north of Heathrow Airport.

5.3 The most important attribute of Green Belts is their openness. The main purpose of Hillingdon's Green Belt is to keep land open and free from development, to maintain the character and identity of individual settlements and to make a clear distinction between rural and urban environments, in support of strategic objective SO3. The Hillingdon Local Plan: Part 1- Strategic Policies aims to create sustainable communities by concentrating new development in urban areas and local town centres. The Green Belt's role is to help reinforce this strategy by strictly controlling development in the open countryside.

5.4 Policy EM2 of the Local Plan Part 1 seeks to protect the Green Belt in accordance with national planning policy guidelines. In particular, any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

5.5 Paragraph 8.24 of the Hillingdon Local Plan: Part 1 - Strategic Policies notes that the Council does not consider that major adjustments to Green Belt boundaries are necessary to accommodate growth over the period covered by the Plan. However, minor adjustments to the boundary will be undertaken in the Hillingdon Local Plan: Part 2 - Site Specific Allocations Local Development Document (LDD).

5.6 The Council has undertaken a review of the Green Belt to identify:

- areas that no longer meet the purposes of including land in the Green Belt and should be removed
- New areas of Green Belt that should be designated in accordance with paragraph 82 of the National Planning Policy Framework

5.7 The outcome of this review is detailed in this chapter of the Plan.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

Metropolitan Open Land

5.8 The borough contains 10 areas designated as Metropolitan Open Land. This designation is given to areas of open land that have a London-wide significance and that are considered to perform the following three functions:

- providing a clear break in the urban fabric and contributing to the green character of London;
- including open air facilities serving the leisure, recreational, sports, arts and cultural needs of Londoners outside their local area; and
- containing a feature or landscape of historic, recreational or biodiversity value of national or regional significance.

Green Chains

5.9 Hillingdon is fortunate to have a diversity of habitats, linked by natural and man-made corridors that enable flora and fauna to migrate into the centre of London. The green links between sites, both for recreation and wildlife, include public footpaths, bridleways, canals, rivers, streams and tree-lined streets and road verges, all of which contribute to the green network within the borough. Policy EM2 of the Local Plan Part 1 notes that any proposals for development in Green Chains will be firmly resisted unless they:

- maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area;
- conserve and enhance the visual amenity and nature conservation value of the landscape;
- encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the Green Chain.

Review of Designations

5.10 Policy EM2 seeks to protect areas of Metropolitan Open Land from development and also notes that Green Chains will be reviewed for designation as Metropolitan Open Land in accordance with London Plan policies. The Council has undertaken a review of its Metropolitan Open Land and designated Green Chains and the outcome of this work is also detailed in this chapter of the Plan which includes proposals for:

- Metropolitan Open Land sites to be upgraded to Green Belt
- Areas forming links in Green Chain to be included in Green Belt
- New Metropolitan Open Land
- New Green Chain

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Green Belt; Metropolitan Open Land; Green Chains - List of Proposals

PROPOSED DESIGNATIONS	LOCATION
GREEN BELT DELETIONS	<ol style="list-style-type: none"> 1. 470 Bath Road, Longford 2. Former Perry Oaks Sludge Works Site, Heathrow 3. Land at Stockley Road adjoining the Grand Union Canal, Hayes (see item 18 below)
GREEN BELT EXTENSIONS	<ol style="list-style-type: none"> 4. Land to west of Merle Avenue, Harefield 5. The Dairy Farm and Spinney, Harefield
METROPOLITAN OPEN LAND UPGRADED TO GREEN BELT	<ol style="list-style-type: none"> 6. Uxbridge Common - Park Road, Uxbridge 7. Cowley Recreation Ground - Cowley Road, Uxbridge
AREAS FORMING LINKS IN GREEN CHAIN TO BE INCLUDED IN GREEN BELT	<ol style="list-style-type: none"> 8. Lake Gardens, Botwell Lane, Hayes
NEW METROPOLITAN OPEN LAND	<ol style="list-style-type: none"> 9. Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village 10. Kings College Playing Fields – Kings College Road, Ruislip 11. Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip 12. Falling Lane Recreation Ground, Yiewsley 13. Field End Recreation Ground, Ruislip Manor 14. Torcross Road and Mount Pleasant Parkway, Ruislip Manor 15. New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip
NEW GREEN CHAIN	<ol style="list-style-type: none"> 16. Ruislip Green Chain Link 17. West End Road / Yeading Brook, Ruislip Gardens 18. Land at Stockley Road adjoining the Grand Union Canal, Hayes
GREEN CHAIN DELETION	<ol style="list-style-type: none"> 19. Sidmouth Drive School Site, Ruislip

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

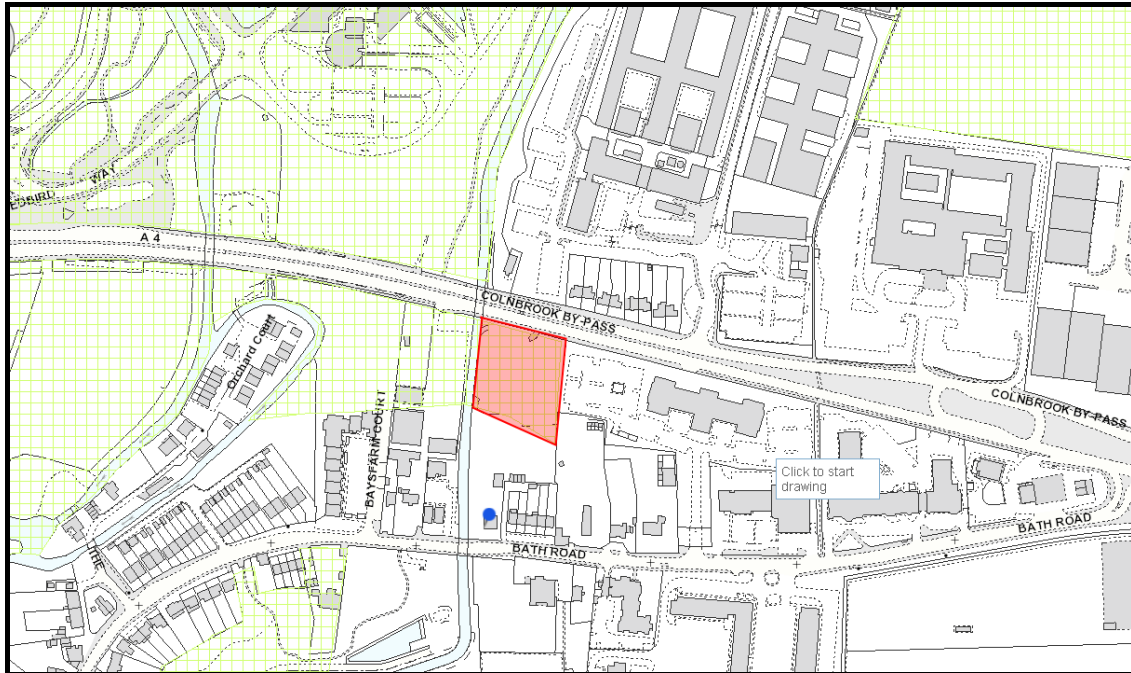
Green Belt Deletions



Map Notes

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GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



1) 470 Bath Road, Longford

Recommendation:

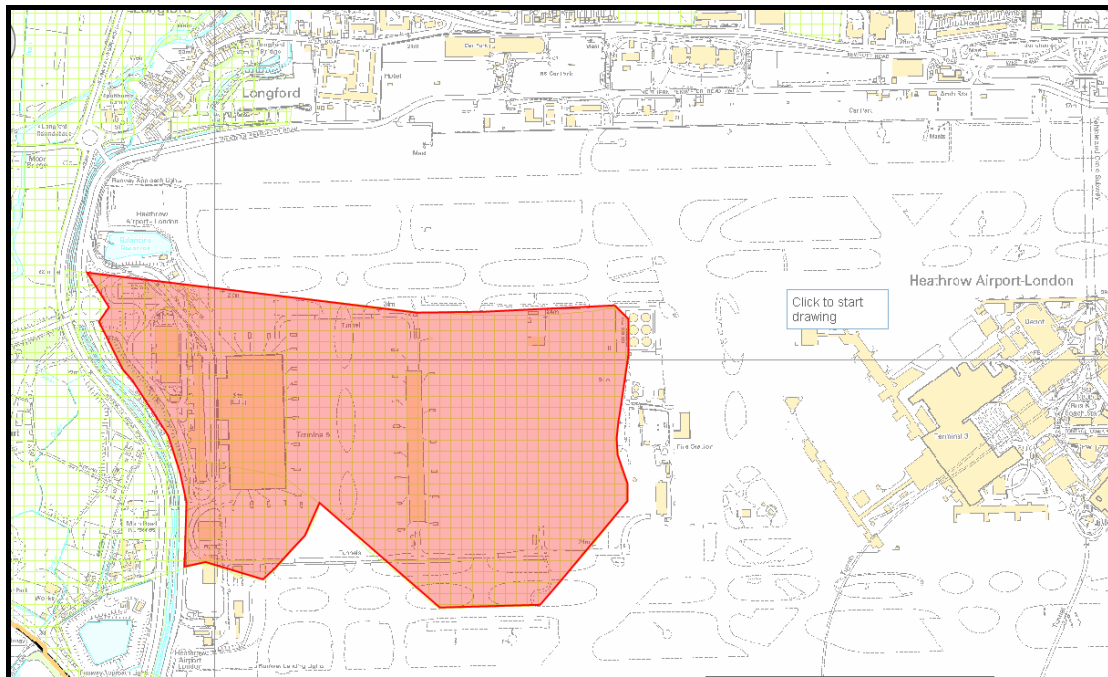
Delete from the Green Belt

Reason for Recommendation: The site does not merit its current Green Belt designation and should be deleted from the policies map as Green Belt. It is separated from the adjoining main Green Belt area in the Colne Valley by the Duke of Northumberland's River and does not meet any of the purposes of including land in the Green Belt as identified in the NPPF at paragraph 80, e.g. it does not:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment; or
- preserve the setting and special character of an historic town.

The adjoining "Island site" to the west forms a more logical and definable Green Belt Boundary in Longford.

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**



2) Former Perry Oaks Sludge Works Site, Heathrow

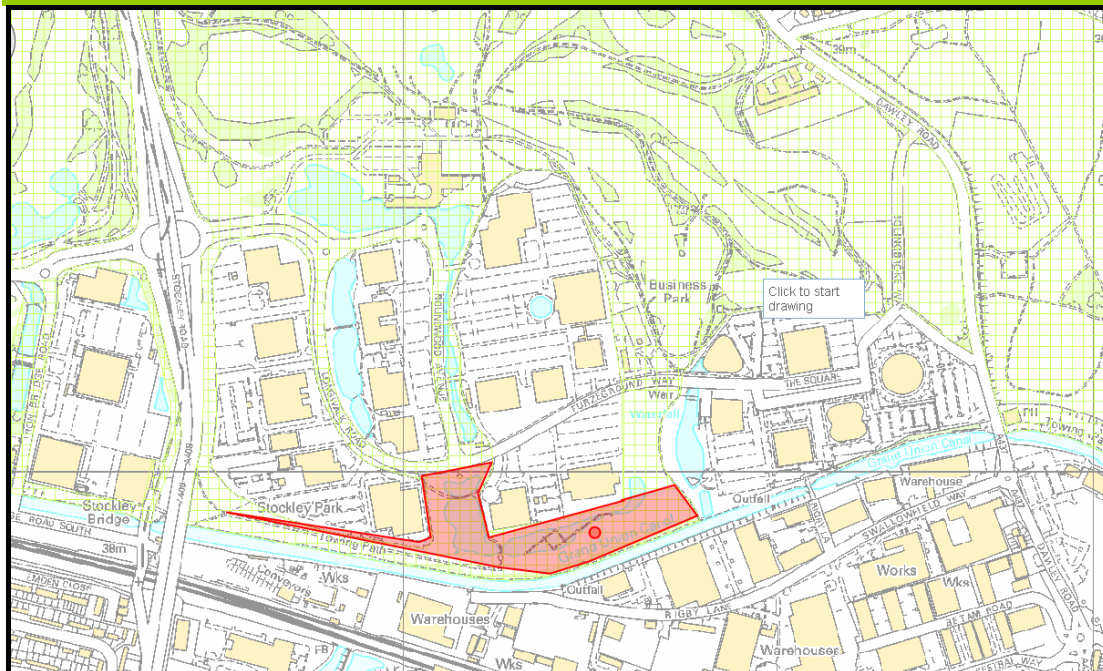
Recommendation:

Delete from the Green Belt

Reason for Recommendation: This is the former site of the Perry Oaks Sludge Works. With the construction of Terminal 5 it now forms part of Heathrow airport and no longer performs a function as Green Belt land.

As proposed in the Planning Inspector's report following the public inquiry into the development of Terminal 5, the boundary is to be rolled back to the A3044.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



3) Land at Stockley Road adjoining the Grand Union Canal, Hayes

Recommendation:

Delete from the Green Belt

Reason for Recommendation:

This site does not meet any of the purposes of including land in the Green Belt as identified in the NPPF at paragraph 80, e.g. it does not:

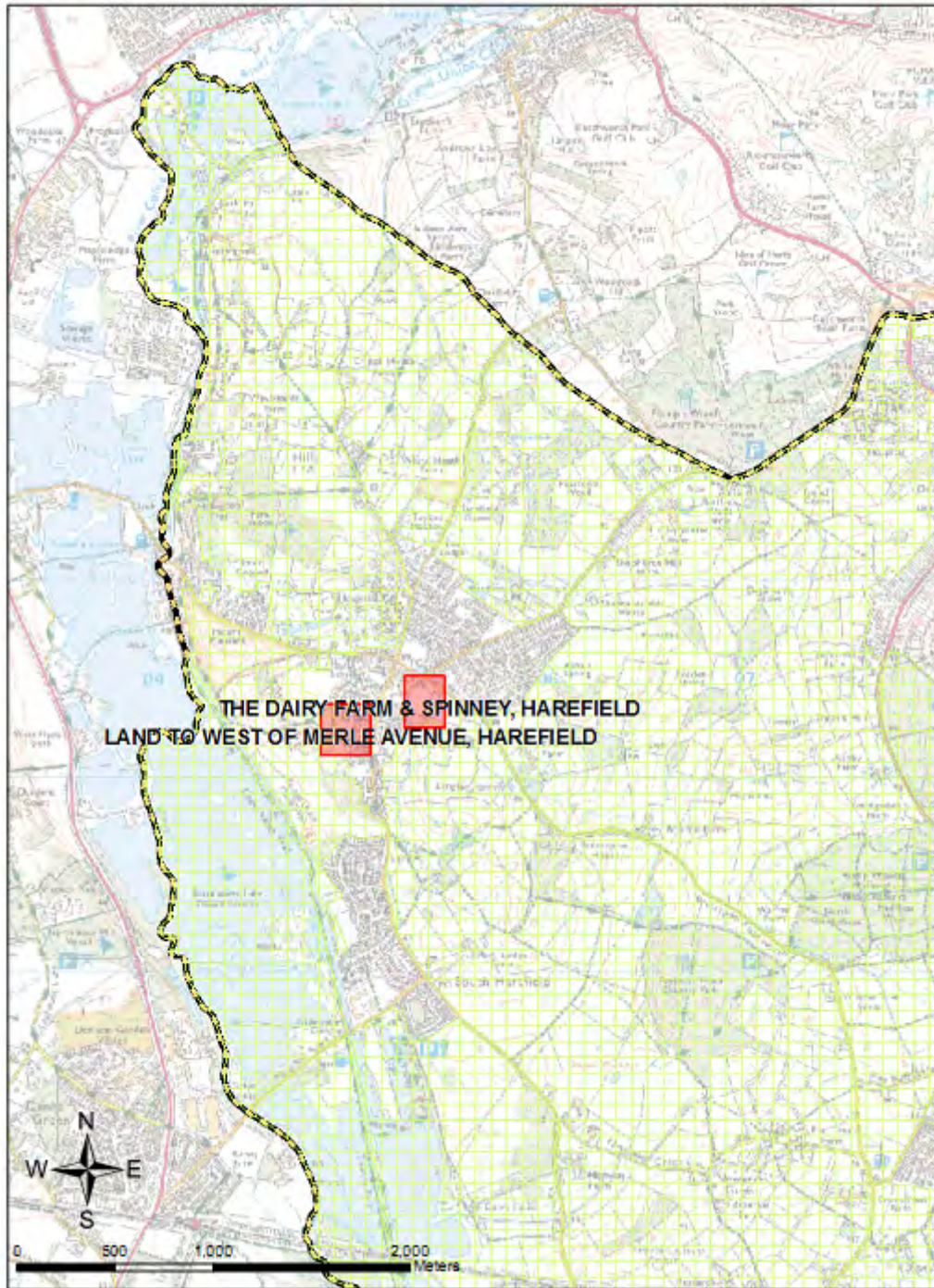
- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment; or
- preserve the setting and special character of an historic town.

The site is largely undeveloped and has some value both as part of a wildlife corridor created by the route of the Grand Union Canal, and by providing a landscaped area between the Canal and the business park immediately to the north.

(NB: See item 18 below – new Green Chain proposal for Land at Stockley Road)

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

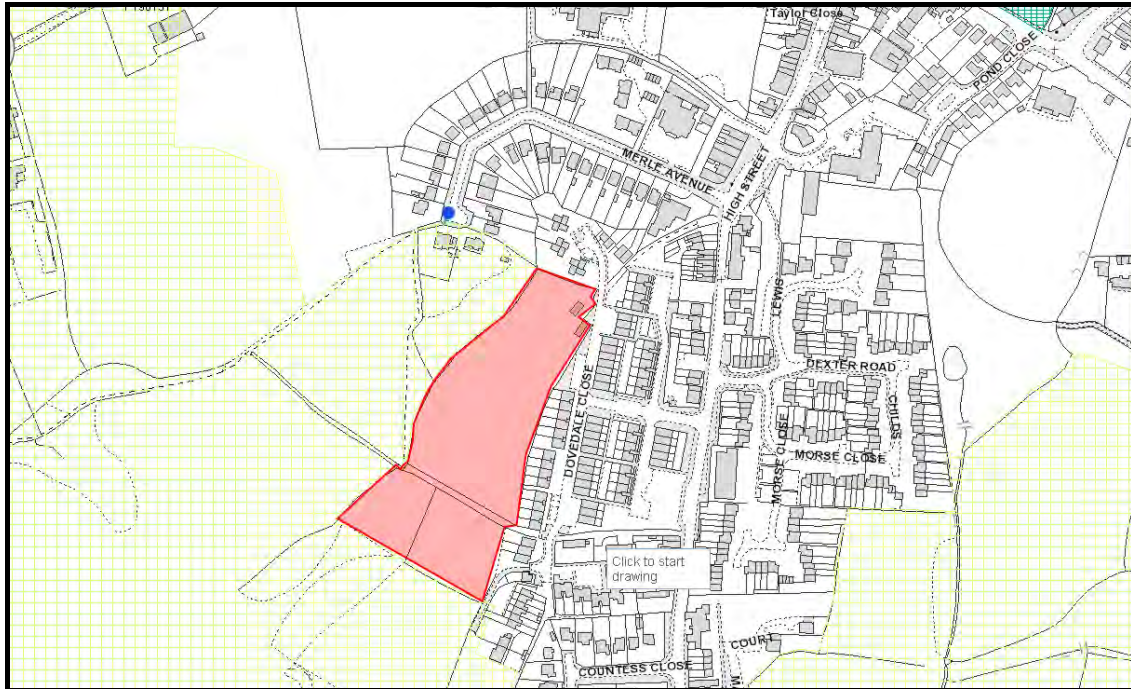
Green Belt Extensions



Map Notes

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GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



4) Land to west of Merle Avenue, Harefield

Recommendation:

Extend the Green Belt boundary

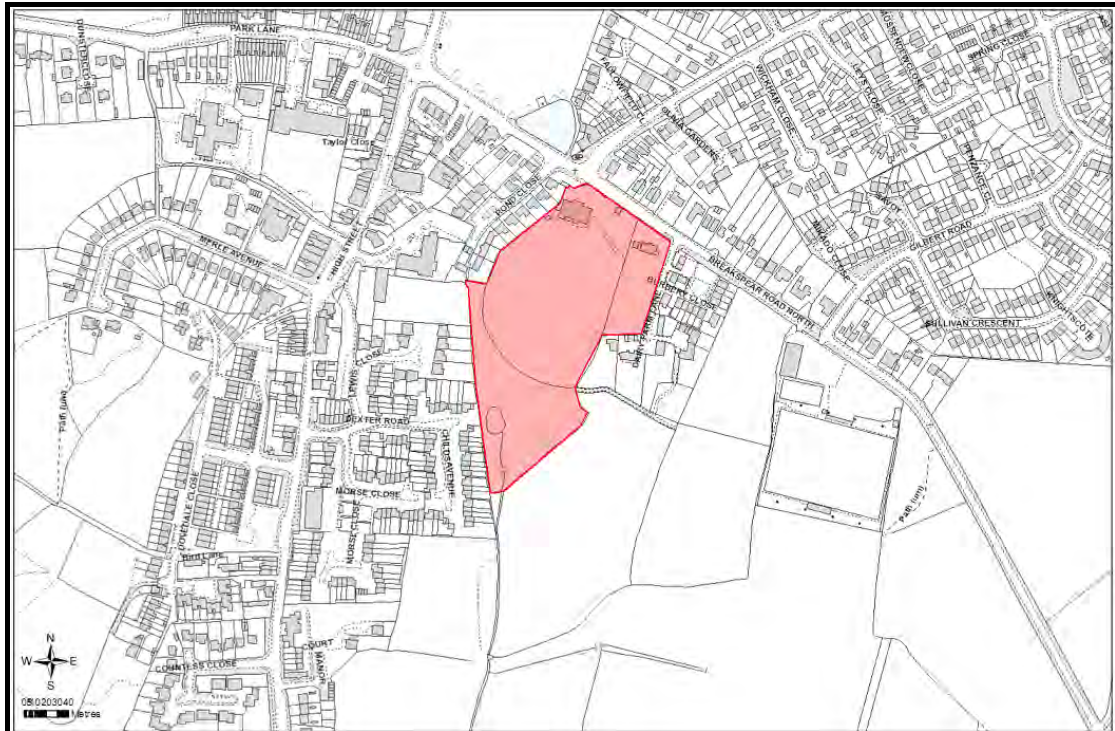
Reason for Recommendation:

This site does meet two of the purposes of including land in the Green Belt as identified in the NPPF at paragraph 80, in that it:

- checks the unrestricted sprawl of large built-up areas; and
- prevents neighbouring towns merging into one another.

The current Green Belt boundary is illogical; a definable and logical boundary is to include this land in the Green Belt, with the developed area to the east marking the revised boundary.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



5) The Dairy Farm and Spinney, Harefield

Recommendation:

Extend the Green Belt boundary

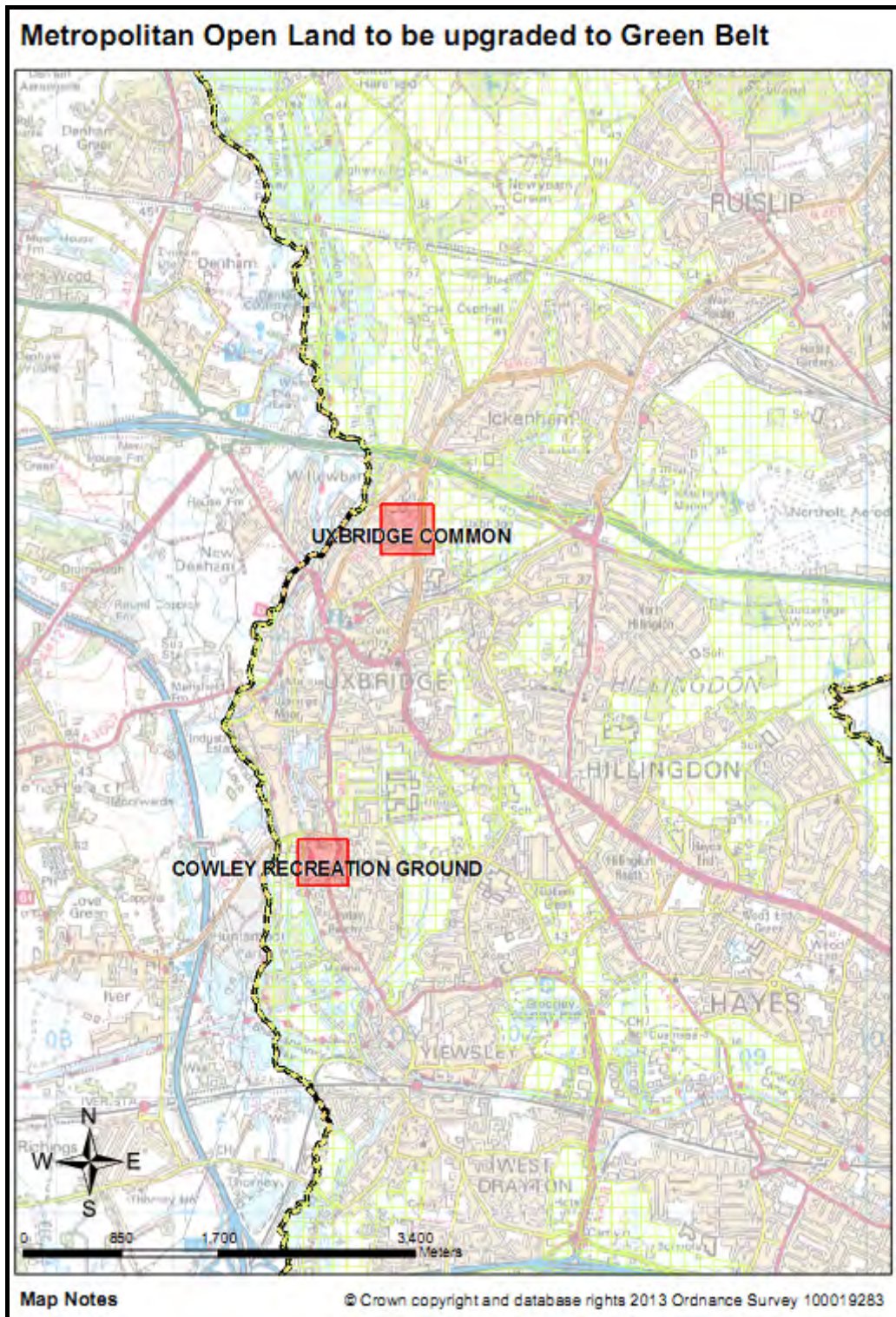
Reason for Recommendation:

This site does meet some of the purposes of including land in the Green Belt as identified in the NPPF at paragraph 80, in that it:

- checks the unrestricted sprawl of large built-up areas; and
- assists in safeguarding the countryside from encroachment.

The boundary of the site should be altered to include the open cricket ground and adjoining Spinney covert to the west of the existing Green Belt boundary which would then be more definable and logical.

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**



**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

METROPOLITAN OPEN LAND SITES TO BE UPGRADED TO GREEN BELT



6) Uxbridge Common - Park Road, Uxbridge

Green Belt Assessment

This site meets the following criteria for Green Belt Land as being a site or areas that:

- a. Checks the unrestricted sprawl of large built-up areas
- b. Prevents neighbouring towns from merging into one another

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

- c. Assist in safeguarding the countryside from encroachment

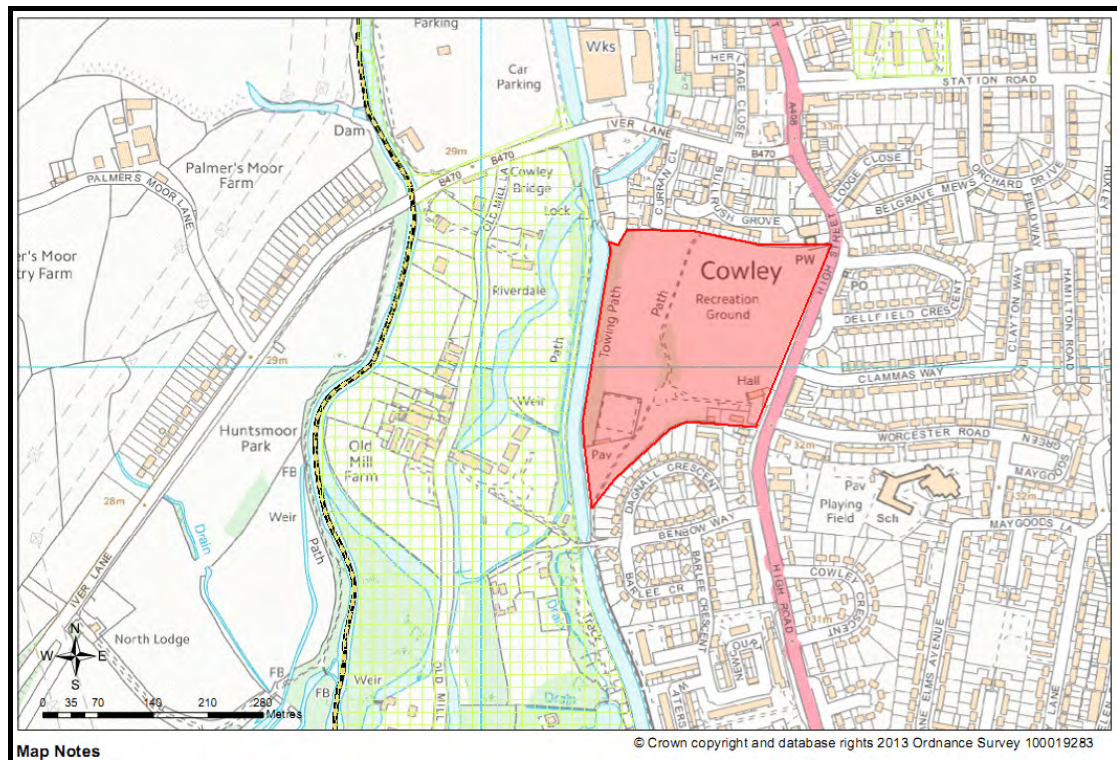
Recommendation:

- **Remove this site from the Metropolitan Open Land designation and incorporate it in the Green Belt designation**

Reason for Recommendation:

The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



7) Cowley Recreation Ground - Cowley Road, Uxbridge

Green Belt Assessment:

This site meets the following criteria for Green Belt land:

- a. Land that checks the unrestricted sprawl of large built-up areas
- b. Land that prevents neighbouring towns from merging into one another
- c. Land that assists in safeguarding the countryside from encroachment

Recommendation:

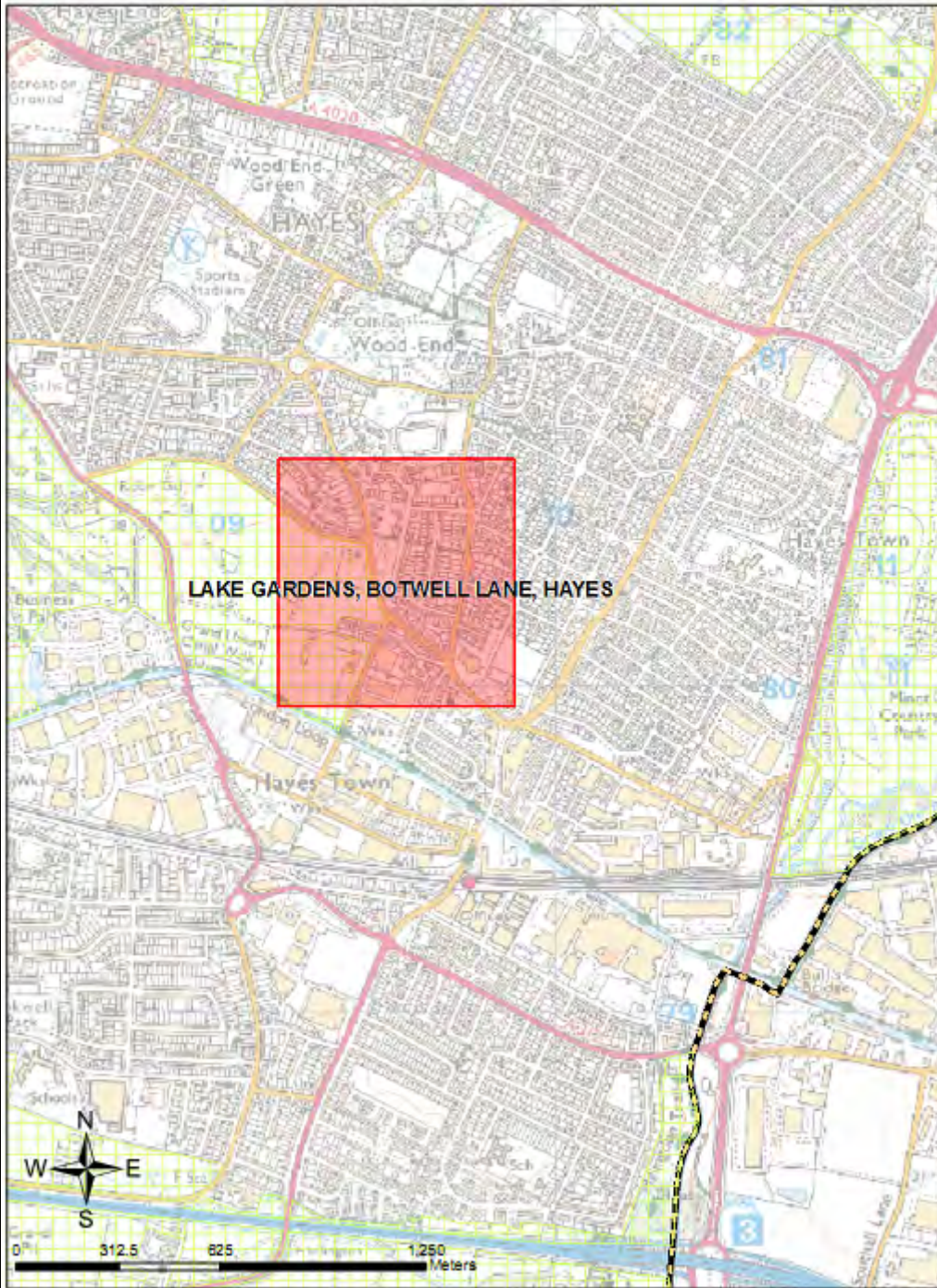
- **Remove this site from the Metropolitan Open Land designation and incorporate it in the Green Belt designation**

Reason for Recommendation:

The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

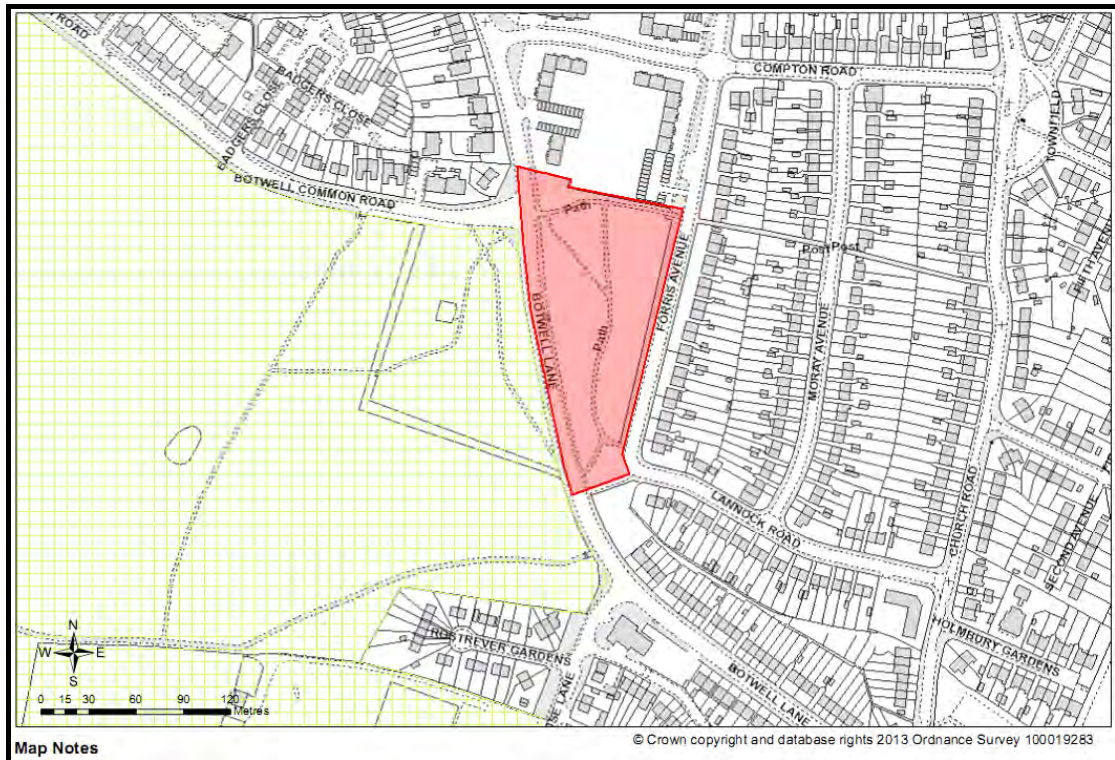
Area forming Link in Green Chain to be included in Green Belt



Map Notes

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GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



8) Lake Gardens, Botwell Lane, Hayes

This site meets the criteria for Green Belt as being land that prevents neighbouring towns from merging into one another.

Recommendation:

- Remove this site from the former Unitary Development Plan 'Areas Forming Links in Green Chains' designation and include it in the Green Belt designation.

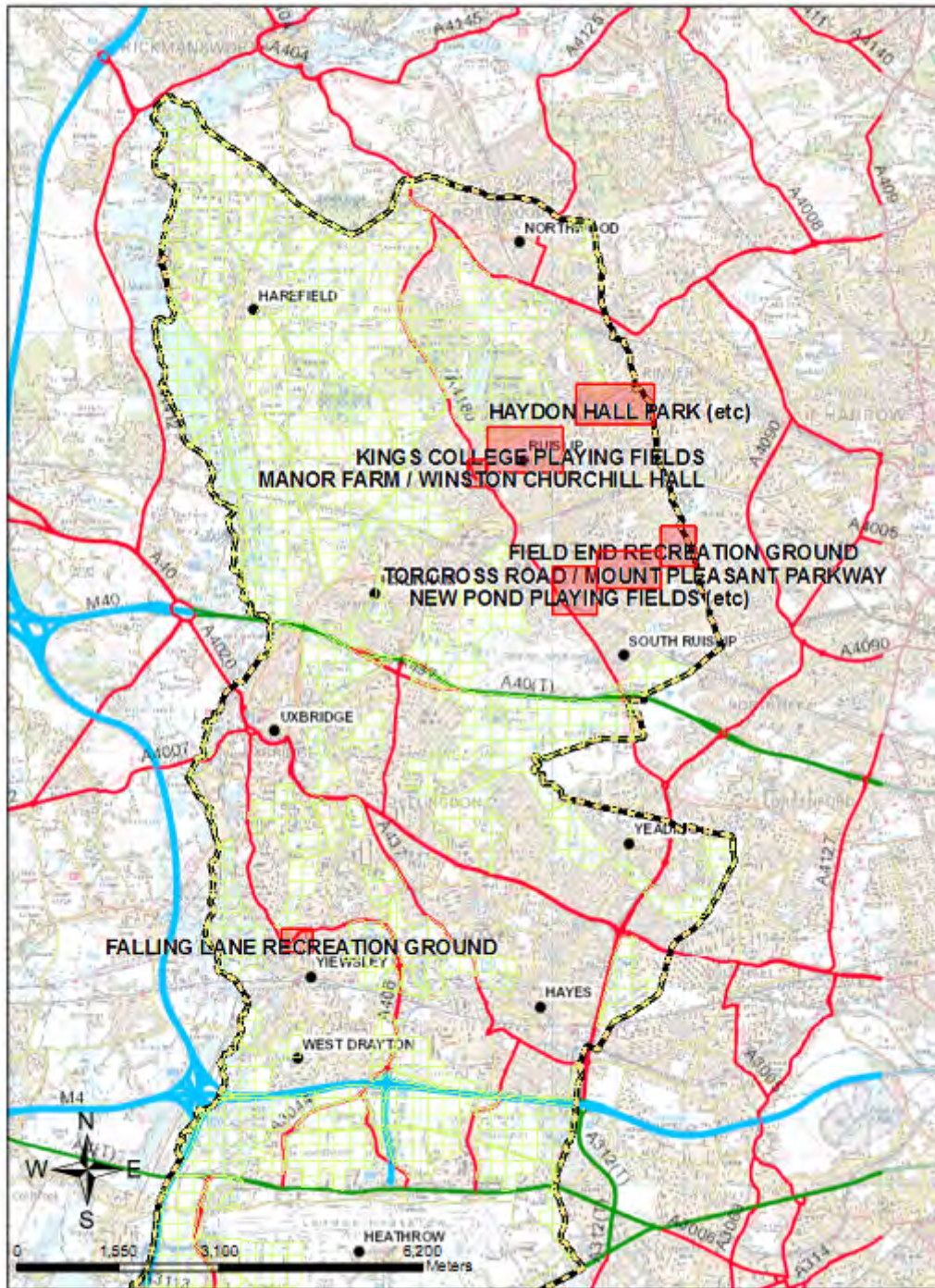
Reason for Recommendation:

The subject site is located adjoining a significant area of Green Belt open land and is similar in appearance to the adjoining Green Belt land. On this basis, it is considered appropriate to incorporate the subject site into the adjoining Green Belt, in preference to amending the existing designation to Metropolitan Open Land.

The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

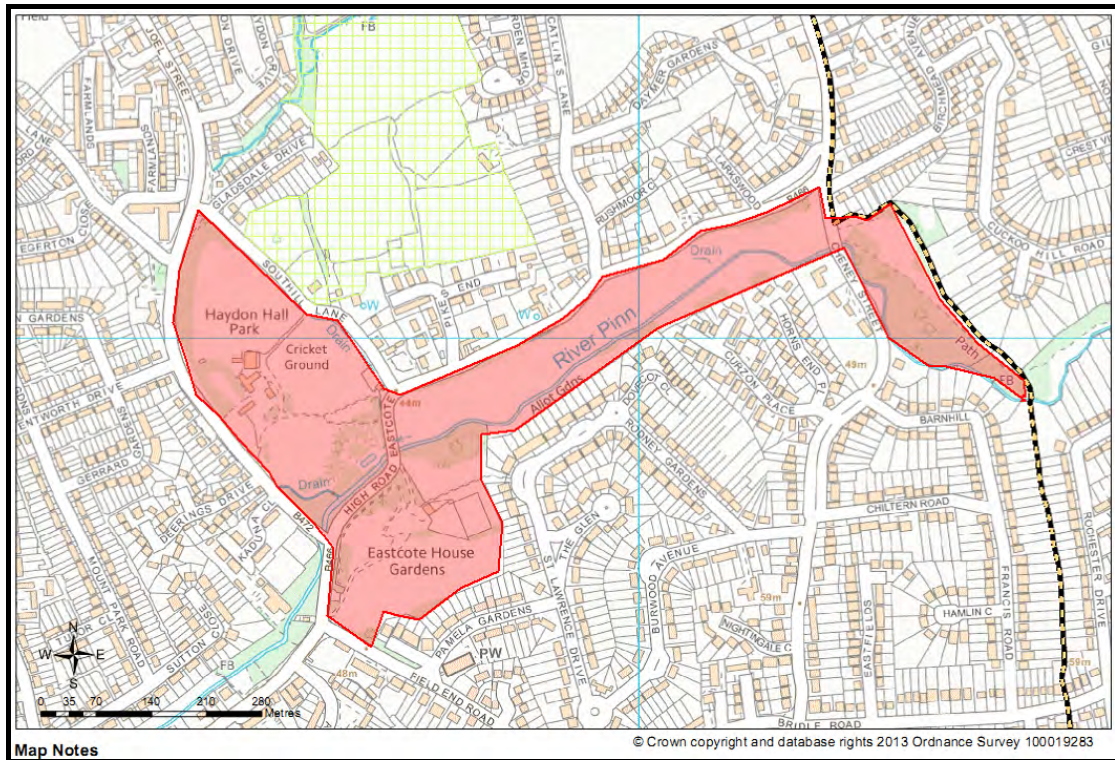
Proposed New Metropolitan Open Land



Map Notes

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GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



9) Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- Land that forms part of a Green Chain and meets one of the above criteria

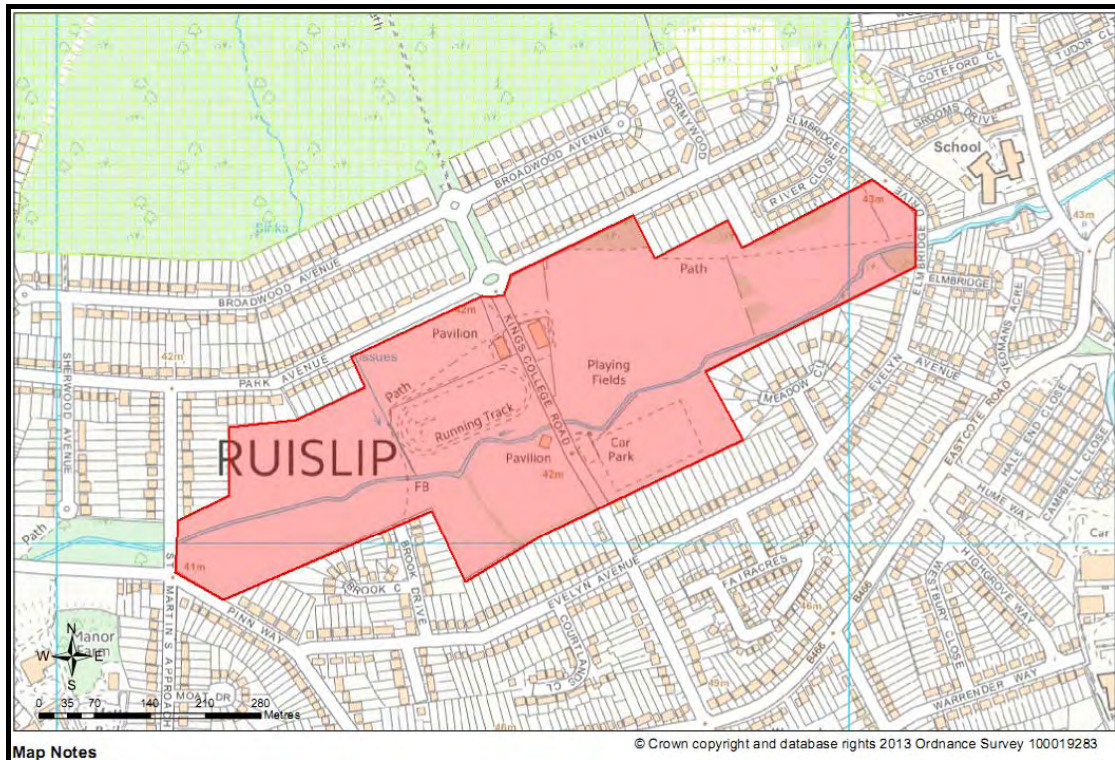
Recommendation:

- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



10) Kings College Playing Fields – Kings College Road, Ruislip

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
- d. Land that forms part of a Green Chain and meets one of the above criteria

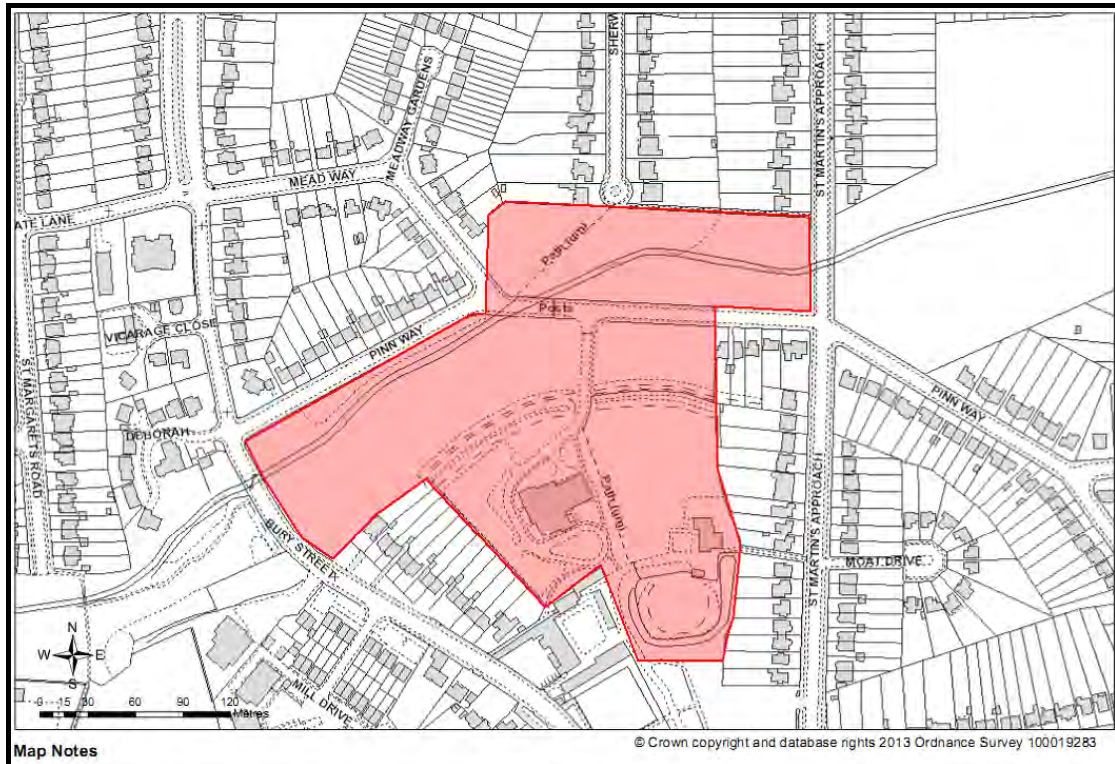
Recommendation:

- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



11) Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- d. Land that forms part of a Green Chain and meets one of the above criteria

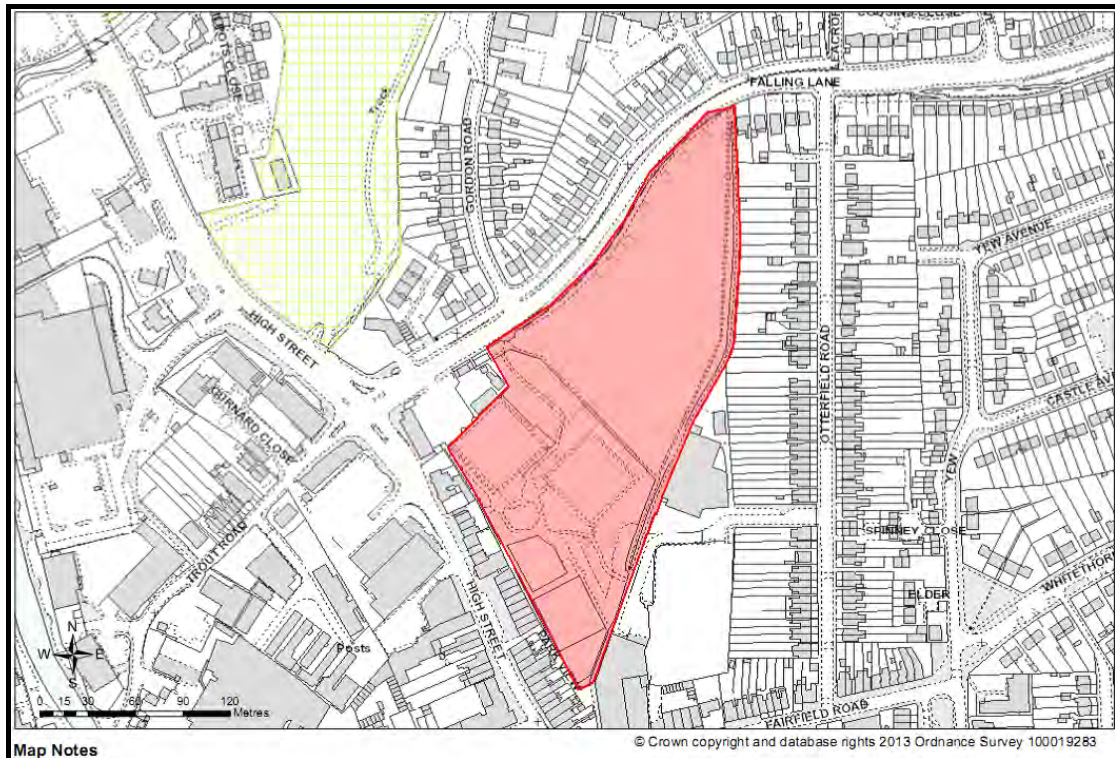
Recommendation:

- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



12) Falling Lane Recreation Ground, Yiewsley

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- d. Land that forms part of a Green Chain and meets one of the above criteria

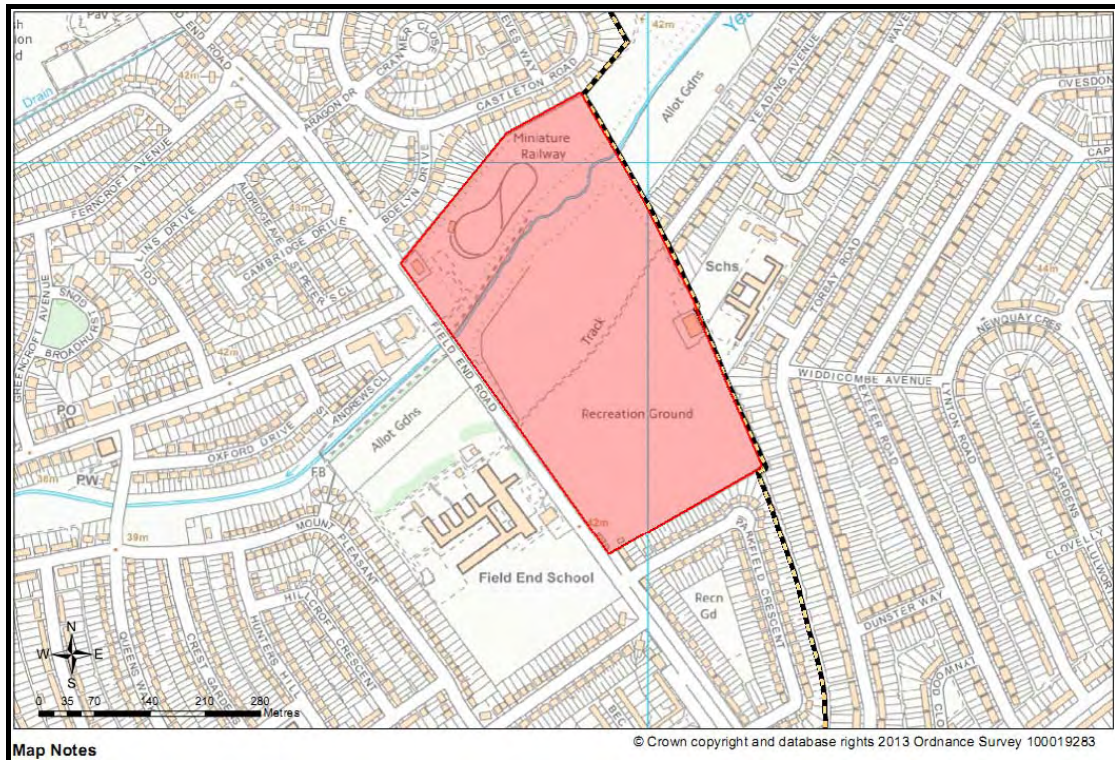
Recommendation:

- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



13) Field End Recreation Ground, Ruislip Manor

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
- d. Land that forms part of a Green Chain and meets one of the above criteria

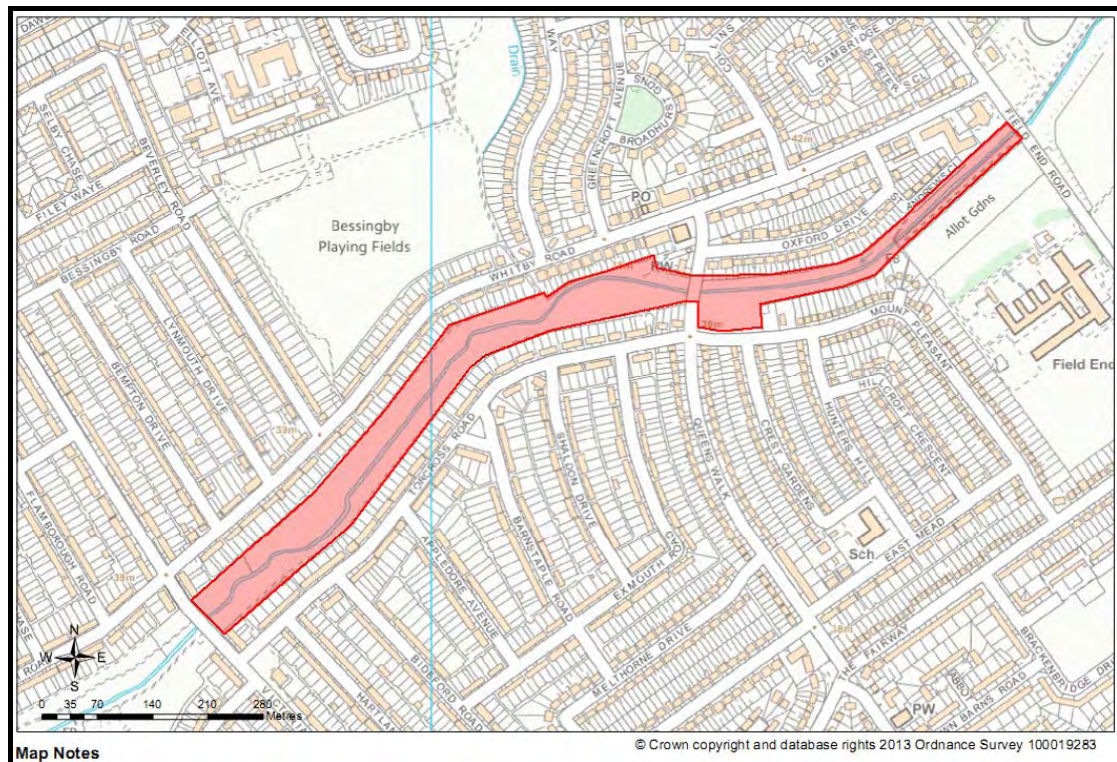
Recommendation:

- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



14) Torcross Road and Mount Pleasant Parkway, Ruislip Manor

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- d. Land that forms part of a Green Chain and meets one of the above criteria

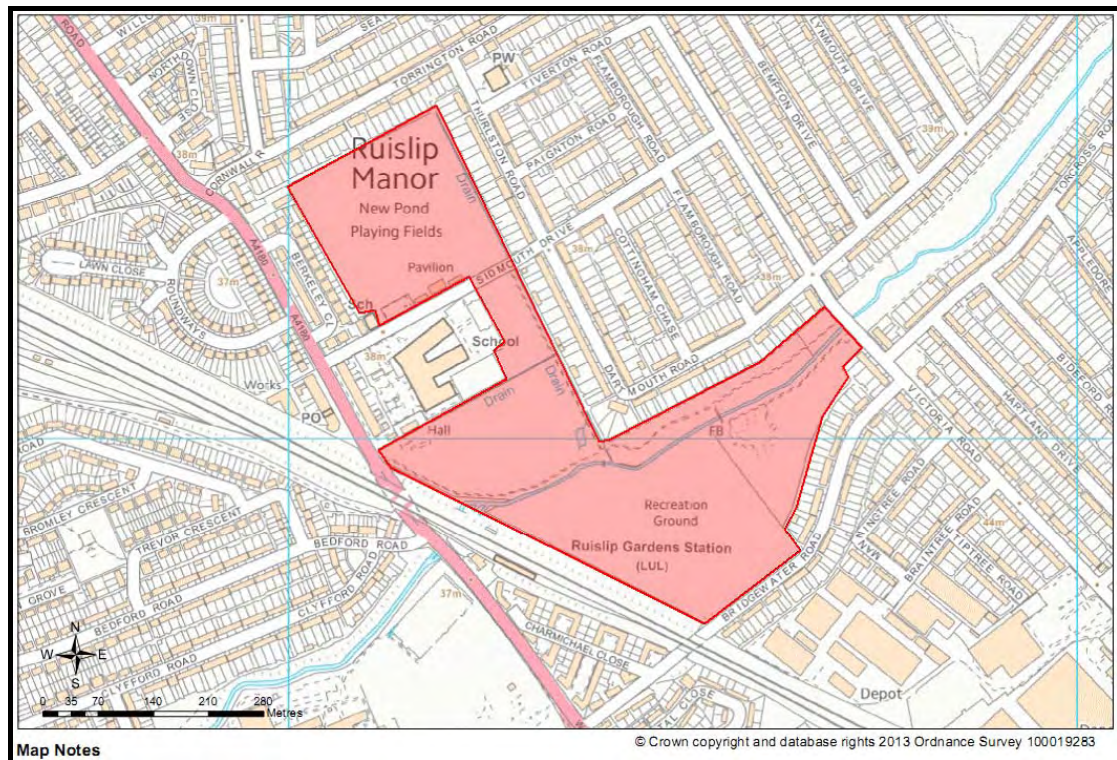
Recommendation:

- **Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



15) New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip

Metropolitan Open Land Assessment

This site meets the following criteria for Metropolitan Open Land as being:

- Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
- Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
- Land that forms part of a Green Chain and meets one of the above criteria

Recommendation:

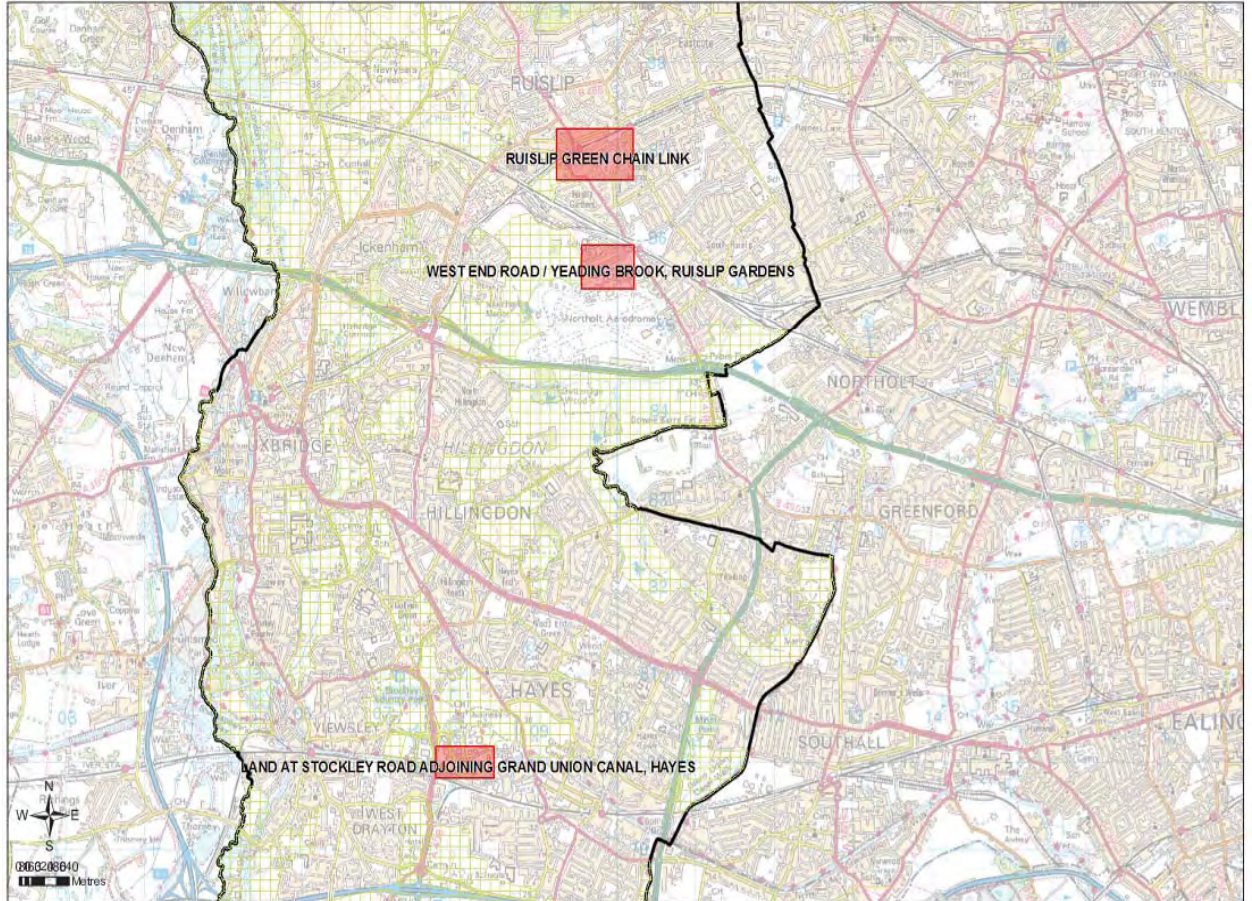
- Remove the site from the former Unitary Development Plan designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation

Reasons for Recommendation:

The site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

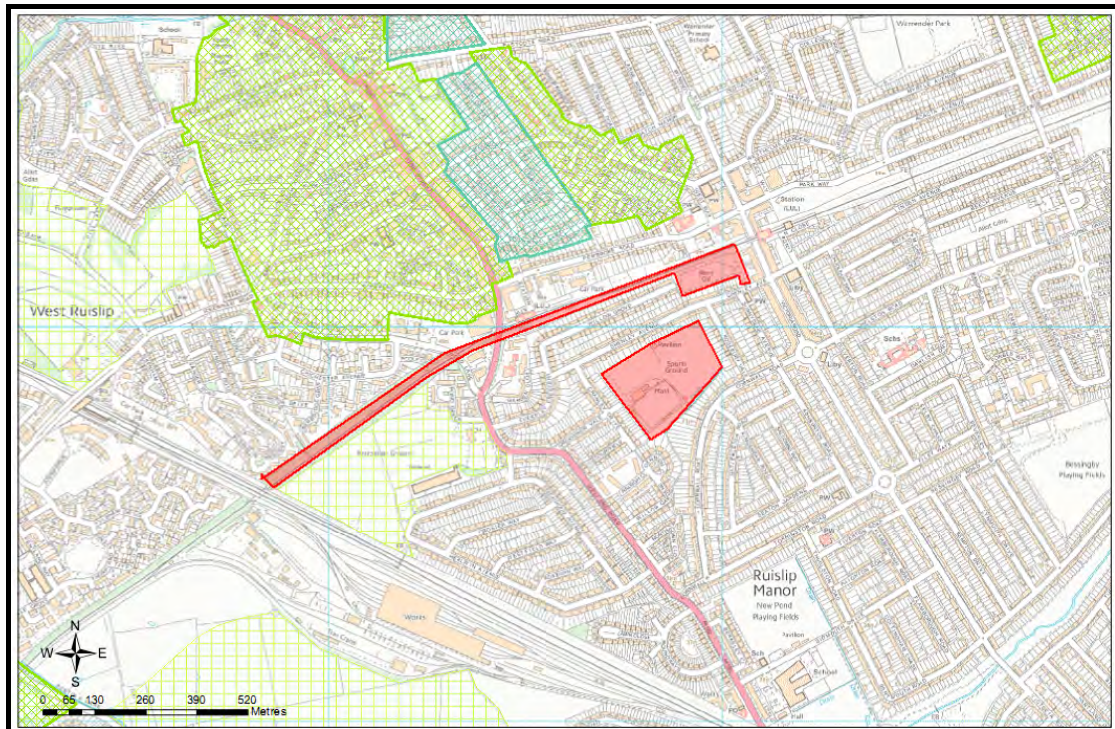
New Green Chain



Map Notes

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GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



16) Ruislip Green Chain Link

Green Chains Assessment

This site meets the following criteria for Green Chains as being:

- a. Land in public or private ownership, in use or previously in use for open land recreational purposes
- b. Land recognised as having potential for open land recreational use
- c. Land that forms part of a link in a chain of open areas
- d. Land of actual or potential landscape value
- f. Land that links Green Belt or Metropolitan Open Land

Recommendation: Proposed Green Chain designations consistent with current policy.

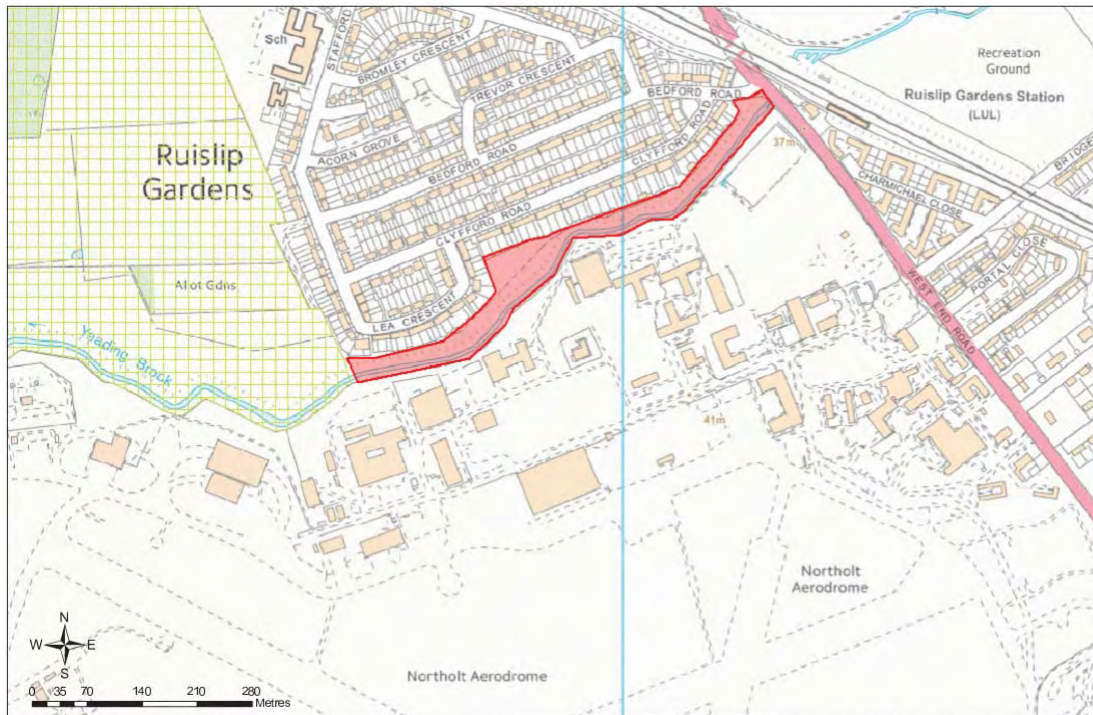
Reason for Recommendation:

The proposed sites in this amendment link the main Green Belt land designations at Ickenham and West Ruislip with the extended areas of Green Chain at New Pond Playing Fields, Ruislip Manor.

They incorporate all remaining open land in the area and form a logical set of significant local green “steps” linking the Green Belt land immediately to the west at Ickenham (Hill Farm) and to the north at West Ruislip with the proposed retained Green Chain running along the course of the Yeading Brook.

It is considered that the open land identified as the Ruislip Green Chain Link satisfies the criteria and objectives for the Green Chain in this area by adding significant breaks in the continuous built up area in this part of Ruislip.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION



Map Notes

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17) West End Road / Yeadon Brook, Ruislip Gardens

Green Chains Assessment

This site meets the following criteria for Green Chains as being:

- Land in public or private ownership, in use or previously in use for open land recreational purposes
- Land recognised as having potential for open land recreational use
- Land that forms part of a link in a chain of open areas
- Land of actual or potential landscape value
- Land that links Green Belt or Metropolitan Open Land

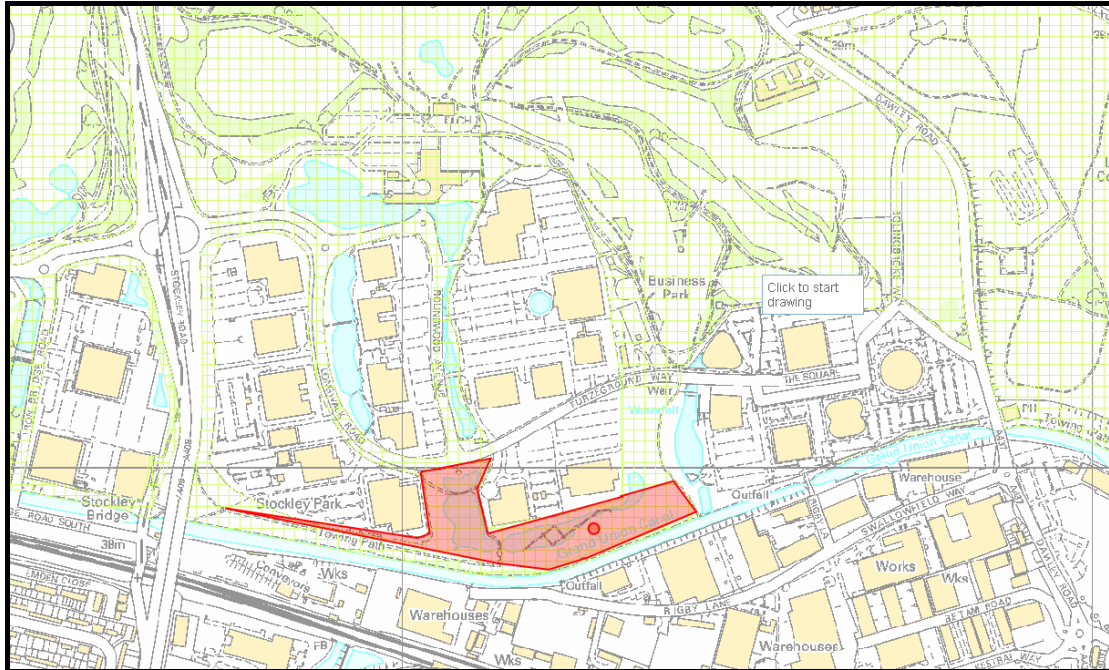
Recommendation:

- The proposed Green Chain designation is consistent with current policy,

Reason for Recommendation: The proposed Green Chain designation recognises its importance in linking areas of Green Belt across the borough.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

18) Land at Stockley Road adjoining the Grand Union Canal, Hayes



Green Chains Assessment

This site meets the following criteria for Green Chains as being:

- e. Land that forms part of a link in a chain of open areas
- f. Land of actual or potential landscape value
- f. Land that links Green Belt or Metropolitan Open Land

Recommendation:

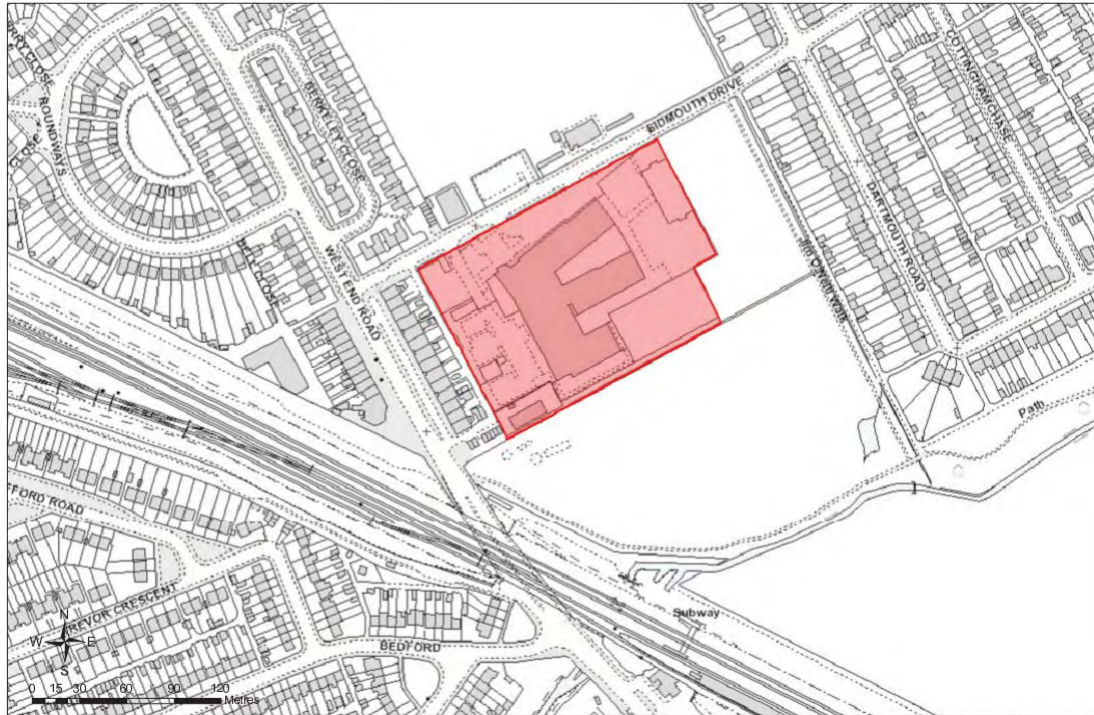
- The proposed Green Chain designation is consistent with current policy,

Reason for Recommendation: The proposed Green Chain designation recognises that the site is largely undeveloped and has some value both as part of a wildlife corridor created by the route of the Grand Union Canal, and by providing a landscaped area between the Canal and the business park immediately to the north. It is considered to merit Green Chain status as such.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

GREEN CHAIN DELETION

19) Sidmouth Drive School Site, Ruislip



Map Notes

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Green Chains Assessment

This site no longer meets the following criteria for Green Chains as being:

- e. Land recognised as having potential for open land recreational use
- f. Land of actual or potential landscape value

Recommendation: Proposed Green Chain de-designation due to status as fully developed site.

Reason for Recommendation:

The school here has been built since this land was designated as Green Chain when the Hillingdon Unitary Development Plan was adopted in 1998. The site no longer serves a purpose as Green Chain land and is to be de-designated.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

SITES OF IMPORTANCE FOR NATURE CONSERVATION

5.11 This section examines changes to the boundaries of nature conservation sites in the borough. Two categories of site are examined:

- Sites of Metropolitan or Grade 1 Local Importance
- Sites of Borough Grade 2 or Local Importance

5.12 In 1985 the London Ecology Unit published guidelines (Ecology Handbook 3) on the procedure for identifying sites for nature conservation protection. This procedure would help London Boroughs identify different grades of 'Sites of Importance for Nature Conservation' (SINCS). The grades of SINCS were:

- Metropolitan
- Borough
- Local

5.13 These sites would supplement those designated at a national and international level. Protection would be commensurate with the grade of protection.

5.14 In 1988, the London Ecology Unit in combination with the London Borough of Hillingdon produced Ecology Handbook 7 which presented all the sites worthy of nature conservation in the borough. It followed the format of Ecology Handbook 3 but separated Borough SINCS into Grade 1 (highly important) and Grade 2 (of less importance). The identification of sites was based on extensive site and field surveys with acknowledgement of the types of habitat and species supported.

5.15 The SINCS did not become formal designations until they had been formally adopted through a plan making process. The London Ecology Unit adopted the policy for selecting sites in the 1996 Regional Planning Guidance which supported the designation of sites in Unitary Development Plans. As a consequence, the sites selected in the Ecology Handbook 7 (1988) were only formally designated in the 1998 Unitary Development Plan.

5.16 The move from UDP to Local Development Framework (LDF) prompted a review of SINCS in 2005. The GLA in combination with the Borough carried out an extensive review of sites based on field work and updated citations on the flora and fauna supported at sites. The outcome was a series of boundary changes, some additions, and deletions where sites were lost as a result of development. The revisions and alterations could not be designated until they had been through a formal plan making process allowing the public and landowners the opportunity to comment. The intention was that the changes would be integrated into the 2007 LDF Core Strategy and Site Allocations document. The Hillingdon Local Plan Part 1 was published in 2012, with a review of site allocations to follow.

5.17 The Council intends to take forward the SINCS outlined in Ecology Handbook 8 together with the revisions and deletions recommended in the 2005 updated survey. The proposed SINCS are accompanied by a citation of their special features and an outline of the site boundary.

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

5.18 It should be noted that the GLA had been responsible for designating Metropolitan Sites of Nature Conservation which were formalised through the 2004, 2008 and 2011 London Plan. This responsibility has now been passed to London Boroughs to designate Metropolitan Grade sites.

GREEN BELT; METROPOLITAN OPEN LAND; GREEN CHAINS; NATURE CONSERVATION

Extensions and New Sites

5.19 The sites in this chapter are organised to show:

- Proposed Extensions to existing sites and
- Proposed New Sites.

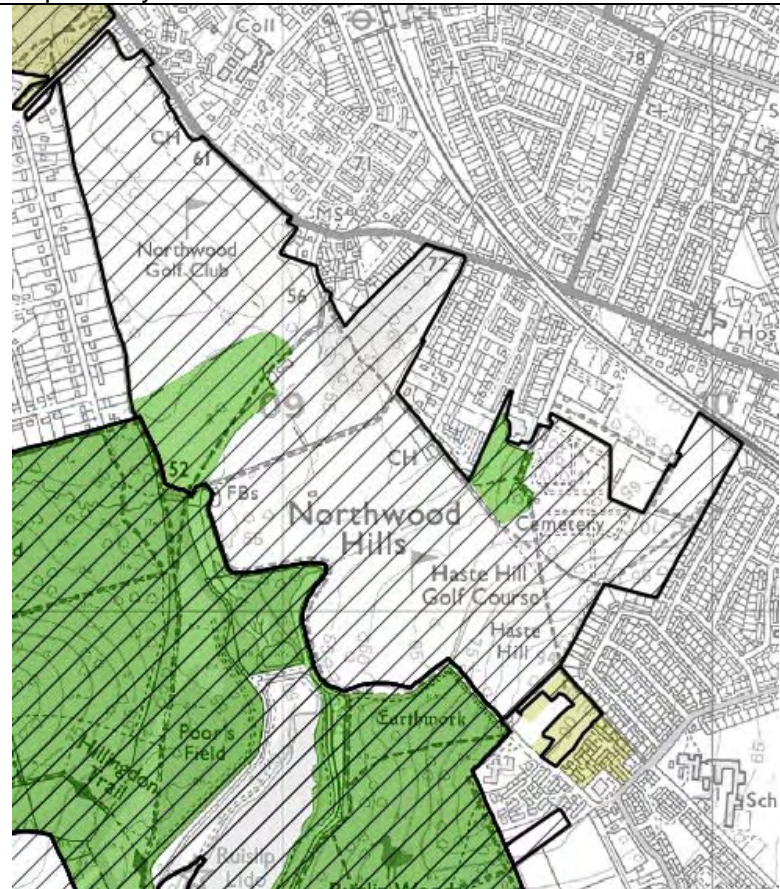
A summary of the proposed extensions is as follows:

TABLE 6.1: PROPOSED EXTENSIONS TO EXISTING SITES OF IMPORTANCE FOR NATURE CONSERVATION (GRADE 1 AND GRADE 2)

Site	Area (ha)	Proposed Designation	Reference Number
Haste Hill Golf Course St Vincent's Hospital meadows, South of Aspen Way	80 ha 0.9 ha	Site of Grade 1 Nature Conservation Importance	SINC Ext 1
New Years Green	10.0	Site of Grade 1 Nature Conservation Importance	SINC Ext 2
West Ruislip Golf Course and Old Priory Meadows	12.0	Site of Grade 1 Nature Conservation Importance	SINC Ext 3
Ickenham Marsh Complex	73.4	Site of Grade 1 Nature Conservation Importance	SINC Ext 4
Yeading Brook and Minet Country Park	43.7	Site of Grade 1 Nature Conservation Importance	SINC Ext 5
Yeading Brook and Minet Country Park and Hitherbroom Park	21.9	Site of Grade 1 Nature Conservation Importance	SINC Ext 6
Beeches	14.9	Site of Grade 1 Nature Conservation Importance	SINC Ext 7
Lower Colne	79.5	Site of Grade 1 Nature Conservation Importance	SINC Ext 8
Duke of Northumberland's River at Two Bridges Farm	0.52	Site of Grade 1 Nature Conservation Importance	SINC Ext 9
Summerhouse Lane	0.3	Site of Grade 1 Nature Conservation Importance	SINC Ext 10
Medipark Site, Harefield	0.79	Site of Grade 1 Nature Conservation Importance	SINC Ext 11
Summerhouse Lane Chalkpit South East Harefield	1.06 0.5	Grade 1 Site of Nature Conservation Importance Grade 2 Site of Nature Conservation Importance	SINC Ext 12
Mount Vernon	12.32	Grade 2 site of nature conservation importance	SINC Ext 13
Hill End Pond	0.22	Grade 2 site of nature conservation importance	SINC Ext 14
River Pinn Corridor near Eastcote	46.50	Grade 2 Site of Nature Conservation Importance	SINC Ext 15
Mad Field Covert, Railway Mead and River Pinn	12.3	Grade 2 Site of Nature Conservation Importance	SINC Ext 16
St Mary's Wood End	1.1	Grade 2 Site of Nature Conservation Importance	SINC Ext 17
River Pinn and Manor Farm Pastures	11.6	Grade 2 Site of Nature Conservation Importance	SINC Ext 18

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

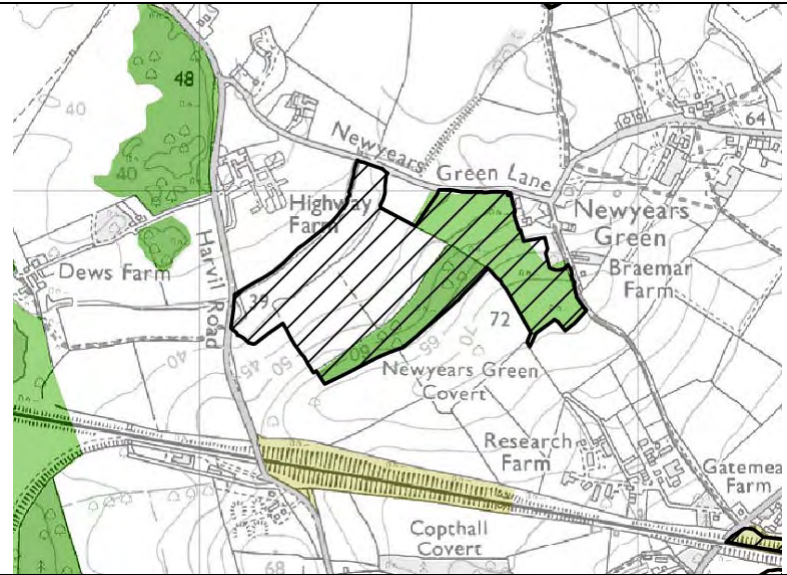
Proposed Extensions to existing Sites of Importance for Nature Conservation

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
a) Haste Hill Golf Course, Northwood Golf Course and Northwood Park, b) St Vincent's Hospital Meadows, south of Aspen Way	Ref: SINC Ext 1
	<p>Map Information:</p> <p>Clear hatched areas show proposed extension</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>
	<p>Location</p> <p>The proposed extension covers the extent of both golf courses</p>
<p>Existing Use</p> <p>Golf Courses</p>	
<p>Grid Reference</p> <p>a) TQ 092 902 b) TQ 102 909</p>	
<p>Area (ha/sqm)</p> <p>a) 80 ha b) 0.9 ha</p>	
<p>Habitat</p>	<p>a) Secondary woodland (some wet), coniferous woodland, scattered trees, hedge, scrub, bare soil, acid grassland, bracken, semi-improved neutral grassland (some wet), amenity grassland, roughland, running water.</p> <p>b) Secondary woodland, scattered trees, scrub, roughland, tall herbs, amenity grassland.</p>
<p>Relevant Planning History (Most recent)</p> <p>None</p>	
<p>Designations</p> <p>Green Belt</p>	
<p>Policy Considerations</p> <p>Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains,</p>	

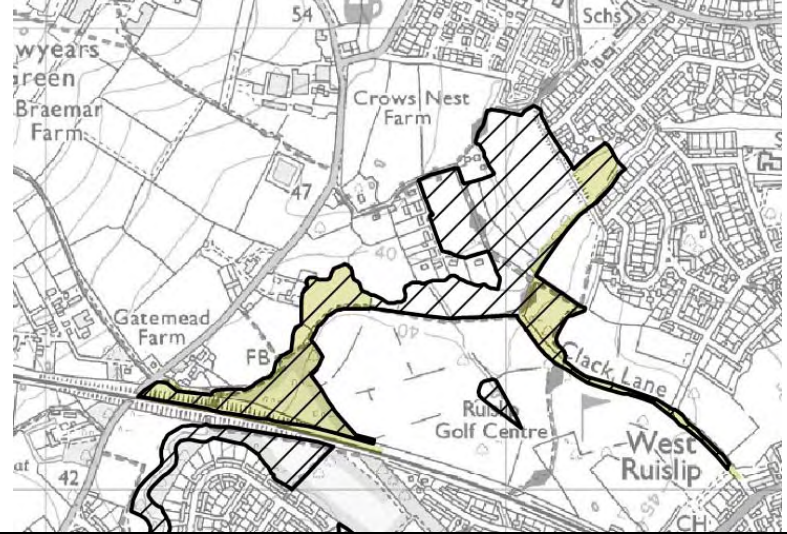
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

	Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
New Year's Green	Ref: SINC Ext 2
	
Map Information:	
Clear hatched areas show proposed extension	
Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance	
Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance	
Location	Land East of Harvil Road
Grid Reference	TQ 065 878
Existing Use	open land
Area (ha/sqm)	10 ha
Habitat	Secondary woodland, neutral grassland (herb rich semi improved), scrub, tall herbs, hedge, ditch.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

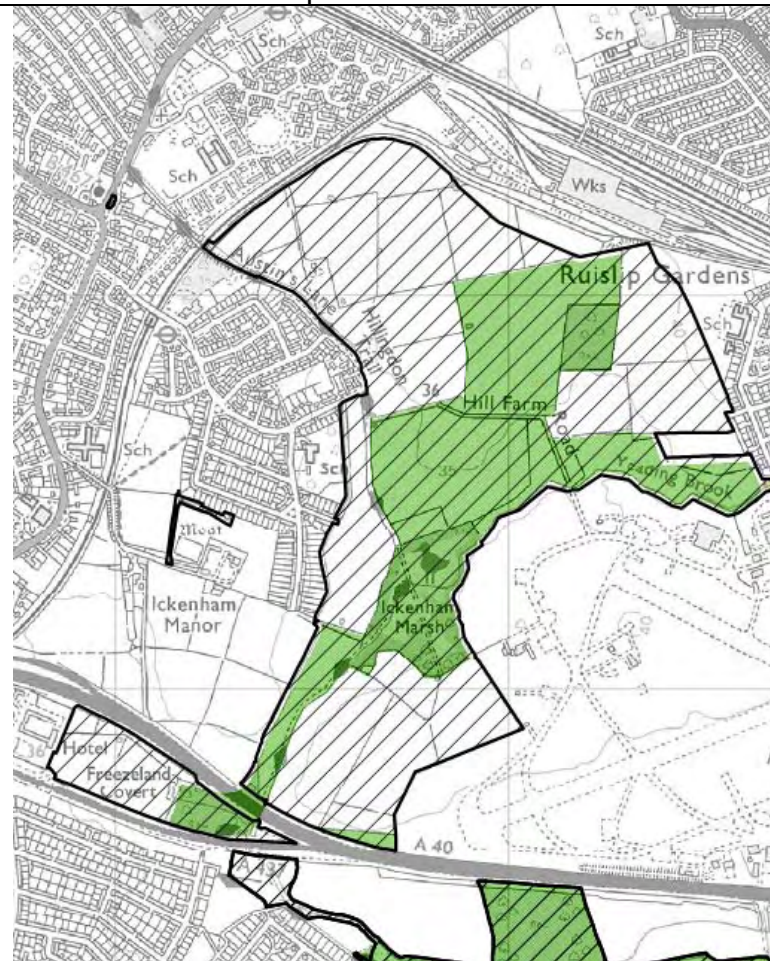
Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
West Ruislip Golf Course and Old Priory Meadows	Ref: SINC Ext 3
	Map Information: Clear hatched areas show proposed extension Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	South West of Ruislip
Grid Reference	TQ 078 874
Existing Use	Open land
Area (ha/sqm)	12 ha
PTAL Rating	1a/0
Habitat	Neutral grassland (herb rich and semi improved), hedge, secondary woodland, scattered trees, scrub, standing water, swamp, running water, tall herbs, ditches, amenity grassland.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance

Ickenham Marsh complex

Ref: SINC Ext 4




Map Information:

Clear hatched areas show proposed extension

Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance

Location	Extension of existing site of Nature Conservation Importance
Grid Reference	TQ 088 855
Existing Use	Open land, Ickenham Marsh
Area (ha/sqm)	73.4 ha
Habitat	Ancient & secondary woodland, scattered trees, scrub, tall herbs, herb rich & semi improved neutral grassland, roughland, ruderal, amenity grassland, hedge, bracken, running water, standing water, swamp, reed bed, bare soil.
Relevant Planning History (Most recent)	None
Designations	Greenbelt, Countryside Conservation Area
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Yeading Brook and Minet Country Park	Ref: SINC Ext 5
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	Yeading
Grid Reference	TQ 111 801
Existing Use	River Corridor
Area (ha/sqm)	43.7ha
Habitat	Secondary woodland, scattered trees, scrub, planted shrubbery, hedge, herb-rich & semi improved neutral grassland, amenity grassland, bare soil, roughland, tall herbs, ruderal, wet marginal vegetation, seasonal ponds, running water.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance

Yeading Brook, Minet Country Park and Hitherbroom Park **Ref: SINC Ext 6**



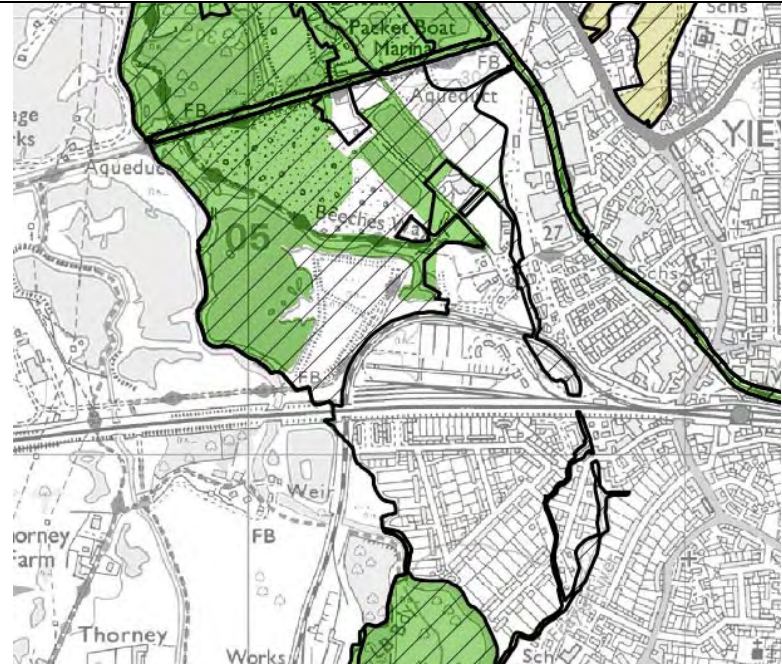
Map Information:

Clear hatched areas show proposed extension

Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance

Location	Extension of existing Site of Nature Conservation Importance
Grid Reference	TQ 077 916
Existing Use	Country Park
Area (ha/sqm)	21.9ha
Habitat	Secondary woodland, scattered trees, scrub planted shrubbery, hedge, herb rich & semi improved neutral grassland, amenity grassland, bare soil, roughland, tall herbs, ruderal, wet marginal vegetation, seasonal ponds, running water.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Beeches	Ref: SINC Ext 7
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	West of Yiewsley
Grid Reference	TQ 047 827
Existing Use	Open land, some agricultural uses
Area (ha/sqm)	149,175
Habitat	Standing Water, wet marginal vegetation, neutral grassland (herb rich), reedswamp, native hedgerow.
Relevant Planning History (Most recent)	Application for residential development
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance

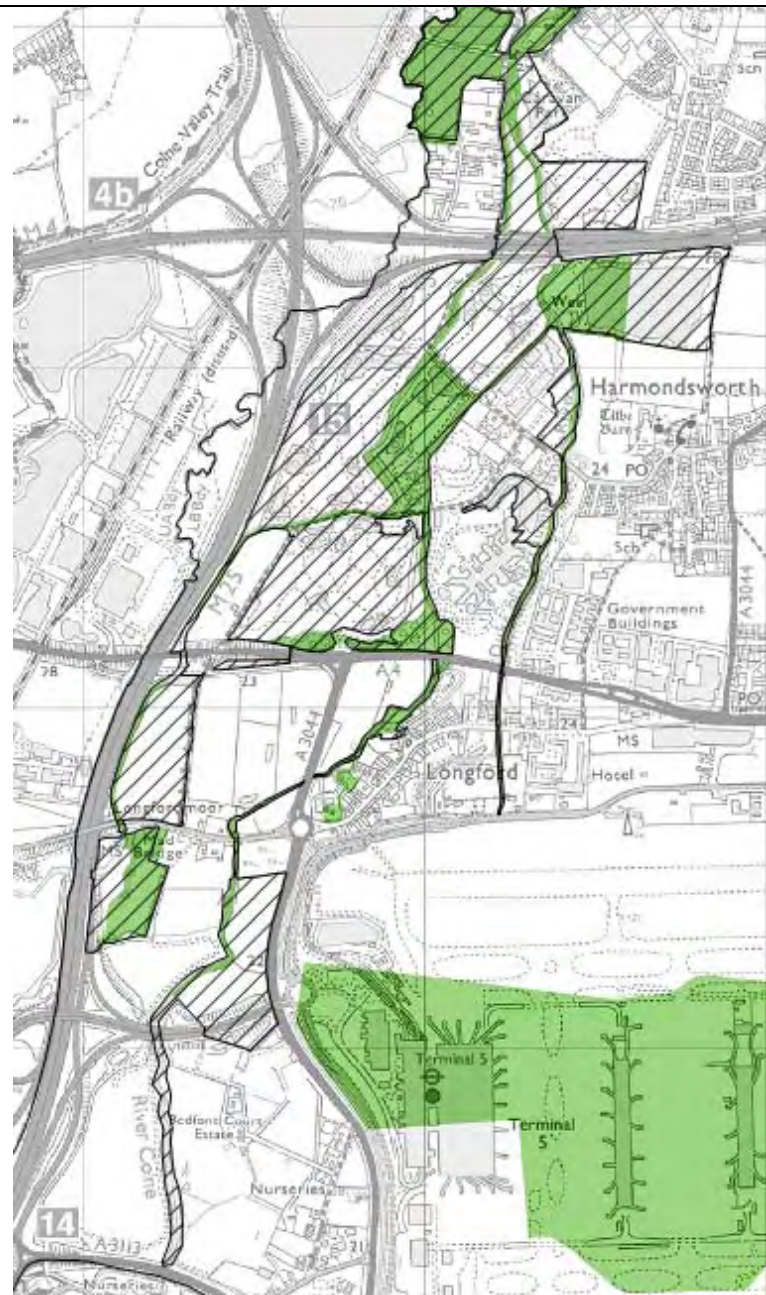
Lower Colne

Ref: SINC Ext 8

Map Information:

Clear hatched areas show proposed extension

Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance




Location	West/North West of Heathrow
Grid Reference	TQ 049 782
Existing Use	Mostly Open Land
Approximate site area (ha/sqm)	79.5ha
Habitat	Neutral Grassland (herb-rich and semi improved), scattered trees, orchard, hedge, ditch, standing water, reed bed, swamp, scrub, tall herbs, bare soil, amenity grassland.
Relevant Planning History (Most recent)	A number landscaping consents relating to Heathrow Airport
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt,

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

	Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Unknown
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Duke of Northumberland's River at Two Bridges Farm	Ref: SINC Ext 9
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance
Location	Land south of Shrewsbury Road
Grid Reference	TQ 087 743
Existing Use	Open land
Area (ha/sqm)	0.52 ha
Habitat	Secondary wood, scattered trees, neutral grassland (semi improved and herb rich), scrub, bare soil, running water, ruderal chalk grassland, chalk cliffs.
Relevant Planning History (Most recent)	None
Designations	None
Policy Considerations	Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Summerhouse Lane	Ref: SINC Ext 10
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance
	Location
Grid Reference	
Existing Use	Vacant land
Habitat	
Area (ha/sqm)	0.3 ha
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Medipark Site, Harefield	
Ref: SINC Ext 11	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  </div> <div style="width: 35%;"> <p>Map Information:</p> <p>Clear cross hatched areas show proposed extension</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p> </div> </div>	
Location	North West of Harefield
Grid Reference	TQ 050 912
Existing Use	Open Land
Area (ha/sqm)	0.79ha
Habitat	Neutral and calcareous grassland, secondary woodland, ruderal roughland, bare artificial, native broadleaved woodland.
Relevant Planning History (Most recent)	Applications for track improvements
Designations	Colne Valley Regional Park, Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Sites of Metropolitan or Borough Grade 1 and Grade 2 Importance	
a) Summerhouse Lane Chalkpit b) South East Harefield	
Ref: SINC Ext 12	
	
Map Information:	
Clear hatched areas show proposed extension	
Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance	
Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance	
Site Type	Proposed Site of Grade 1 Nature Conservation Importance Proposed Site of Grade 2 Nature Conservation Importance
Location	a) Land north west of existing nature conservation site b) Land east/south east of Harefield
Grid Reference	TQ 077 916
Existing Use	Open land
Area (ha/sqm)	a) 1.06 ha b) 0.5 ha
Relevant Planning History (Most recent)	b) Various agricultural consents
Designations	a) Green Belt b) Green Belt, Conservation Area
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy HE1: Heritage, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance																				
Mount Vernon	Ref: SINC Ext 13																			
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance																			
	<table border="1"> <tr> <td>Location</td> <td>Fields and hedgerows south of Mount Vernon Hospital</td> </tr> <tr> <td>Grid Reference</td> <td>TQ 077 916</td> </tr> <tr> <td>Existing Use</td> <td>Open Land</td> </tr> <tr> <td>Area (ha/sqm)</td> <td>0.12 hectares (12.32 hectares?)</td> </tr> <tr> <td>Habitat</td> <td>Semi improved neutral grassland, ruderal hedges, roughland, scattered trees.</td> </tr> <tr> <td>Relevant Planning History (Most recent)</td> <td>None</td> </tr> <tr> <td>Designations</td> <td>Green Belt, Countryside Conservation Area</td> </tr> <tr> <td>Policy Considerations</td> <td>Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation.</td> </tr> <tr> <td>Ownership if known</td> <td>Not known</td> </tr> <tr> <td>Additional details</td> <td></td> </tr> </table>	Location	Fields and hedgerows south of Mount Vernon Hospital	Grid Reference	TQ 077 916	Existing Use	Open Land	Area (ha/sqm)	0.12 hectares (12.32 hectares?)	Habitat	Semi improved neutral grassland, ruderal hedges, roughland, scattered trees.	Relevant Planning History (Most recent)	None	Designations	Green Belt, Countryside Conservation Area	Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation.	Ownership if known	Not known	Additional details
Location	Fields and hedgerows south of Mount Vernon Hospital																			
Grid Reference	TQ 077 916																			
Existing Use	Open Land																			
Area (ha/sqm)	0.12 hectares (12.32 hectares?)																			
Habitat	Semi improved neutral grassland, ruderal hedges, roughland, scattered trees.																			
Relevant Planning History (Most recent)	None																			
Designations	Green Belt, Countryside Conservation Area																			
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation.																			
Ownership if known	Not known																			
Additional details																				

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Hill End Pond	Ref: SINC Ext 14
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	Hill End Road Pond
Grid Reference	TQ 050 916
Existing Use	Pond
Area (ha/sqm)	0.22 ha
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade 2 Importance																				
River Pinn Corridor near Eastcote	Ref: SINC Ext 15																			
	Map Information: Clear hatched areas show proposed extension Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance																			
	<table border="1"> <tr> <td>Location</td> <td>Eastcote</td> </tr> <tr> <td>Grid Reference</td> <td>TQ 109 890</td> </tr> <tr> <td>Existing Use</td> <td>Park</td> </tr> <tr> <td>Area (ha/sqm)</td> <td>46.5ha</td> </tr> <tr> <td>Habitat</td> <td>Running water, secondary woodland, scrub, scattered trees, semi improved neutral grassland, amenity grassland, tall herbs, bare soil.</td> </tr> <tr> <td>Relevant Planning History (Most recent)</td> <td>Applications associated with buildings in the park</td> </tr> <tr> <td>Designations</td> <td>None</td> </tr> <tr> <td>Policy Considerations</td> <td>Policy EM7: Biodiversity and Geological Conservation</td> </tr> <tr> <td>Ownership if known</td> <td>Not known</td> </tr> <tr> <td>Other information</td> <td></td> </tr> </table>	Location	Eastcote	Grid Reference	TQ 109 890	Existing Use	Park	Area (ha/sqm)	46.5ha	Habitat	Running water, secondary woodland, scrub, scattered trees, semi improved neutral grassland, amenity grassland, tall herbs, bare soil.	Relevant Planning History (Most recent)	Applications associated with buildings in the park	Designations	None	Policy Considerations	Policy EM7: Biodiversity and Geological Conservation	Ownership if known	Not known	Other information
Location	Eastcote																			
Grid Reference	TQ 109 890																			
Existing Use	Park																			
Area (ha/sqm)	46.5ha																			
Habitat	Running water, secondary woodland, scrub, scattered trees, semi improved neutral grassland, amenity grassland, tall herbs, bare soil.																			
Relevant Planning History (Most recent)	Applications associated with buildings in the park																			
Designations	None																			
Policy Considerations	Policy EM7: Biodiversity and Geological Conservation																			
Ownership if known	Not known																			
Other information																				

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade 2 Importance

Mad Field Covert, Railway Mead & River Pinn

Ref: SINC Ext 16



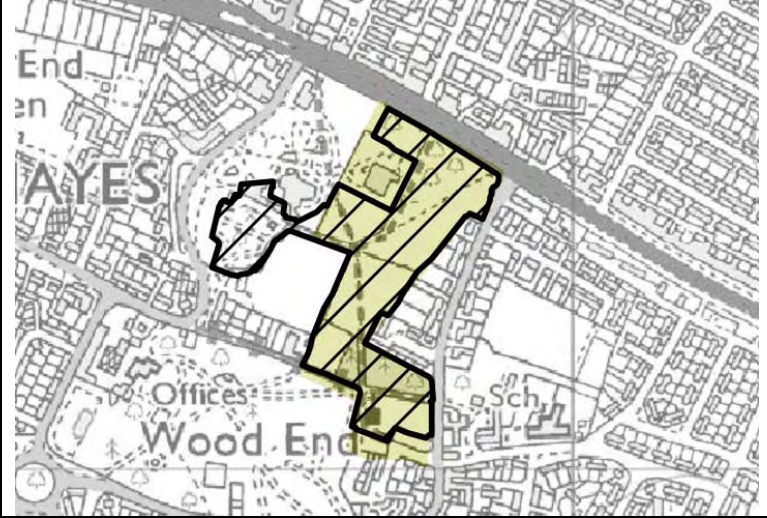
Map Information:

Clear hatched areas show proposed extension


Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance

Location	Ickenham
Existing Use	River corridor
Grid Reference	TQ 073 877
Area (ha/sqm)	12.3 ha
Habitat	Secondary woodland, scattered trees, scrub, amenity grassland, running water, standing water
Relevant Planning History (Most recent)	None
Designations	Green Belt, Conservation Area
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy HE1: Heritage, Policy EM7: Biodiversity and Geological Conservation.
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
St Mary's Wood End	Ref: SINC Ext 17
	Map Information: Clear hatched areas show proposed extension Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Reference	
Location	Land adjacent to the Beck Theatre
Grid Reference	TQ 097 812
Existing Use	Beck Theatre
Area (ha/sqm)	1.1 ha
Habitat	Secondary woodland, scattered trees, hedge, roughland, vegetated walls, scrub, planted shrubbery, bare soil, tall herbs, semi improved neutral grassland, amenity grassland, standing water.
Relevant Planning History (Most recent)	None
Designations	Metropolitan Open Land, Conservation Area
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy HE1: Heritage, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**


Proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade I Importance	
River Pinn and Manor Farm Pastures	Ref: SINC Ext 18
	Map Information: Clear hatched areas show proposed extension Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	North and south of Pield Heath Road
Existing Use	Garden Centre/Playing Fields
Grid Reference	TQ 061 814
Area (ha/sqm)	11.6 ha
Habitat	Neutral grassland (semi improved), secondary woodland, running water, tall herbs, native hedge, scrub, scattered trees, bare soil, ruderal
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**


Table 6.2: Proposed New Sites of Importance for Nature Conservation

Site	Area (ha)	Proposed Designation	Site Reference Number
Wall Garden Farm Sand Heaps	1.4	Proposed Site of Grade 1 Nature Conservation Importance	SINC New 1
Herlwyn Park Recreation Ground and Railway Banks	0.74	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 2
Fore Street Meadows	0.28	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 3
Kings College Playing Fields	10.5	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 4
Cavendish Recreation Ground	8.3	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 5
Victoria Road Rail Banks	20	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 6
Home Covert, Lowdham Field & Pole Hill Open Space	180,000	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 7
Uxbridge and Hillingdon Cemeteries	7.6	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 8
Stockley Park Lakes and Meadows	6.4	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 9
Crane Lane Gravel Workings	0.11	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 10
St Georges Meadows; Southlands Arts Centre	2	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 11
Field Close Open Space Roughs	1.4	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 12
White Heath Farm and Harefield Grove	0.26	Proposed Site of Grade 2 Nature Conservation Importance	SINC New 13

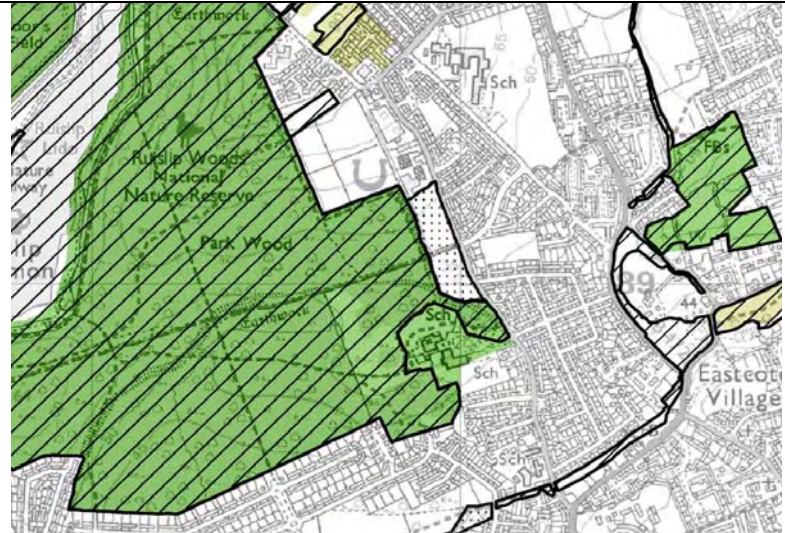
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Wall Garden Farm Sand Heaps	Ref: SINC New 1
	Map Information: Clear dotted areas show proposed new SINC.
Location	Junction 4 of the M4
Grid Reference	TQ 078 783
Existing Use	Quarry
Area (ha/sqm)	1.4 ha
Habitat	Sand and gravel heaps, semi-improved neutral grassland, silt pits.
Relevant Planning History (Most recent)	Extraction of sand and gravel backfilling with inert waste and restoration to agriculture
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Herlwyn Park Recreation Ground and Railway Banks	SINC New 2
	
Map Information:	
Clear dotted areas show proposed new SINC.	
Location	North West of Sacred Heart School
Existing Use	Open Land
Grid reference	TQ 090 886
Area (ha/sqm)	0.74 ha
Habitat	Secondary woodland, scattered trees, scrub, hedge, bare soil, semi improved neutral grassland, amenity grassland, ruderal, tall herbs.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade I Importance	
Fore Street Meadows	SINC New 3
	Map Information: Clear dotted areas show proposed new SINC. Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance
Location	Eastcote/Northwood
Existing Use	Open Land
Grid reference	TQ 099 891
Area (ha/sqm)	0.28 ha
Habitat	Semi improved neutral grassland, scattered trees, hedge ruderal, roughland, ditch
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

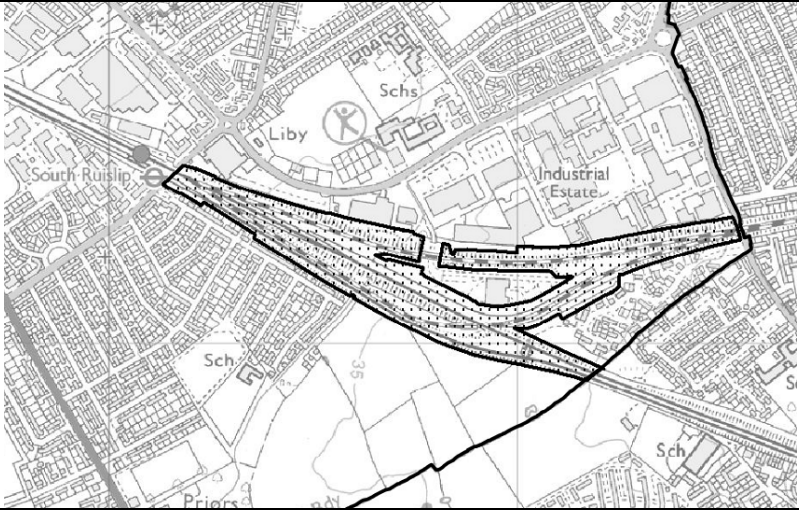
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Kings College Playing Fields	SINC New 4
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>
Location	Ruislip
Grid reference	TQ 096 881
Existing Use	Open Land/River Corridor
Area (ha/sqm)	10.5 ha
Habitat	Scattered trees, hedge scrub, herb rich & semi improved neutral grassland (some wet) amenity grassland, tall herbs, running water, ditches.
Relevant Planning History (Most recent)	No significant applications
Designations	Green Links, Archaeological Priority Area,
Policy Considerations	Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy HE1: Heritage, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

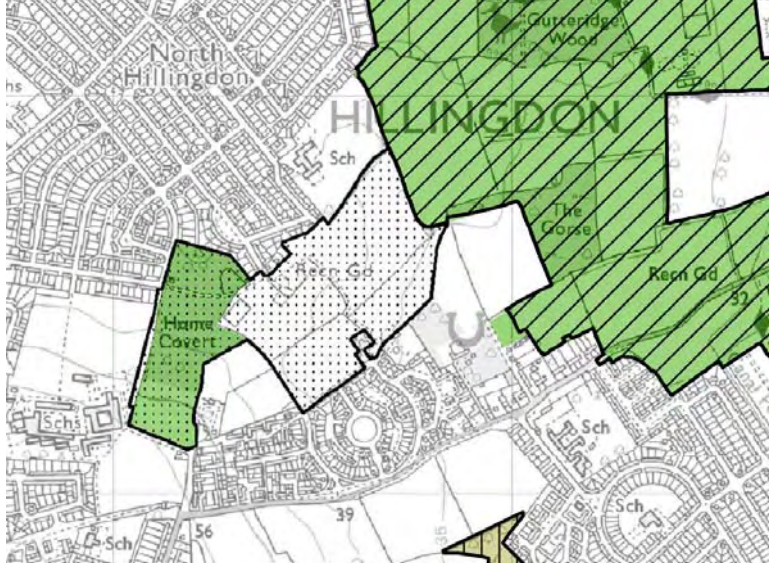
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Cavendish Recreation Ground	SINC New 5
	
Map Information:	
Clear dotted areas show proposed new SINC.	
Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance	
Location	Field End Road
Grid reference	TQ 111 870
Existing Use	Recreation Ground
Area (ha/sqm)	8.3 ha
Habitat	Scattered trees, hedge, scrub, tall herbs, semi improved neutral grassland, planted shrubbery, ruderal, amenity grassland
Relevant Planning History (Most recent)	None
Designations	None
Policy Considerations	Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	


**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Victoria Road Rail Banks	SINC New 6
	Map Information: Clear dotted areas show proposed new SINC.
Location	South of Stonefield Way Industrial Estate
Grid reference	TQ 121 849
Existing Use	Open land around railway tracks
Area (ha/sqm)	0.2 ksq (20 ha)
Habitat	Secondary woodland, scattered trees, scrub, semi-improved grassland, ruderal, ditches.
Relevant Planning History (Most recent)	Application for rail track improvements
Designations	None
Policy Considerations	Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

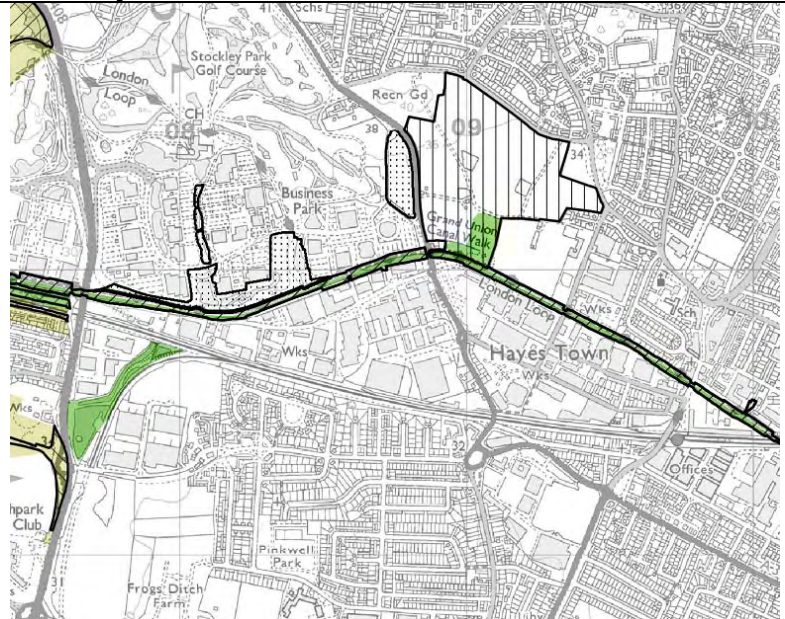
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Home Covert, Lowdham Field & Pole Hill Open Space	SINC New 7
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC.</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>
Location	North Hillingdon
Grid Reference	TQ 082 833
Existing Use	Recreation Ground
Area (ha/sqm)	0.18 km sq
Habitat	Secondary woodland, native hedge, herb rich & semi improved neutral grassland, amenity grassland, scattered trees, scrub, tall herbs, ruderal, standing water, bare soil.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

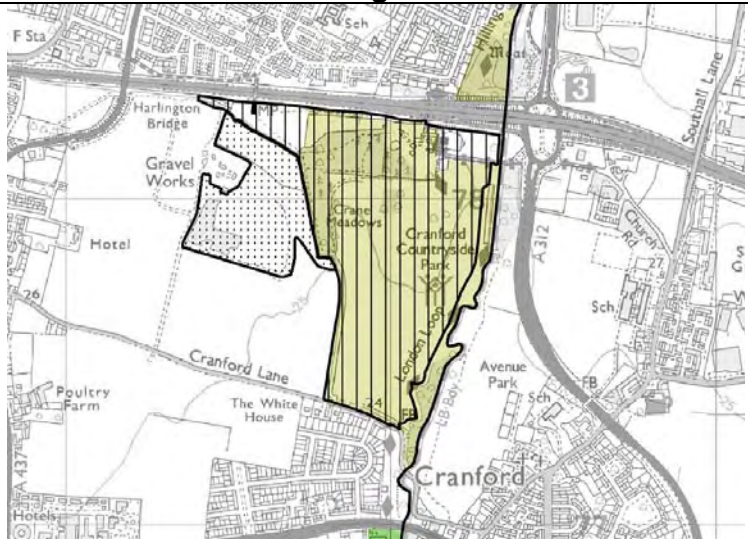
Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Uxbridge and Hillingdon Cemeteries	SINC New 8
	
Map Information:	
Clear dotted areas show proposed new SINC.	
Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance	
Location	Hillingdon Hill, Uxbridge
Grid Reference	TQ 065 827
Existing Use	Cemetery
Area (ha/sqm)	7.6 ha
Habitat	Neutral grassland, (semi improved), vegetated walks and tombstones, scattered trees, secondary woodland.
Relevant Planning History (Most recent)	Refurbishment of Cemetery buildings
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Stockley Park Lakes and Meadows	SINC New 9
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC.</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>
Location	Stockley Park lakes north of the Grand Union Canal
Grid Reference	TQ 081 800
Existing Use	Business Park lakes
Area (ha/sqm)	6.4 ha
Habitat	Semi improved neutral grassland (some wet) amenity grassland, scattered trees, scrub, planted shrubbery, standing water, running water, swamp, bare ground.
Relevant Planning History (Most recent)	No significant applications
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

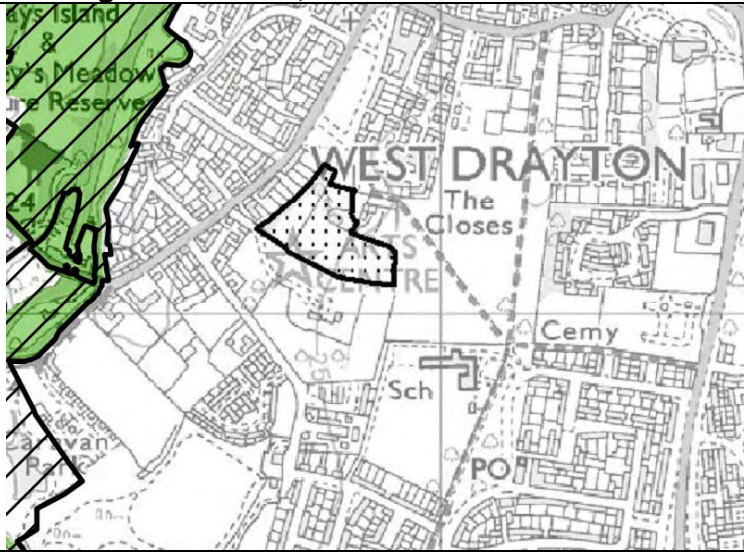
**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance

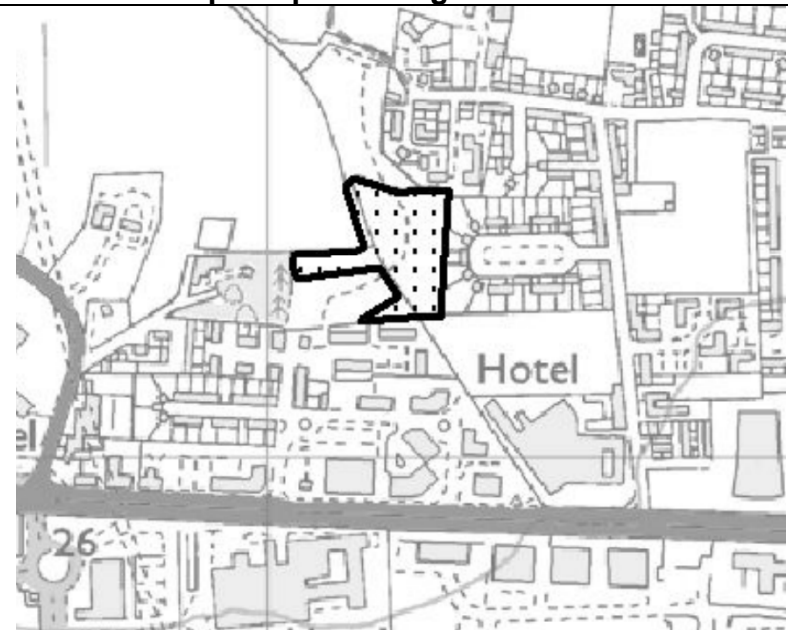
Crane Lane Gravel Workings	SINC New 10
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC.</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>

Location	Land to the west of Cranford Country Park
Grid Reference	TQ 096 780
Existing Use	Open Land
Area (ha/sqm)	0.11 ha
Habitat	Scattered trees, scrub, hedge, semi improved neutral grassland, bare soil, ruderal, ditch
Relevant Planning History (Most recent)	Approval for sand and gravel backfilling in 2005
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
St Georges Meadows; Southlands Arts Centre	SINC New 11
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC.</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade I Importance</p>
Location	West of The Closes Recreation Ground
Grid Reference	TQ 058 791
Existing Use	Open Land
Area (ha/sqm)	2 ha
Habitat	Neutral grassland (herb rich), tall herbs, scrub, hedge, scattered trees, standing water, swamp
Relevant Planning History (Most recent)	Recent application for National Trust Regional Office – approved 06/09/2011
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
Field Close Open Space Roughs	SINC New 12
	Map Information: Clear dotted areas show proposed new SINC.
Location	South of Tasker Close, west of Browngaves Road
Grid Reference	TQ 081 772
Existing Use	Open Land
Area (ha/sqm)	1.4 ha
Habitat	Scrub, scattered trees, semi improved neutral grassland, amenity grassland.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

**GREEN BELT; METROPOLITAN OPEN LAND;
GREEN CHAINS; NATURE CONSERVATION**

Proposed new Nature Conservation Site of Metropolitan or Borough Grade 2 Importance	
White Heath Farm and Harefield Grove	SINC New 13
	<p>Map Information:</p> <p>Clear dotted areas show proposed new SINC.</p> <p>Solid green areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance</p> <p>Solid yellow areas show existing Nature Conservation Sites of Metropolitan or Borough Grade 2 Importance</p>
Location	Springwell Lane
Grid Reference	TQ 059 917
Existing Use	Open land
Area (ha/sqm)	0.26 km sq
Habitat	Native broadleaved woodland, hedgerow, grassland (semi improved and improved) arable roughland, running water, scrub.
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy EM7: Biodiversity and Geological Conservation
Ownership if known	Not known
Other information	

6. Introduction


6.1 The Local Plan Part 1 recognises the importance of delivering sufficient infrastructure to underpin growth over the plan period, and most importantly transport and connectivity.

6.2 The development of an efficient, integrated public transport network is a key factor in ensuring sustainable growth in Hillingdon. Opportunities to enhance public transport interchanges have been identified at five key locations in the borough, as reflected in policy T2 of the Local Plan Part 1:

'The Council will facilitate improved public transport interchanges at Uxbridge, Hayes, West Drayton, Heathrow Airport, West Ruislip and other locations as appropriate in the future. These interchanges will accommodate measures to encourage subsequent shorter journeys to be completed on foot or by cycle.'

6.3 The following maps identify the specific boundaries for the public transport interchanges identified on the proposals map, which are to be safeguarded in accordance with policy T2 of the Local Plan Part 1.

KEY TRANSPORT INTERCHANGES

Uxbridge Town Centre	
	
Site Type	Improved Public Transport Interchange
Location	Uxbridge
Existing Use	Bus station and surrounding area
Area (ha/sqm)	1.65 ha
PTAL Rating	6a
Nature of Proposed Development	TBC
Relevant Planning History (Most recent)	TBC
Designations	UDP town centre policies, Archaeological Priority Area
Policy Considerations	Local Plan Part 1 Policy T2: Public Transport Interchanges UDP Policy S6, S11, LE6. London Plan Policy 4.7: Retail and Town Centre Development
Indicative phasing	TBC
Ownership if known	Not known
Other information	

6.4 Uxbridge is home to a regionally important Underground / bus interchange that cannot accommodate current or future demand without significant improvements. The bus station has inadequate capacity for the number of vehicles which currently use it. The surrounding area is in need of upgrading to improve accessibility for people with restricted mobility.


6.5 Uxbridge town centre has, despite its attractive geographic position, deficient rail connections with its neighbouring Metropolitan and out of London town centres, central London, counties to the west and even Heathrow Airport. Public transport and cycle access to its catchment area is very deficient in general and to the villages located to the west and north-west of the M25 in particular.

6.6 The Local Plan: Part 1 identifies Uxbridge Metropolitan town centre for employment and retail growth, along with new housing at RAF Uxbridge, which will create significant new users of public transport in Uxbridge. The redevelopment of the bus/Underground station is an important infrastructure improvement which will help to exploit the town's Metropolitan status and create a gateway to Uxbridge and the borough as a whole. There is scope to improve both the frequency and travel times of Underground services between Uxbridge and London, and establish public transport links to the north and south of the borough.

KEY TRANSPORT INTERCHANGES


6.7 The Hillingdon Local Plan: Part 1 provides opportunities to encourage more active forms of transportation, particularly for shorter journeys. New development will be required to promote cycling and walking, and the Council will seek developer contributions where appropriate. There is limited cycle parking at Uxbridge underground station and addressing this issue could help facilitate an increase in cycling.

KEY TRANSPORT INTERCHANGES

West Ruslip Station	
	
Site Type	Improved Public Transport Interchange
Location	Ickenham Road
Existing Use	Station Buildings
Area (ha/sqm)	1.2ha
PTAL Rating	2
Proposed Development	TBC
Relevant Planning History (Most recent)	Planning Applications associated with development at the station.
Designations	None
Policy Considerations	Local Plan Part 1 Policy T2: Public Transport Interchanges
Indicative phasing	TBC
Site to progress (Y/N)	
Ownership if known	Network Rail
Other information	

6.8 West Ruislip station offers good access to central London from the north of the Borough (via the Underground Central Line and Chiltern Railway to Marylebone). This station serves a substantial and expanding residential catchment and also acts as a railhead/park and ride facility to cyclists and car users. West Ruislip station needs to be enhanced to maximise its potential, particularly to facilitate more feeder trips by public transport, walking and cycling.

KEY TRANSPORT INTERCHANGES

Heathrow Bus Interchange	
	
Site Type	Improved Public Transport Interchange
Location	Heathrow Airport
Existing Use	Heathrow Airport Public Transport Interchange
Area (ha/sqm)	0.9 ha
PTAL Rating	4
Proposed Development	TBC
Relevant Planning History (Most recent)	Applications for development associated with the interchange.
Designations	Site identified within the Heathrow Boundary in the UDP.
Policy Considerations	Local Plan Part 1 Policy T4 UDP Policies A1, A2, A4, A5 and A6
Indicative phasing	
Ownership if known	BAA
Other information	

School Sites

7.1 Birth rates in Hillingdon have risen for several consecutive years with record highs in 2006, 2007 and 2008. Births in 2008 were exceptionally high at 4,126 children and demographic projections indicate a prolonged period of births at or around this level.

7.2 As part of the strategic education function of the local authority, Hillingdon Council has a statutory responsibility to secure sufficient early years and school places to meet the needs of children resident in the Borough. From September 2013 this included the provision of child care places for disadvantaged two-year olds. The demand for primary school places in Hillingdon had been rising during the five years between 2008-13 and forecast to grow and continue into secondary school education. This is in line with national and London-wide predictions for school places. Demand for school places from children with special educational needs has also increased. The number of children with an assessed special education need increased by 20% between 2007-13 (approximately an extra 250 children) and the needs of children were becoming more complex requiring higher levels of support in some cases.

7.3 The increasing demand for early years and school places in Hillingdon is attributable to a number of factors:

- A growing population in Hillingdon – particularly concentrated in the south/south-east of the Borough
- An increase in premature babies survival rates with a commensurate increase in the number of children with severe and complex needs
- Inward migration and reduced outward migration, including a growing number of children with complex needs moving into Hillingdon

7.4 The council and partners successfully delivered additional early years places and school places in primary schools to keep pace with rising demand over the five years from 2008. This involved expansion at the following schools:

Belmore	Heathrow
Bourne	Hermitage
Brookside	Highfield
Charville	Hillingdon
Cherry Lane	Pinkwell
Colham Manor	Rabbsfarm
Cranford Park	Rosedale
Field End Infant	Ruislip Gardens
Field End Junior	Ryefield
Glebe	West Drayton
Grange Park Infant	Whitehall Infant
Grange Park Junior	Whitehall Junior
Harlyn	William Byrd
Harefield Infant	Wood End Park
Harefield Junior	

7.5 Throughout the Plan period Hillingdon's primary and secondary school provision will need to be proactive to meet the borough's changing demographics. The Hillingdon Local Plan: Part 1 - Strategic Policies supports proposals to address the needs arising from an increase in the school age population. Demand for additional school places is likely to continue to be concentrated in the south of the Borough. Over the initial Plan period the

SCHOOL SITES

priority need is to ensure a sufficient supply of early years and primary school places and local provision of school places for children with special education needs. As listed above, work is already underway to expand existing primary schools to increase primary school capacity by September 2014. In addition, two new primary schools at St Andrew's Park, Uxbridge and Lake Farm, Hayes to be opened in time for the start of term in September 2014.

7.6 The demand for primary school places is rising and options will continue to be explored to meet this need as required through school expansion where existing school sites allow or additional places through the provision of a new school. A need for additional secondary school places is predicted from 2016/17 onwards and options are being considered to expand existing school sites and / or build a new secondary school in the south of the Borough to keep pace with the rising demand for school places.

SCHOOL SITES

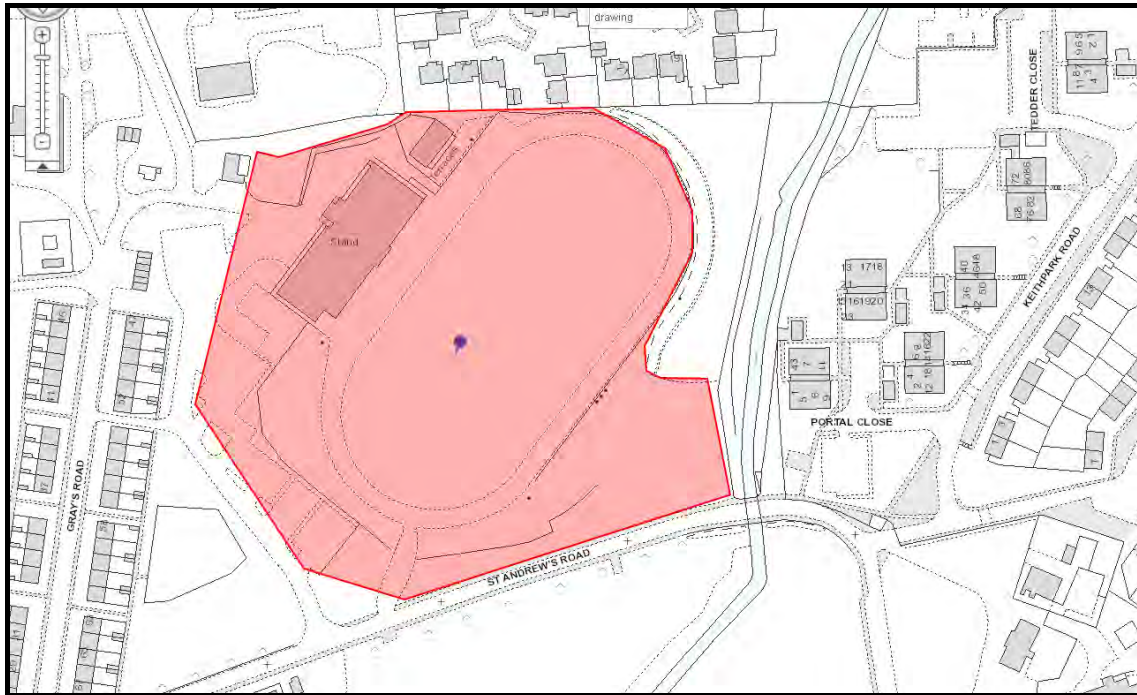
PROPOSED SCHOOL SITES

1) St Andrews Park, Uxbridge

Reserved matters consent was granted for the erection of a new 3 form entry Primary School, inclusive of nursery, as part of the redevelopment of the former RAF Uxbridge Site in February 2013. The school will be located a 2.82 hectare plot of land to the north of St Andrews Road designated as Green Chain land.

The scheme consists of the demolition of the existing sports centre and the development of a two storey primary school within the existing contours of the land.

Two car parking areas providing 93 parking spaces will be provided within the grounds of the site for use by staff, visitors and parents. The site also includes an area of hardstanding which will provide KS1 & KS2 play areas, playing fields containing 2 x football pitches, a Multi- Use Games Area (MUGA), a habitat creation area and an open woodland area.



Site Information: St Andrews Road, north of RAF Uxbridge

Ward	Uxbridge North
Evidence base source	GLA SHLAA, Phase 3
Area (ha/sqm)	2.7 ha
PTAL Rating	2
Existing Use	Athletics facility
Relevant Planning History (Most recent)	585/APP/2012/2903: Reserved Matters (appearance, landscaping, layout & scale) in compliance with Conditions 2 & 3 for Phase 1 third application (Primary School) of planning permission reference 585/APP/2009/2752 dated 18th January 2012 for the

SCHOOL SITES

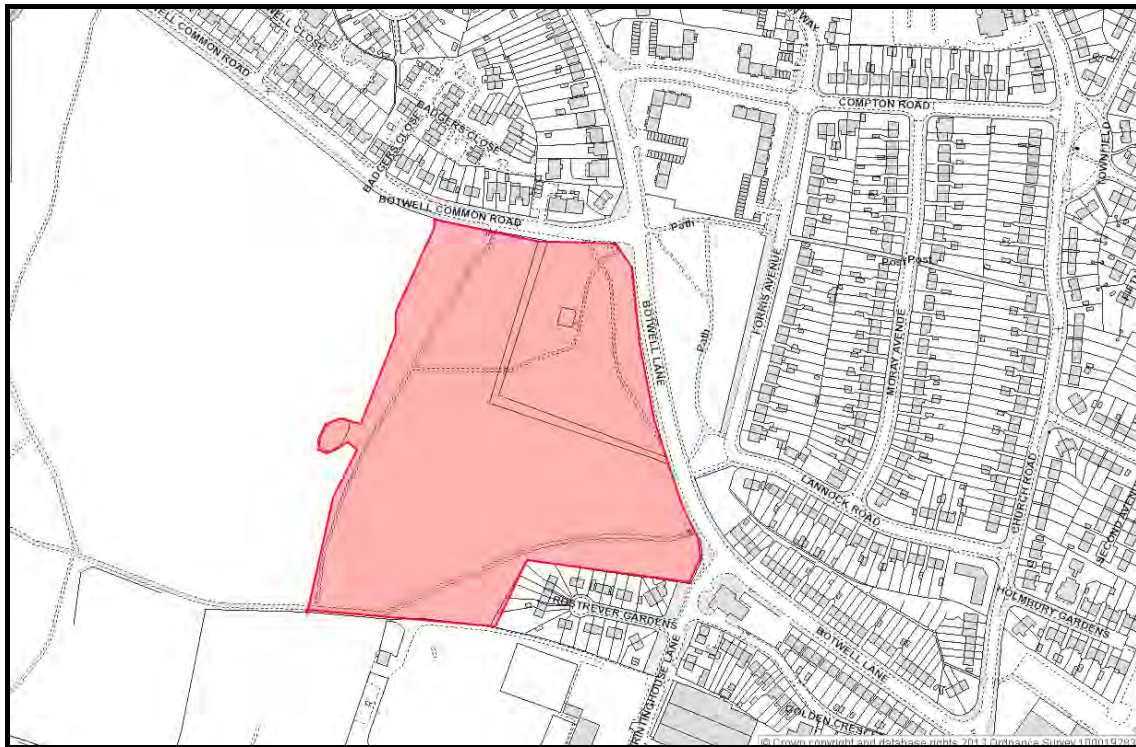
	redevelopment of the former RAF Uxbridge Site.
Infrastructure Considerations	School travel plan
Indicative phasing	2011-2016
Ownership if known	vsm
Other information	None

SCHOOL SITES

2) Lake Farm, Hayes

In May 2013 the Council granted full planning permission for the erection of a three form of entry primary school, on land at Lake Farm Country Park in Hayes. Once completed the school will be capable of accommodating up to 630 students, plus a nursery for 45 children per session in two sessions and a SEN/SRP (Special Education Needs) unit for approximately 12 pupils with Autism Spectrum Disorder.

The buildings have an approved floorspace of approximately 3,300m² and will comprise a nursery, 21 classrooms, and associated school facilities. Externally, playgrounds and playing fields will be provided, in addition to staff car parking, a new vehicular access off Botwell Common Road, a designated drop-off/pick-up area, which could also be used as a car park outside peak times for users of the Country Park, and ancillary development.



Site Information: Eastern end of Lake Farm Country Park between Botwell Lane and Botwell Common Road, Hayes

Site name	Lake Farm
Ward	Botwell
Area (ha/sqm)	10 ha
PTAL Rating	2
Existing Use	Country Park
Relevant Planning History (Most recent)	68911/APP/2012/2983: New 3 Form of Entry primary school (630 students) plus a nursery (45 students) and a Special Resource Provision Unit for approximately 12 pupils, associated car parking, hard and soft play areas, sports pitches, pedestrian and vehicular access routes and landscaping.
Infrastructure Considerations	Highways and parking improvements associated with the proposal. School travel plan

SCHOOL SITES

Indicative phasing	2011-2016
Ownership if known	London Borough of Hillingdon
Other information	None

SCHOOL SITES

3) Laurel Lane, West Drayton



Site Information : Open land to east of existing school site

Ward	West Drayton
Area (ha/sqm)	1.0 hectare
PTAL Rating	1b
Existing Use	Open space
Relevant Planning History (Most recent)	None
Infrastructure Considerations	To be negotiated as part of any planning application
Indicative phasing	2016-2021
Ownership if known	London Borough of Hillingdon
Other information	None

8. Introduction

8.1 A key objective of the Local Plan Part 1: Strategic Policies is to safeguard and promote areas of geological importance and make a proportionate contribution to West London's target to extract 0.5 million tonnes of minerals.

8.2 It is clear that Hillingdon could not make a significant contribution to meeting future aggregates demand without using sites in the Green Belt .

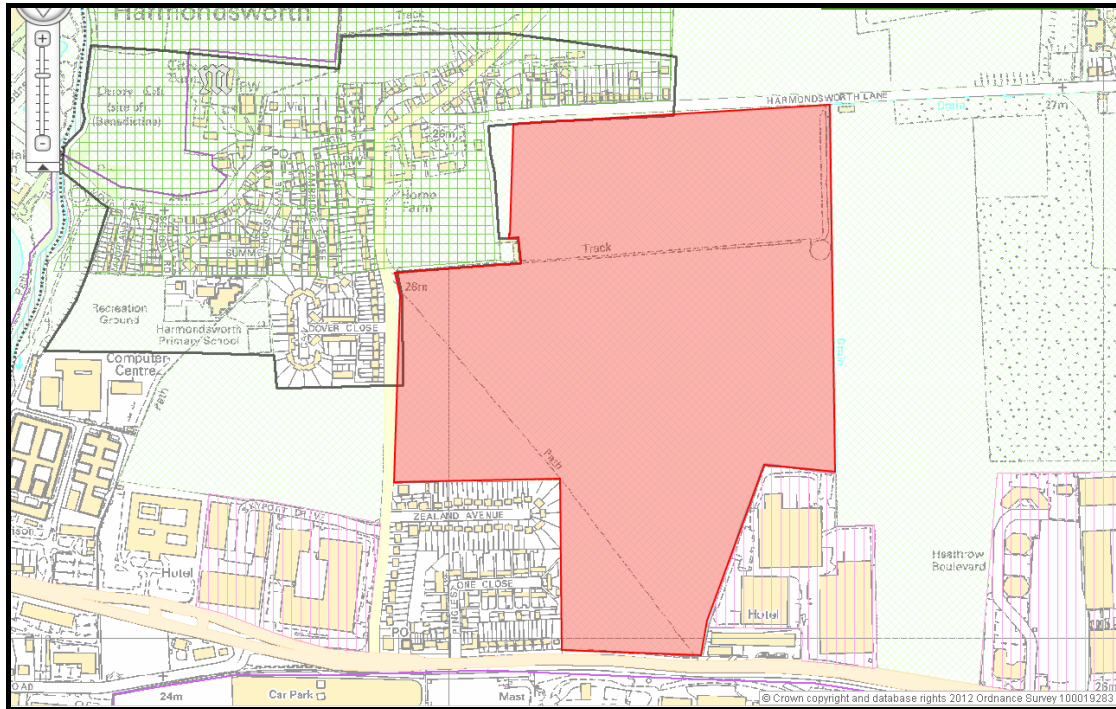
8.3 The NPPF states that mineral extraction need not be inappropriate in the Green Belt provided that the openness of the Green Belt is preserved and that it does not conflict with the purposes of including land in Green Belt. Judgements about the acceptability of extraction in the vicinity of houses have to be taken case-by-case, based on the likely specific impacts of individual schemes.

8.4 The Minerals Technical Background Report (2008) concludes there are three sites able to provide the defined aggregates requirement for the borough over the Plan period. The following sites will be safeguarded for these purposes:

- Land west of the present Harmondsworth Quarry;
- Land north of the village of Harmondsworth; and
- Land at Sipson Lane, east of the M4 spur.

MINERAL SAFEGUARDING

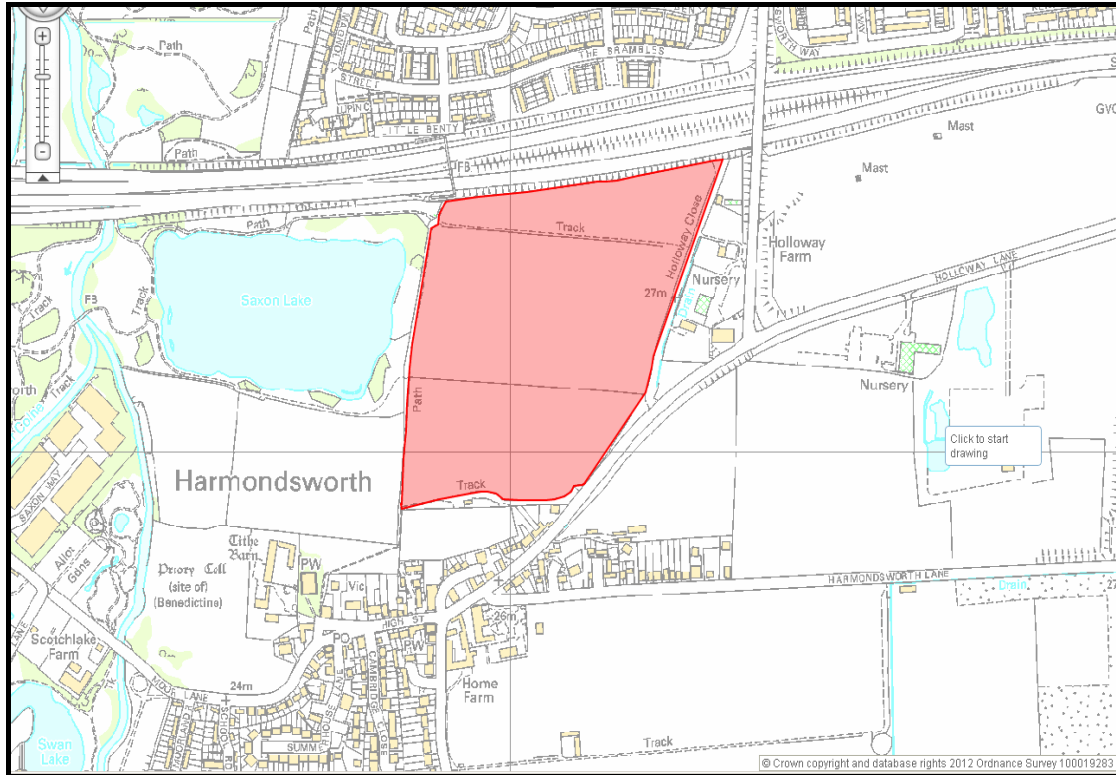
Land to the west of Harmondsworth Quarry



Site name	Land to the west of Harmondsworth Quarry
Site Type	Mineral Safeguarding Area
Reference	
Location	South of Harmondsworth Lane
Existing Use	Greenfield site
Area (ha/sqm)	40 ha
PTAL Ratings	1a/1b
Proposed Development	Mineral Extraction
Infrastructure Considerations	To be determined with planning application
Relevant Planning History (Most recent)	None
Designations	Green Belt
Policy Considerations	London Plan Policy 5.20 Local Plan Part 1: Strategic Policies – Policies EM2 and EM9
Indicative phasing	2021-2026
Site to progress (Y/N)	TBC
Ownership if known	Not known
Other information	

MINERAL SAFEGUARDING

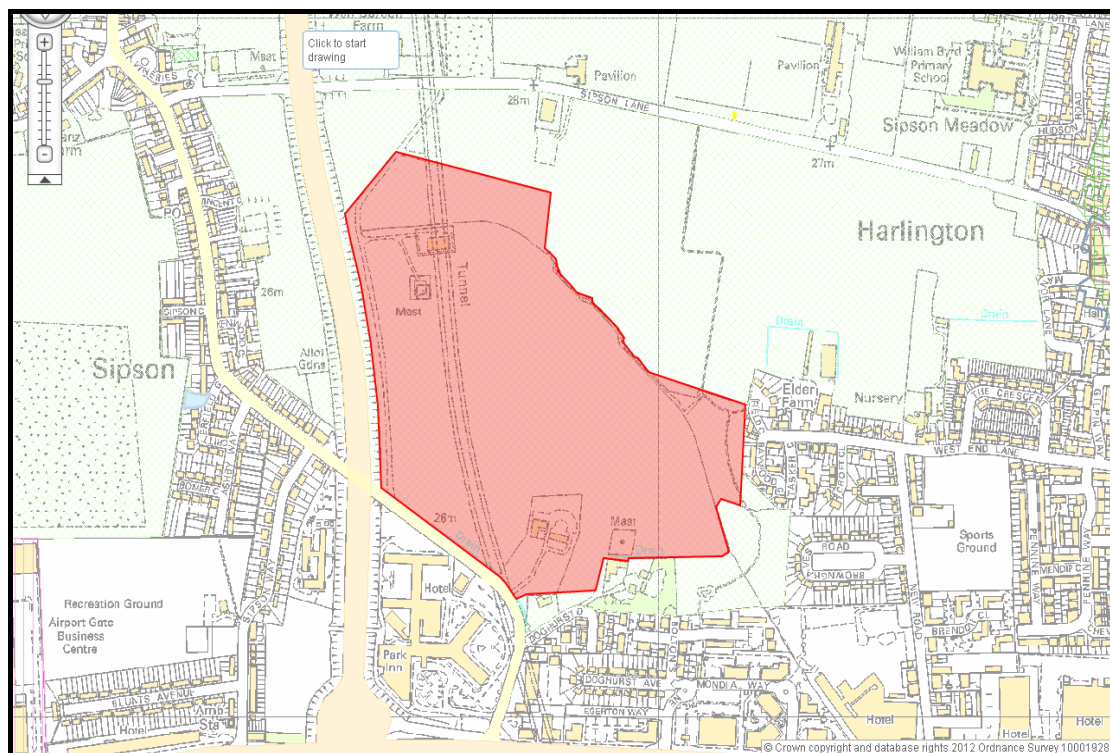
Land North of Harmondsworth



Site name	Land North of Harmondsworth
Site Type	Mineral Safeguarding Area
Reference	
Location	West of Holloway Close South of the M4
Existing Use	Greenfield site
Area (ha/sqm)	16 ha
PTAL Ratings	1 a
Proposed Development	Mineral Extraction
Infrastructure Considerations	To be determined with planning application
Relevant Planning History (Most recent)	None
Designations	Green Belt, Archaeological Priority Area
Policy Considerations	London Plan Policy 5.20 Local Plan Part 1: Strategic Policies – Policies HE1, EM2 and EM9
Indicative phasing	2021-2026
Site to progress (Y/N)	TBC
Ownership if known	Not known
Other information	

MINERAL SAFEGUARDING

Land at Sipson Lane, East of the M4 Spur



Site name	Land at Sipson Lane, East of the M4 Spur
Site Type	Mineral Safeguarding Area
Reference	
Location	South of Sipson Lane, East of the M4 Spur
Existing Use	Industrial
Area (ha/sqm)	24 ha
PTAL Ratings	PTAL Score 1a/1b/3
Proposed Development	Mineral Extraction
Infrastructure Considerations	To be determined with planning application
Relevant Planning History (Most recent)	Ref: 45408/APP/2009/340: Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land.
Designations	Green Belt, proposed Archaeological Priority Area
Policy Considerations	London Plan Policy 5.20 Local Plan Part 1: Strategic Policies – Policies HE1, EM2 and EM9
Indicative phasing	2016-2021
Site to progress (Y/N)	TBC
Ownership if known	Multiple ownership
Other information	