

Regulation 19 Consultation October 2015 - December 2015
Local Plan Part 2 Schedule of Representations Received and Officer Responses

APPENDIX 2: SITE ALLOCATIONS AND DESIGNATIONS						
ID	Rep no	Individual/Organisation	Para/Policy/ Map	Support /Object	Summary of Representation Received	Officer Response
General Comments						
137	3	Conservation Area Advisory Panel for south of the Borough	N/A	Support	Panel supports bringing forward a number of nature conservation area upgrades and new or extended areas, particularly for Cranford, Harmondsworth, West Drayton and Longford.	Support noted and welcomed.
1. The Hillingdon Local Plan						
62	1	f451 on behalf of Douay Marty's Academy, RC Diocese of Westminster & Guys Investment Trust Ltd	Paras 1.10, 1.11 - 1.16	Object	Paras 1.11 - 1.16 all come to the same conclusion that Hillingdon has not sufficiently accommodated for education capacity for 4 years when the Local Plan should provide for 10 years as demanded by NPPF.	Officers are progressing proposals to increase the number of school places available at three primary schools for permanent expansion. In addition, temporary classroom units at 2 primary schools have been approved for bulge classes to meet the demand for additional primary school places from

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						September 2016. Options to expand three further secondary schools are being considered. The latest position with regards to school place provision will be reflected in the Statement of Modifications to be submitted with the Local Plan Part 2 documents for public examination.
2. Growth in Hillingdon						
121	1	Barton Willmore on behalf of Countess Goda Estates	N/A	Comment	There is a need to review the Site Allocations and Designations document in advance of 2021.	It is likely that the Site Allocations and Designations Document will be reviewed well in advance of the plan end date.
3. New Homes						
57	2	Savills on behalf of London Diocesan Fund	N/A	Object	Suggest that land at Ladygate Lane, Ruislip for inclusion as housing allocation.	The site has been submitted at a late stage in the process of plan preparation. The scope for inclusion of additional sites will

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						be considered as part of the examination process.
58	8	Greater London Authority	N/A	Support	Welcome the reference to the borough's new higher minimum housing target of 5,593 and the identification of new development sites, but do not agree with the methodology applied to calculate a revised delivery figure of 414 units per annum. The likely level of delivery of units between 2011/12 and 2013/14 was taken into account in the development of Hillingdon's housing numbers for the FALP. In addition, in line with London Plan Policy 3.3, the London Plan housing target for the borough is a	Support noted and welcomed. Officers will be undertaking further discussions with the Greater London Authority, with a view to addressing their comments prior to the commencement of the examination process.

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					minimum figure and the borough will need to continue to bring forward additional housing development capacity. The document should therefore identify how it seeks to meet the 559 units a year target and seek to exceed it to bridge the gap between need and supply in line with Policy 3.3 of the London Plan and Part one of the Draft Interim Housing SPG 2015.	
115	1	Marion Turner	N/A	Support	Welcome the proposals for the redesignation of industrial sites for housing and mixed use development, but is unclear what the proportion of affordable housing will be provided on these sites	Support noted and welcomed. The Council seeks 35 % affordable housing on sites of 10 units or more. This is subject to viability considerations.

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17	1	Highways England (Highways Agency)	Policies SA 1 - SA 41	Object	From 1 st April 2015, the Highways Agency became known as Highways England. The Local Plan should not rely on future transport assessments accompanying planning applications. Highways England expects Hillingdon to produce a transport assessment covering the cumulative impacts of all allocated sites, including evidence that any required mitigation is affordable from identified funding sources.	Officers are seeking approval from Cabinet to complete a cumulative assessment of transport impacts.
109	5	CPRE	N/A	Support	Support the proposed removal of Policy SA 7 to the rear of 119-137 Charville Lane, Hayes.	Support noted and welcomed.
101	1	Hayes Town Partnership	Policy SA 3:	Object	The revised proposals have	Site B in the Site Information

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			Eastern End of Blyth Road, Hayes		not included Trident House which has recently received consent for conversion to residential use. Reiterate need for outline planning framework or area plan to show how support facilities will be provided for increased number of people living in Hayes.	refers to Trident House. More specific planning guidance for Hayes will be included in the Heathrow Opportunity Area Planning Framework, which is identified in the Council's Local Development Scheme.
101	3	Hayes Town Partnership	Policy SA 4: Fairview Business Centre	Object	Recommend the addition of Crown Trading Estate as a specific proposal with development aligned to the adjoining Fairview Business Centre.	Support noted and welcomed. The release of this site is broadly consistent with the provisions of the Local Plan Part 1, which seeks to maximise the potential of the Grand Union Canal in Hayes. Further discussions are required to assess the impact of the loss of the SIL designation and the redevelopment potential of this site.

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101	4	Hayes Town Partnership	N/A	Object	Recommend safeguarding public access along the entire stretch of canal from Station Road Bridge to the Printing House Lane bridge.	Public access to the canal will be protected through the development management process.
64	12	Canal & River Trust	Policy SA4: Fairview Business Centre	Object	Site is not identified in Site Allocations and Designations document but the Canal & River Trust would support its release for residential led mixed use redevelopment as a better neighbour to the canal. Understand the owners are keen for this to happen. Request that any redevelopment maximises potential of canal frontage.	Support noted and welcomed. Discussions with the landowner in relation to the future use of the site are ongoing. The London Plan 2011 advises that development proposals should enhance the use of the Blue Ribbon Network. Policy EM3 in the Local Plan Part 1 seeks to enhance local character, visual amenity, ecology, transportation, leisure opportunities and sustainable access to rivers and canals. Redevelopment of the site would be required to meet the provisions of this policy and other relevant policies.

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119	2	WYG on behalf of the London Meat Company	N/A	Object	An appropriate balance needs to be found in terms of housing provision throughout the Borough. The absence of any allocations in Harlington indicates that the future development needs of a settlement are inadequately provided for. Suggest adding SA42 The Elms, Harlington as residential allocations to be delivered 2021 - 2026.	Proposed site allocations for residential development are based on the evidence base document, including Mayor of London's Strategic Housing Land Availability Assessment (SHLAA). The Council's Local Plan Part 1 Strategic Policies identifies the Hayes and West Drayton corridor as broad location for growth up to 2026 and the location of proposed site allocations correspond to the strategic direction set out in the Local Plan Part 1.
100	1	Heine Planning	Paras 3.18 and 4.26	Object	Policy needs to be reconsidered based on an up- to-date proper needs assessment; regard to policy requirement in NPPF/PPTS; realistic approach to addressing need; comments	The Council's Gypsy and Traveller Accommodation Assessment was undertaken in September 2014. Since this time, government guidance relating to pitch provision has been updated. The

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					<p>made by Travellers and those representing them.</p> <p>Proposed extension of Colne Park will not address existing need. Policy not compliant with H3 of Local Plan Part 1 Gypsy and Traveller Pitch provision.</p> <p>Fails to have regard to outcome of recent appeal decisions for Gypsy-Travellers.</p>	<p>revised version of the guidance contains a new definition of how gypsies and travellers should be defined for the purposes of planning policy. Officers will assess the implications of these changes for pitch provision targets identified in the Local Plan Part 2, in advance of the examination process.</p>
114	1	Sally Barter	Paras 3.18/4.26	Object	<p>Considers that (a) there has been a failure to fully consult with all groups of Gypsies, Travellers, Showmen and Roma living within Hillingdon, (b) the Traveller Needs Assessment was not publicised amongst the Traveller Community, does</p>	<p>Interviews on authorised and unauthorised sites have captured the views of the existing traveller population in Hillingdon and informed the assessment. In addition, Hillingdon Traveller Forum has been engaged in its preparation and the assessment is publically available on the</p>

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					not record local traveller views and is not factually correct, overwhelmingly focuses on consultation with the Irish Traveller community and was completed at a time when the majority of the community were away at Fairs or working to earn a living.	Council's website.
65	4	Nathaniel Lichfield on behalf of Purplexed LLP	Policy SA 2: The Old Vinyl Factory and Gatefold Building, Hayes	Object	Suggest amending policy text to refer to the amended outline planning permission (ref 59872/APP/2013/3775 – approved 31 July 2014). Given that separate planning permissions have amended the outline planning permission, the policy should identify that the Council will consider alternative uses and additional residential	The planning history of the site will be updated as part of the examination process and the site allocation policy will reflect the consented schemes that are likely to be delivered on the site.

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					accommodation, where it can be demonstrated that such development will create a high quality urban realm and not have unacceptable impacts. In the light of the overall housing totals being target minimums (to accord with GLA London Plan), it would therefore be appropriate to increase the likely delivery from this site by +15% to 717 units overall (66, 486 and 175 units for the three time periods) to achieve a housing delivery closer to reality rather than theory.	
5	1	Amec Foster Wheeler on behalf of National Grid	Policy SA 2: The Old Vinyl Factory and Gatefold Building, Hayes;	Comment	Identify the following sites as being crossed by or within close proximity to underground cables and/or	The presence of underground cables and/or gas pipelines will be taken into account when assessing the development

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			Policy SA 5: Land South of the Railway, Hayes; Policy SA 14: Master Brewer and Hillingdon Circus, Hillingdon		gas pipelines: Master Brewer and Hillingdon Circus, Land to the south of the Railway, including Nestle Site, The Old Vinyl Factory and Gatefold Building.	potential of these site allocations.
76	1	CBRE	Policy SA 4: Fairview Business Centre	Support	The proposed allocation of Fairview Business Centre under Policy SA 4 and the removal of the site from the SIL designation is supported, but it is considered that it can accommodate greater residential of residential units. The policy should allow for 100% residential in addition to residential-led development. Point out the factual inaccuracy in relation to site address and anticipate that Site B will also come	The proposed number of residential units is broadly consistent with the London Plan density matrix. Officers would prefer to see some small scale commercial uses to be incorporated into development proposals on this site to support future residential development and the regeneration of Hayes Town Centre. The inaccuracy in relation to the site address will

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					forward in the short term.	be corrected and anticipated delivery brought in line with landowner intention.
117	1	Simply Planning on behalf of Crown Trading Estate	Policy SA 4: Fairview Business Centre	Object	Object to the boundaries of Policy SA4 and recommended that policy SA4 is amended to include the adjacent Crown Trading Centre as part of the allocation. If it is not accepted that the Crown Trading Centre is allocated for mixed use residential development then it should be reallocated as a Locally Significant Industrial Site (LSIS) in recognition that the site has significant access issues, that redevelopment is unlikely for employment uses that require HGV access and that the quality of industrial	The release of this site is broadly consistent with the provisions of Local Plan Part 1 which seek to maximise the potential of the Grand Union Canal in Hayes. Further discussions are required to assess the impact of the loss of the SIL designation and the redevelopment potential of this site.

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					buildings on site is partially low. Owner petition submitted.	
101	2	Hayes Town Partnership	Policy SA 4: Fairview Business Centre	Support	Support residential and small scale commercial uses on this site.	Support noted and welcomed.
64	6	Canal & River Trust	Policy SA 4: Fairview Business Centre	Support	SA 4 Fairview Business Centre - support but request additional wording to ensure ground floor canalside use maximises the potential of canal and animate this edge as it is isolated and not overlooked.	Support noted and welcomed. The policy requires canalside improvements and higher densities along the canal frontage.
69	10	Historic England	Policy SA 4: Fairview Business Centre; Policy SA 5: Land South of the Railway, Hayes	Object	The Grand Union Canal is an undesignated heritage asset. Significance of the canal should be respected and the corridor enhanced. Provisions for higher densities on these sites	Officers will be undertaking discussions with Historic England, with a view to addressing their concerns prior to the commencement of the examination process.

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					should be balanced by the need to avoid harm to the enjoyment of the canal. Recommend that policies should refer to the assessment of appropriate density, taking account of the heritage, recreational and townscape value of canal, reflecting Paras 58, 60 and 61 of NPPF and Policy 7.30 of the London Plan.	
64	7	Canal & River Trust	Policy SA 5: Land South of the Railway, Hayes	Support	Land to south of the railway including Nestle - canalside frontage should be maximised for active uses on ground floor. Considers site is in an appropriate location for community water sports club and permanent residential moorings. Support better linkages to	Support noted and welcomed. The proposed allocation requires development to integrate the canal and maximise the canal frontage. Discussions with landowners in relation to this site are ongoing and it is anticipated that the allocation will change as part of the examination process.

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					Hayes Town Centre, a new footbridge and improvements to existing vehicular bridge at North Hyde Gardens for pedestrians and cyclists.	
80	1	CgMs on behalf of Elite Group	Policy SA 5: Land South of the Railway, Hayes	Object	Object to proposed residential capacity on Site B and consider that flexibility should be maintained. Recommend the policy is reworded to state that employment floorspace is maintained and the amount of floorspace is re-provided in any redevelopment of the site. Welcome the inclusion of the phrase 'as a preference' as this provides flexibility for developers, but consider that the site is not suitable for large quantities	Discussions with the landowners of the site are ongoing and it is anticipated that the proposed policy will change as part of the examination process. All proposals for housing development will be expected to justify proposed types of housing with reference to the Council's latest housing needs evidence.

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					of family housing and therefore reference to the Council's housing need evidence should be omitted.	
50	3	John McDonnell MP	Policy SA 5: Land South of the Railway, Hayes	Object	The policy has not been positively prepared, the balance between the loss of employment land and residential development, as well as community infrastructure has not been fully considered. The proposed changes are not sound.	The Council is keen to ensure the delivery of a significant proportion of employment generating uses and community infrastructure as part of the proposed scheme for this key site. Discussions are progressing with the site owners to agree the overall quantum of uses. The latest position will be reflected when the Local Plan Part 2 is submitted to the Secretary of State for public examination.
116	2	Network Rail	Policy SA 5: Land South of the Railway, Hayes	Object	It unreasonable to expect a developer to delay development until all 3 sites can be planned for	This is an important strategic site for Hayes town and the borough as a whole and officers are keen to ensure a comprehensive

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					comprehensively. Suggest the requirement for 50% of the site being used for employment be replaced with an alternative more flexible approach seeking employment uplift. The indicative dwelling requirement for Site C should be increased to reflect London Plan guidance.	approach to each of the parcels. The supporting text to the policy provides flexibility by stating that the overall quantum of uses will be determined through discussions with key stakeholders and the development of a sustainable masterplan.
135	13	Robin Brown	Policy SA 5: Land South of the Railway, Hayes	Object	Quantum of development set out in this policy would preempt the proper determination of this important site, which lies within a Conservation Area	Discussions are progressing with the site owners to agree the overall quantum of uses. The latest position will be reflected when the Local Plan Part 2 is submitted to the Secretary of State for public examination. The location of the site in the Conservation Area is recognised in the Site Information Table and development proposals will be

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						considered against the conservation policies in the Development Management Policies document.
134	1	Winckworth Sherwood LLP on behalf of Barratt London	Policy SA 5: Land South of the Railway, Hayes	Support	<p>Supports site for mixed use residential and employment uses.</p> <p>The number of residential units should not be restricted. Evolving masterplan demonstrates considerably more units can be delivered - between 1000 - 1200. Policy should be reworded to provide more flexibly.</p> <p>Different ownership of sites A, B and C mean that comprehensive redevelopment is unlikely and should not be a</p>	<p>Support noted and welcomed. Discussions are progressing with the site owners to agree the overall quantum of uses. The latest position will be reflected when the Local Plan Part 2 is submitted to the Secretary of State for public examination.</p> <p>The supporting text to the policy notes the Council's objective to bring forward a comprehensive development scheme. Officers will seek to achieve this through discussions with key stakeholders.</p>

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					<p>requirement, even though it is a good aspiration. Supporting text should just reference the Council's desire for all three sites to come forward at same time.</p> <p>Policy should reflect changes in delivering affordable housing and changes to housing tenure in London, such as the inclusion of starter homes and be worded more flexibly to allow development to come forward.</p>	
131	1	Carter Jonas on behalf of Access Self Storage	Policy SA 5: Land South of the Railway, Hayes	Support	The allocation of the site is supported but it is considered that (a) Network Rail's land should be included in the allocation, (b) the percentage of employment generating uses is too high at	Officers will work with each of the landowners and other key stakeholders to ensure the delivery of a comprehensive scheme for this site. Supporting text notes that the overall quantum of uses will be

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					50% and should be replaced with a qualitative target, (c) the residential capacity on Site C should be increased and a consistent approach to density should be stated in the Policy, (d). Clarification is required as to how a comprehensive scheme can be realised and what is meant by sustainable master plan and (e) delivery should be brought forward to 2016-2021.	determined through discussions with key stakeholders and the development of a sustainable masterplan.
137	5	Conservation Area Advisory Panel for south of the Borough	Policy SA 5: Land South of the Railway, Hayes	Object	Concerns regarding the proposed amount of development on this site, which would be prejudicial to Conservation Area. No evidence that the Conservation Area designation has informed the	Discussions are progressing with the site owners to agree the overall quantum of uses. The latest position will be reflected when the Local Plan Part 2 is submitted to the Secretary of State for public examination.

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					scale and content of the proposals.	The Conservation Area, as part of Site A and B of the proposed allocation, is acknowledged in the Site Information Table and the proposed policy criteria include requirements for the development to sustain and enhance the significance of heritage assets. In addition, any proposal would be expected to be consistent with policies DMHB 4 and HE1.
132	1	Barton Willmore on behalf of Segro	Policy SA 5: Land South of the Railway, Hayes	Object	The proposed division between Sites A and B is inaccurate and the Plan should reflect the land interest. Comprehensive development should not be a policy requirement as this would delay delivery and more flexibility in terms of residential capacity should	Any factual inaccuracies will be identified on the Schedule of Proposed Modifications. The supporting text to the policy notes the Council's objective to bring forward a comprehensive development scheme. Officers will seek to achieve this through discussions with key stakeholders.

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					be included. Question the definition and evidenced need of the sports pitch requirement. Reference to the education use should be deleted.	Supporting text notes that the overall quantum of uses will be determined through discussions with key stakeholders and the development of a sustainable masterplan.
101	5	Hayes Town Partnership	Nestle Site SA 5: Land South of the Railway, Hayes	Support	Support all requirements for this site. Site provides an ideal location for water sports centre. Recommend improved connectivity with the town centre by a pedestrian bridge across canal.	Support noted and welcomed. Discussions with the landowner in relation to the future use of the site are ongoing.
101	6	Hayes Town Partnership	Policy SA 6: Western Core (Deleted))	Object	Concerned that the deletion of the site leaves this key area of Hayes in limbo. Unlocking and developing site would regenerate the core of Hayes Town Centre. Would welcome dialogue	The Local Plan Part 2 Proposed Submission Version September 2014 document sought to carry forward from the saved UDP policies the Western Core site allocation for mixed use

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					with Council to explore issue.	development, including 60 units. The site is proposed to be deleted on the basis that multiple land ownership may compromise delivery. No further evidence has been put forward that would support the re-introduction of the site.
64	8	Canal & River Trust	Policy SA 7: Union House, Hayes	Object	Access through site to the approved moorings on the canalside would be supported.	The site has been subject to the Prior Approval process and the proposed allocation reflects the approved scheme. Whilst the Council's strategic policy EM3 blue Ribbon Network seeks to enhance access to the canal, there is no scope for the Council to require canalside improvements through the Prior Approval process.
130	1	Home Group	Policy SA 10: Field End Road, Eastcote	Object	Feasibility studies indicate that the site can accommodate at least 30-35	The residential capacity of this site has been calculated on the basis of public transport

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					units. Request that the policy is reworded.	accessibility levels, in accordance with national and London Plan policy.
109	6	CPRE	Policy SA 12: Former Allotments and Melrose Close Car Park, Burns Close	Object	This green space appears to be well used by the local community and the council should be seeking to bring this site back into full use, as allotments.	The allotments site has been vacant for a number of years and the principle of residential development was established in 2011, when planning permission was granted for 79 units.
115	2	Marion Turner	Policy SA 14: Master Brewer and Hillingdon Circus	Comment	Seeks clarification whether mixed use development involves retail at ground floor level or creative uses. Suggests the inclusion of wheelchair accessible units.	As a preference, retail uses should be located at ground floor level. Officers would like to see a mix of uses on this site, including retail at ground floor level as well as leisure, social and community facilities.
129	1	GL Hearn on behalf of Meyer Bergman	Policy SA 14: Master brewer and Hillingdon Circus	Support	Supports updated proposed site allocation and revised objectives but feel some aspects should be reviewed. Relevant planning history is	Support noted and welcomed. The planning history, including likely residential capacity of the site, is evolving and will be updated as part of the

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					<p>incomplete. The site could deliver a higher number of residential units and request increase of net completions anticipated for site from 125 units to 341 units.</p> <p>Support designation of part of site as nature conservation site of Metropolitan or Borough Grade 1 importance, however there is inconsistency across documents - supplementary information is not provided in Chapter 5 or as part of Atlas of Changes. Request clarification for avoidance of doubt.</p> <p>Request removal of criterion "Form a comprehensive development scheme across</p>	<p>examination process. In addition, inconsistency across the Local Plan Part 2 documents in relation to the nature conservation site will be addressed. Whilst it is recognised that sites A and B are unlikely to be developed at the same time, officers would not wish to see either site developed on a piecemeal basis.</p>

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					the whole site" as the site is in multiple ownership and is unlikely to be delivered at same time or as part of one masterplan.	
44	1	Ickenham Residents Association	Policy SA 14: Master Brewer and Hillingdon Circus	Support	Continue to support the principle of development at Hillingdon Circus/Master Brewer, but prefer mixed-use rather than residential led mixed use on this site. Suggest that the site boundary is moved westward to ensure that no Green Belt is within SA 14.	Support noted and welcomed. The latest position will be reflected when the Local Plan Part 2 is submitted for public examination. The inclusion of the Green Belt within the site serves to ensure that the development will enhance the quality, management and access to Freezeland Covert. The extent of the site area has been carried forward from the existing UDP designation unaltered and all development proposals on this site will have to take account of the Council's Green Belt policies DME1 4 and EM1.

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109	7	CPRE	Policy SA 14: Master Brewer and Hillingdon Circus, Hillingdon	Object	The Council should clarify the status of planning applications at this site and state clearly that there will be no 'inappropriate development' within the Green Belt.	The latest position on this site will be reflected when the Local Plan is submitted for public examination. Any development on the site will be required to take account of the Council's Green Belt policies DMEI 4 and EM1.
42	1	GVA on behalf of Transport for London	Policy SA 16: Northwood Station, Green Lane	Support	Welcome the inclusion of SA 16 and support proposed wording of criteria, subject to minor amendments allowing for the re-provision of retail uses and commuter car parking.	Support noted and welcomed.
69	12	Historic England	Policy SA 16: Northwood Station, Green Lane	Object	The site encompasses part of the Northwood Town Centre and Green Lane Conservation Area and the Frithwood Conservation Area - consequently recommend bullet point 8 is amended to	Officers will be undertaking discussions with Historic England, with a view to addressing their concerns prior to the commencement of the examination process.

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					omit the word "adjacent".	
19	7	Rapleys on behalf of LaSalle Investment	Policy SA 21: Eagle House, The Runway	Object	Object to Policy SA21 and request that the allocation is amended to provide a positive framework to secure the delivery of appropriate and viable development for the site. The allocation should be flexible and it is requested that the site is allocated as a redevelopment opportunity with the potential to deliver one or more of the following uses appropriate in the town centre location, including retail, restaurant, café, hotel and office, and residential use.	The site is subject to Prior Approval for residential development and the allocation has been drafted to reflect the approved scheme.
57	1	Savills on behalf of London Diocesan Fund	Policy SA 22: Chailey Industrial Estate, Pump	Object	Object to the exclusion of the Matalan Site from site allocation SA 22.	The Local Plan Part 2 Site Allocations and Designations Proposed Submission Version

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			Lane			<p>September 2014 identified the Matalan site as part of site allocation SA22. This portion of the site was removed following representations from the site owners, which indicated that it was unlikely to come forward for development.</p> <p>The site is now in the ownership of the London Diocesan Fund, which has requested that it is added back into the Site Allocations and Designations document and allocated for a mixed use residential and retail scheme. Officers are content to support the proposed allocation, subject to the agreement of a suitable quantum of development on the site.</p>
101	7	Hayes Town Partnership	Policy SA 22: Chailey Industrial	Object	Revised proposal is for residential only, not mixed	The previous proposal of mixed-use development was based on

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			Estate		use. Hayes Town Partnership previously recommended that the site should include a purpose built mosque to replace facility in nearby former Civic Hall. Recommend this should be included in proposals for this site.	the Matalan site being included. Due to recent changes in landownership the Matalan element is likely to be included again into the site allocation. The policy criteria requiring the provision of community infrastructure on site will be retained. Specific proposals will be assessed against all relevant development management policies.
94	1	Gerald Eve LLP on behalf of Royal London Limited	Policy SA 22: Chailey Industrial Estate, Pump Lane		Are supportive of the policy generally, but consider that the site itself has the potential to offer a significantly greater density at 170 units per hectare. Suggest amended policy wording and to amend proposed number of units and net completions within	Support welcomed. The proposed density on this site is consistent with the density range set out in table 3.2 of the London Plan.

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					the site information table.	
50	5	John McDonnell MP	Policy SA22: Chailey Industrial Estate, Pump Lane	Object	Considers that the policy has not been positively prepared and is therefore not sound.	Officers continue to work with partners to ensure that the necessary infrastructure is in place through the CIL and Section 106 mechanisms.
50	4	John McDonnell MP	Policy SA 23: Silverdale Road/Western View	Object	Considers that the policy has not been positively prepared and is therefore not sound.	Officers continue to work with partners to ensure that the necessary infrastructure is in place through the CIL and Section 106 mechanisms.
122	1	Savills on behalf of Hurlington Ltd	Policy SA 23: Silverdale Road/Western View	Object	Consider that the site is ideally placed for the delivery of higher density development Request that the reference comprehensive development is removed and the indicative phasing should be reinstated as per the original draft allocation at 2016-2021. Further request that the site boundaries are	Proposed density is consistent with the London Plan density ranges. The site is key to the regeneration of the town centre and it is considered it would benefit from comprehensive development.

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					redrawn to ensure that BM House and Chalfont house are excluded from the requirement to deliver comprehensive development at the site. Amended wording provided.	
101	8	Hayes Town Partnership	Policy SA 23: Silverdale Road, Western View.	Support	Strongly support revised proposal to include retail. Recommend a specific requirement to retain and enhance the historically significant Shackles Dock. Ask that discrepancy in numbers of residential units be amended.	Support noted and welcomed. The inclusion of Shackles Dock in the site boundary will require prior agreement from the site owner and a viability assessment to demonstrate that the site has a realistic prospect of being delivered for residential use. In addition, there are a number of heritage issues that would need to be addressed.
64	9	Canal & River Trust	Policy SA 23: Silverdale Road/ Western View	Support	Proposals should maximise canalside frontage. Dock is privately owned and should be retained and retention	The London Plan 2011 advises that development proposals should enhance the use of the Blue Ribbon Network and Local

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					highlighted within Policy SA 23. Canalside improvements should be agreed with the Trust.	Plan Part 1 policy EM3 seeks to enhance the local character, visual amenity, ecology, transportation, leisure opportunities and sustainable access to rivers and canals. The inclusion of Shackles Dock in the site boundary will require prior agreement from the site owner and there are a number of heritage issues that would need to be addressed. The Canal & River Trust is a statutory consultee and the Council is required to formally consult the Trust on any planning application for development likely to affect the canal.
69	11	Historic England	Policy SA 23: Silverdale Road/Western View	Object	The second bullet point of lacks clarity on the Council's expectations. The Old Crown Public House is a pivotal	Officers will be undertaking discussions with Historic England, with a view to addressing their concerns prior

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					<p>building within the Victorian landscape, a locally listed building and policy should specify that the building is retained in any new development.</p> <p>Concerned that maximising canal frontage might be through maximising densities and believe policy should include a further criterion to ensure the quality and scale of development is appropriate to the local context, avoiding a potentially enclosed and alien environment.</p>	to the commencement of the examination process.
50	1	John McDonnell MP	Policy SA 24: Benlow Works, Silverdale Road	Object	The balance of the loss of employment land has not been fully considered. The community infrastructure policy has not been reviewed	Benlow Works is currently largely vacant and the proposed allocation seeks to bring this important building forward for mixed use development,

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					<p>and therefore the needs of potential residents have not been fully considered or planned for. This is a building of historical significance and should be treated and protected as such.</p>	<p>including employment generating uses.</p> <p>Policies in the plan relating to community infrastructure seek to resist the loss of existing facilities and encourage new provision, subject to a number of criteria. The Council's Strategic Infrastructure Plan (SIP) provides an overview of the main areas of infrastructure that are required to support planned growth in the borough.</p> <p>The SIP notes that additional school places will be required over the plan period. The Plan will be updated to reflect the latest position with regards to school place planning, as it progresses through the examination process. In addition, officers are working with the</p>

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						Clinical Commissioning Group to ensure that the latest position with regard to new healthcare facilities is reflected in the Plan.
137	4	Conservation Area Advisory Panel for south of the Borough	Policy SA 24: Benlow Works, Silverdale Road	Support	Support proposals to secure a future for this at risk listed building	Support noted and welcomed.
76	2	CBRE	Policy SA 24: Benlow Works, Silverdale Road	Object	Consider that the current proposal to allocate Benlow Works in isolation with substantial areas of land within CBRE's ownership cannot be supported as this would compromise the operation of the Silverdale Factory Centre. The wider Silverdale Factory Centre should be allocated as a comprehensive residential-led redevelopment.	The allocation is justified on the basis that the development of the site will ensure the necessary repairs and bring back into use the Grade 2 Listed Building. The specific circumstances and heritage value of the site are such that it is considered suitable for allocation in the Local Plan. The release of the wider Silverdale Road area has not been justified.
101	9	Hayes Town Partnership	Policy SA 24:	Support	Support proposal for mixed	Support noted and welcomed.

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			Benlow Works		use development	
64	10	Canal & River Trust	Policy SA 29: Cape Boards Site, Iver Lane, Cowley	Support	The proposal is supported. Canalside improvements should be agreed with the trust and development should make a contribution to towpath and environmental enhancements.	Support noted and welcomed. The Canal & River Trust is a statutory consultee and the Council is required to formally consult the Trust on any planning application for development likely to affect the canal.
69	13	Historic England	Policy SA 30: Grand Union Park, Packet Boat	Object	It is noted that a change of use is permitted through prior approval. Canal and its bridges to south west are particularly attractive features. In case of future planning applications, it may be suitable to refer to these assets and potential opportunities for enhancement.	Officers will be undertaking discussions with Historic England, with a view to addressing their concerns prior to the commencement of the Examination process.
50	6	John McDonnell MP	Policy SA 35:	Object	Considers that the policy has	Officers continue to work with

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			Former Vehicle Testing Station, Cygnet Way		not been positively prepared and is therefore not sound.	partners to ensure that the necessary infrastructure is in place through the CIL and Section 106 mechanisms.
50	7	John McDonnell MP	Policy SA 36: Hayes Bridge, Uxbridge Road	Object	Considers that the policy has not been positively prepared and is therefore not sound.	Officers continue to work with partners to ensure that the necessary infrastructure is in place through the CIL and Section 106 mechanisms.
64	11	Canal & River Trust	Policy SA 36: Hayes Bridge, Uxbridge Road	Support	Allocation of the site is supported. Residential moorings should be a feature of the redevelopment proposals.	The Council already encourages residential moorings along the urban stretch of the canal through policy DMHB20.
139	1	Mrs Frances Burton	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
140	1	Mrs Catherin Levell	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.

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141	1	Mr John Bishop	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
142	1	Mr Mohammed Islam	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
143	1	Mr Mark Decent	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
144	1	Mrs Melanie Auckland	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
145	1	Mr Balal Akram	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
146	1	Mr Mark Auckland	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
147	1	Mrs Margaret Atkinson	Policy SA 37: Former Coal	Support	Supports the designation of the site	Support noted and welcomed..

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			Depot			
148	1	Mrs Sarah Atkinson	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
149	1	Mr Daryll Atkinson	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
150	1	Mr William Cummings	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
152	1	Miss Emily Auckland	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
153	1	Mr Peter Decent	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
154	1	Mrs Frances Decent	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.

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155	1	Mr Matthew Crane	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
156	1	Mr Thomas Cathcart	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
157	1	Mr Alan Atkinson	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
158	1	Mr Jack Cathcart	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
159	1	Mrs Sarah Cranie	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
160	1	Mr Harry Cathcart	Policy SA 37: Former Coal Depot	Support	Supports the designation of the site	Support noted and welcomed.
46	2	Cllr Edwards	Policy SA 37: Former Coal	Support	The Community welcomes the re-designation of the	Support noted and welcomed.

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			Depot		Former Coal Depot. The local community. Its location does not make it suitable for industrial use and its re-designation to will permit the enhancement of the area to the benefit of nearby residents as well as to the wider community. Consideration should be given to inclusion of a secondary school within the mixed development proposed at site SA37 with use being made of part of the Green Belt immediately to the north for new school playing fields which will restore to open land an area that is commonly used for open air storage of vehicles amongst other commercial	

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					uses.	
110	1	Yiewsley & West Drayton Town Centre Action Group	Policy SA 37: Former Coal Depot	Support	Support the proposal for mixed use development on this site and feel that it will enhance the area in general.	Support noted and welcomed.
116	1	Network Rail	Policy SA 37: Former Coal Depot		Consider that the Coal Yard is ideally positioned to accommodate future growth in freight business and do not support the loss of the existing employment designation.	Officers maintain the view that it should be allocated for mixed use residential development to come forward in the latter stages of the plan period.
91	2	Garden City Estate Residents Association	Policy SA 37: Former Coal Depot	Support	Strongly support the proposed release from employment designation and allocation for mixed use development.	Support noted and welcomed.
111	3	Councillor Sweeting	Policy SA 37: Former Coal Depot	Support	Fully support Council's re-designation of site for mixed use development with a proportion for community	Support noted and welcomed.

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					use.	
53	4	Councillor Janet Duncan on behalf of LB Hillingdon Labour Group	Policy SA 37: Former Coal Depot	Support	Welcome removal of IBA designation and designation for mixed use development. Would be helpful to include health facilities.	Support noted and welcomed.
85	1	Barton Willmore on behalf of Powerday PLC	Policy SA 37: Former Coal Depot	Object	Powerday submitted planning application for development of Materials and Recovery Facility on site in December 2015 following refusal of a similar application made in July 2013. Not aware of any developer promoter interest in the site for residential development and Powerday does not intend to bring it forward for housing. Strongly oppose its de-allocation from an Industrial and Business Area. Site is not	Officers maintain the view that the site should be allocated for mixed use residential development to come forward in the latter stages of the plan period.

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					a suitable location or viable for residential development for many reasons, including contamination. Hillingdon should be protecting the site for industrial use if borough is to remain a key industrial location. There is no rationale for including site within proposed Archaeological Priority Zone and Powerday objects to this designation which should be deleted.	
161	1	Preston Bennett on behalf of Onslow Mills	Policy SA 39: Trout Road Yiewsley	Object	Onslow Mills Site was previously part of SA 39 and was removed from the allocation without notification of the site owner. Request that the site be reconsidered as part of Site Allocation SA 39 to help	Officers support the re-introduction of this portion of the site.

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					achieve a comprehensive regeneration masterplan for the entire site.	
4. Rebalancing Employment Land						
58	11	Greater London Authority	Policy SEA 2: Hotel and Office Growth Locations	Support	Welcomes the designations to support hotel and / or office growth.	Support noted and welcomed.
64	14	Canal & River Trust	N/A	Support	Trust would support the release of industrial canalside sites to help enhance canalside and the delivery of sustainable communities.	The Council has released a significant proportion of designated employment land to other uses. Further releases would need to be supported by appropriate evidence. EM3 seeks to ensure that any development proposals contribute to the enhancement of the canal corridor.
58	9	Greater London Authority	Policy SEA 1: Strategic Industrial	Support	Support the policy and the defined boundaries in line with London Plan policy 2.17, as well as the continued	Support noted and welcomed. There is scope to include the suggested comparison of total land released with the Mayor's

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			Locations		consolidation and designation of SIL and LSIL. It would be useful to compare the total area of land released with the release benchmark set out in the Land for Industry and Transport SPG and to outline how the release of surplus industrial land close to public transport/town centres is prioritised to maximise opportunities for higher density housing in line with London Plan policies 3.3 and 4.4.	release benchmark as part of the examination process. Officers will be undertaking further discussions with the Greater London Authority, with a view to addressing their concerns prior to the commencement of the examination process.
57	6	London Diocesan Fund	Map B: Hayes Industrial Area, Page 124	Object	Proposes changes to map B showing the Hayes Industrial Area to reflect exclusion of Matalan site from the existing employment designation.	The Local Plan Part 2 Site Allocations and Designations Proposed Submission Version September 2014 identified the Matalan site as part of site allocation SA 22. This portion of

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						<p>the site was removed following representations from the site owners, which indicated that it was unlikely to come forward for development.</p> <p>The site is now in the ownership of the London Diocesan Fund, who has requested that it is added back into the Site Allocations and Designations document and allocated for a mixed use residential and retail scheme. Officers are content to support the proposed allocation, subject to the agreement of a suitable quantum of development on the site.</p>
58	10	Greater London Authority	Para 4.14	Object	Paragraph 4.14 refers to mixed use sites along the canal frontage (which comprise about half of this designated area). This	The paragraph refers to areas of SIL that are proposed to be released from residential-led

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					wording creates ambiguity in the status of this location as SIL. The Local Plan should be clear whether the location is being designated as SIL (where mixed use residential development is not appropriate) or not.	mixed use development. No further releases are proposed over and above those that have already been identified. It is agreed that the policy should be amended to clarify this.
138	1	Montagu Evans on behalf of Townend Development	Para 4.27	Object	Suggest including Stockley Farm as a Locally Significant Industrial Site.	No specific evidence is available to support the proposed LSEL designation. LSIS are proposed in line with the strategic direction provided by policy E1 set out in the Local Plan Part 1. Any additional employment designation would need to be considered through the examination process.
64	15	Canal & River Trust	Para 4.29	Support	Summerhouse Lane - support the release of canalside land for residential development.	Support noted and welcomed.

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128	4	The Emerson Group on behalf of Orbit Developments Ltd	Para 4.33	Support	Support the designation of Heathrow Boulevard, 282 Bath Road, within the Bath Road, Hayes Locally Significant Employment.	Support noted and welcomed.
19	9	Rapleys on behalf of LaSalle Investment	Para 4.34, Map J, Odyssey Business Park	Object	Consider that the revised text is factually incorrect and that it is inappropriate to designate the site as a LSEL as there is no evidence to suggest that the site would provide a range of employment activities, other than the existing Class B1 offices.	The designation is proposed on the basis that the site is an existing modern office park of significant size and responds to the direction provided in strategic policy E1 and the supporting text in paragraph 5.8 set out in the Local Plan Part 1. The proposed designation reflects recommendation 7 of the Council's Employment Land Study Update 2014.
19	8	Rapleys on behalf of LaSalle Investment	Policy SEA 2: Hotel and Office Growth Locations, para	Object	Object to paragraph 4.44 and suggest that the paragraph is amended to make clear that the identified strategic hotel	The locations are identified as preferred locations for hotel growth in Hillingdon. Other types of development will be

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			4.44		locations are safeguarded for hotel growth, rather than expressed as where the Council will direct hotel growth to as a first preference.	appropriate in these locations, subject to meeting the policies in the development plan.
128	5	The Emerson Group on behalf of Orbit Developments Ltd	Policy SEA 2: Hotel and Office Growth Locations	Support	Support the proposed designation of Sovereign Court, Sipson Road and Strata House, 264-270 Bath Road within the Bath Road Hotel and Office Growth Location.	Support noted and welcomed.
124	1	Barton Willmore on behalf of Tokyo Inn	Policy SEA 2: Hotel and Office Growth Locations, Map O, para 4.48	Support	Support the emerging hotel growth locations and release of employment land for other uses. However, note that there is an error at Paragraph 4.48, which refers to 'Map N', when in fact it should refer to 'Map O'.	Support noted and welcomed. The map reference will be corrected.
56	8	Heathrow Airport Ltd	Policy SEA 2:	Object	Heathrow Airport should be	The Council does not consider

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			Hotel and Office Growth Locations, Map O		included under point i) - with reference to its definition in map 13.1 (Policies Map/Atlas of Change). Question the suitability of some of the locations for growth identified in Map O as they present little opportunity for further growth. Greater flexibility to allow office and hotel uses in sustainable locations needs to be written into relevant policies.	the Airport as a preferred location for hotel and office growth. Hotels and office growth locations have been identified on the basis of relevant evidence studies and the strategic direction provided by polices E1 and E2, as set out in the Local Plan Part 1.
5. Green Belt; Metropolitan Open Space; Green Chains; Nature Conservation Sites						
44	6	Ickenham Residents Association	N/A	Support	Welcome the adjustments to the list of Sites of Importance for Nature Conservation (SINC).	Support noted and welcomed.
109	11	CPRE	Page 154, Table	Support	Support the increase of	Support noted and welcomed.

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			5.1, net Change in Green Belt		almost 70ha of land designated as Metropolitan Open Land, but are concerned this does not make up for the 100 ha of Green Belt lost largely as a result of the construction of Heathrow Terminal 5 and the further loss of 70ha of land forming links in green chains. Given that this represents a net loss of 100ha of protected green space, further loss should be strongly resisted and replacement designations sought to ensure that open and green space provision meets the needs of Hillingdon's population now and in the future.	The Council seeks to resist the loss of green space in line with the relevant strategic and development management policies in the development plan. Proposed deletions of Green Belt reflect the conclusions of the Council's Green Belt Study.
109	8	CPRE	Page 155, 470	Object	Object to the removal of	The site clearly forms a logical

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			Bath Road, Longford		protections at 470 Bath Road. Despite not being found to meet any of the criteria for designation as Green Belt, the area still forms part of London's green chain. , As the site is located directly adjacent to the River it should instead be designated as Metropolitan Open Land.	and definable Green Belt boundary in Longford and it is considered that it does not merit its current Green Belt designation. Justification for the proposed deletion is provided on page 41 of the Green Belt Assessment Update September 2013.
109	9	CPRE	Page 158, Land at Stockley Road adjoining the Grand Union Canal, Hayes	Object	Object to the removal of protection on the land at Stockley Road. The Green Belt Review states that this site continues to fulfil its function as part of the wildlife corridor. The site should instead be designated as Metropolitan Open Land, in addition to the proposed Green Chain designation, to	The site is proposed on page 180 of the Plan as a Green Chain designation on the basis that it supports the creation of a wildlife corridor along the Grand Union Canal. It is not considered that a dual designation would increase the overall protection of the site.

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					give it the same protection from development.	
109	10	CPRE	Page 159, Lake Farm School, Hayes	Object	Object to the removal of playing fields from the Green Belt. The boundary should be changed so that it aligns more closely with the built up area of the school.	The Green Belt boundary has been revised to reflect the site boundary of the approved scheme.
133	1	Barton Willmore on behalf of Imperial College London	Page 250, Land at Sipson Lane	Object	Object to the designation of the site and requests that it is deleted from the Green Belt.	The site is allocated as a Minerals Safeguarding Area in response to requirements set out in policy 5.20 of the London Plan. Paragraph 90 of the NPPF makes it clear that minerals extraction is not inappropriate in Green Belt provided the openness of the Green Belt is preserved and the proposed use does not conflict with the purposes of including land in Green Belt.
57	6	Savills on behalf the	N/A	Object	Seeks a Green Belt deletion	The site has not been identified

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		London Diocesan Fund			of Glovers Grove for another site under LDF ownership for a land use swap with Ladygate Lane.	as suitable for release from its existing designation in the Green Belt Assessment Update September 2013.
73	1	Mercer Planning on behalf of Rayan Mahmud	Page 153, Green Belt deletions	Object	Considers that land at 59 Reservoir Road in Ruislip should be included in the list of Green Belt deletions. The land does not meet any of tests for Green Belt designation.	This site meets at least one of the purposes of including land in the Green Belt, as identified in the NPPF. The current boundary is based on existing definable physical features and is not recommended for change.
135	14	Robin Brown	Page 156, Longford Green and Page 159, Lake Farm School Hayes	Object	These sites still perform Green Belt functions and should be retained to comply with national policy.	Lake Farm school has been fully developed and Longford Green is now occupied by the Heathrow Business Class Car Park. Justification for the proposed deletion has been provided.
137	5	Conservation Area Advisory Panel for south of the Borough	Page 156 Longford Green and Page 159, Lake Farm School	Object	Green Belt deletions not supported as these sites still function to prevent urban sprawl and their release	Lake Farm school has been fully developed and Longford Green is now occupied by the Heathrow Business Class Car Park.

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			Hayes		would serve as an unacceptable precedent.	Justification for the proposed deletion has been provided. As such, these sites no longer meet the purposes of including land in the Green Belt.
119	1	WYG on behalf of the London Meat Company	Para 5.12	Object	Assert that land at 'The Elms and land immediately to the north of The Elms complex should be excluded from the Green Belt due to its intensively developed character and interrelationship with the existing built form comprising the setting of Harlington.	The Elms is located on the eastern edge of Harlington Village and the designated Green Belt prevents coalescence with nearby Cranford. The Council will continue to resist the loss of designated Green Belt land in Hillingdon.
71	2	London Wildlife Trust (Hillingdon Group)	Para 5.12	Support	Support Council's retention of full Green Belt protection for Hayes Park.	Support noted and welcomed.
50	2	John McDonnell MP	Para 5.12, page 159	Object	The paragraph is not in line with national policy.	It is not considered that the removal of the Lake Farm site

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						conflicts with national Green Belt Policy. As the site has recently been developed as a school it no longer serves the purpose of including land in the Green Belt, as set out in the NPPF.
31	2	Friends of Pinn Meadows	Page 153, Areas Forming Links in the Green Chain	Object	Kings College Playing Fields should keep its Green Chain designation along with MoL designation.	Officers are of the view that a dual designation will not provide additional protection and could result in a lack of clarity regarding the designation that applies to these sites.
109	11	CPRE	Page 153, Green Belt Extensions.	Support	Supports extensions to areas of Green Belt, but considers that Ruislip Depot, Austins Lane, Ickenham and Windsor Avenue Allotments, North Hillingdon should be included.	Support noted and welcomed. Proposed changes to Green Belts are identified in the Council's Green Belt Study.
32	1	Natural England	Page 154, Table 5.1: Net Change in Green Belt.	Object	Net decrease in Green Belt is not made up for by net increase in MoL.	The Council seeks to resist further loss of Green Belt in line with strategic policies EM2 and

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						emerging development management policy DMEI 4. Proposed additions and deletions are based on the conclusions of supporting evidence base documents.
138	2	Montagu Evans on behalf of Townend Development	Page 155, Green Belt deletions	Object	Recommend that Stockley Farm is deleted from the Green Belt designation.	The site has not been identified as suitable for release its existing designation in the Green Belt Assessment Update September 2013.
30	2	Ruislip Residents' Association	Page 169 - 10 Pg 170 - 11 Pg 171 - 12 Pg 173 - 14 Pg 175 - 16 Pg 177 - 17 NB representor has referred to numbering in	Object	Welcome upgrade of many Green Chain sites to MoL status, but sites should be given dual status to ensure maximum protection. Dual designation should be given to the following sites: 10 - Haydon Hall Park 11 - Kings College Playing Fields - subject of	Proposed designations are based on the Council's evidence base on Green Chains and MoL. Officers are of the view that a dual designation will not provide additional protection and could result in a lack of clarity regarding the designation that applies to these sites.

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			previous submission document - numbers here refer to those in proposed changes doc to avoid confusion		<p>inappropriate development proposals</p> <p>12 - Manor Farm and Winston Churchill Hall - site should be extended to include adjacent Great Barn, Cow Byre and Manor Farmhouse building</p> <p>14 - Field End Recreation Ground - is in Cavendish Ward not Ruislip Manor. Site adjacent to Roxbourne Park and Yeading Brook in LB Harrow and forms area of valuable open space.</p> <p>16 - New Pond Playing Fields, Sidmouth Drive Recreation Grounds and West End Road Open Space.</p> <p>17 - Ruislip Green Chain Link - welcomes upgrade to</p>	Any factual inaccuracies will be corrected as part of the examination process.

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					<p>Green Chain designation but should have joint MoL designation.</p> <p>Grosvenor Vale Sports Ground - rumours that this site might be redeveloped. It therefore requires maximum protection.</p> <p>Other sites to add to list of New Green Chains:</p> <p>Bessingby Playing Fields, Bessingby Road, Ruislip Manor and Cavendish Sports Ground - important recreational land that should have equal status to other local open spaces.</p> <p>Park Way Green - should have same protection as Kings College Fields. Site abuts railway corridor</p>	

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					<p>adjacent to small open space at Columbia Avenue and together they form a Green Chain.</p> <p>BWI School - playing field is within Ruislip Conservation Area, abuts River Pinn Green Chain and Nature Conservation Area, and therefore is a natural extension to the Green Chain.</p> <p>Warrender Park - adjacent to Highgrove Nature Conservation Site and Bishop Ramsey School playing fields creating a natural wildlife corridor and a break in urban environment.</p> <p>All the above proposals were rejected by the Council.</p>	

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					Believe exclusion of Park Way Green, TfL railway line and Columbia Avenue open space from Green Chain status is unreasonable as it is similar to the designation proposed in corridor between Shenley Park, Ruislip Manor and Ruislip Rugby Club open space. Exclusion of other sites is also inconsistent.	
138	3	Montagu Evans on behalf of Townend Development	Page 182	Object	Recommend that Stockley Farm is deleted as a SINC.	Stockley Park Lakes and Meadows is identified as a new SINC on the basis of a diverse range of habitats, with semi-improved grassland and scrub habitats along the Grand Union Canal, and a series of ponds/lakes supporting marginal habitats with grassland and scattered trees adjacent.

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						Table.3.1 in the evidence base document provides justification.
67	1	Vincent and Gorbing on behalf of Mrs Diane Frank, Catherine Bechade and Belikat PTY Ltd	SINC Ext 5: Yeading Brook and Minet Country Park	Object	Consider the extension on to our land at Springfield Road is entirely unjustified. The Site is not of sufficient ecological value, does not meet relevant criteria to support the designation, has not been subject to detailed ecological survey work and is not open to public access. Request deletion of proposed extension.	Changes to identified SINCs are based on the conclusions of the Review of the Sites of Importance for Nature Conservation, undertaken in 2015.
83	2	St James Group Ltd	SINC Ext 5: Yeading Brook and Minet Country Park	Object	The extension pays no regard to the works approved under planning permission LBH-54814-APP-2009-430 and the safeguarding within the Council's Development Management Policies which permits works to create a	Amendments to SINCs are proposed on the basis of the conclusions of the Review of the Sites of Importance for Nature Conservation, undertaken in 2015.

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					new access from Pump Lane to the Southall Gas Works site, along with the drainage and flood relief works.	
75	1	Bilfinger GVA on behalf of Brunel	SINC Ext 8: River Pinn and Manor Farm Pastures	Object	Object to the proposed designation as SINC on the basis of that the development needs of the higher education sector have not been informed by an objective needs assessment.	Officers are undertaking a full review of the evidence provided by the University to support this position.
62	2	f451 on behalf of Douay Marty's Academy, RC Diocese of Westminster & Guys Investment Trust Ltd	N/A	Object	Request that part of Glebe Farm be removed from Green Belt to enable the creation of a single site Douay Martyrs Academy plus potential expansion to meet future school needs in the borough. Remaining green belt land will increase amenity for local community	The Council's policy with regards to the release of Green Belt land is set out in policy E2 of the Local Plan Part 1 and Policy DME14 of the Local Plan Part 2 Development Management Policies document The Council's Strategic Infrastructure Plan (SIP) notes

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					by enhancing access and respecting adjacent scheduled ancient monument.	that additional school places will be required over the period of the Local Plan. The plan will be updated to reflect the latest position with school places as part of the examination process.
71	1	London Wildlife Trust (Hillingdon Group)	Page 205, Table 5.4	Support	Welcome and support the new SINCs which have been added to the Plan.	Support noted and welcomed.
6. Key Transport Interchanges						
127	1	Transport for London	Chapter 6	Support	Welcomes the safeguarding of future public transport interchanges. Requests that Hillingdon considers safeguarding sites, land and route alignments required for any future strategic schemes, such as High Speed Rail 2.	Land for strategic transport schemes has been safeguarded in chapter 4 of the Site Allocations and Designations document. The Council remains firmly opposed to HS2 and does not consider it appropriate to safeguard land for this purpose.
69	14	Historic England	Page 93,	Support	Welcomes the additional	Support noted and welcomed.

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			Uxbridge Town Centre		references to highlight the listed status of Uxbridge Station and the Conservation Area.	
7. Community Infrastructure Sites						
44	7	Ickenham Residents Association	N/A	Comment	Asks that the Association is kept updated on negotiations about possible expansion of the two secondary schools in the village.	Ickenham residents will be updated on this issue through the Residents Planning Forum.
108	1	Dave Robbins	N/A	Object	Considers that population growth in West Drayton has not been accompanied by necessary infrastructure improvements and hopes this will be addressed as part of the development of the Coal Yard site.	Policies in the plan relating to community infrastructure seek to resist the loss of existing facilities and encourage new provision, subject to a number of criteria. The Council's Strategic Infrastructure Plan (SIP) provides

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						<p>an overview of the main areas of infrastructure that are required to support planned growth in the borough.</p> <p>The SIP notes that additional school places will be required over the Plan period. The plan will be updated to reflect the latest position with school place planning, as it progresses through the examination process. In addition, officers are working with the Clinical Commissioning Group to ensure that the latest position with regard to new healthcare facilities is reflected in the Plan.</p>
127	2	Transport for London	N/A	Comment	Good public transport links and accessibility should be a key selection criterion in the allocation of new sites for schools. Would expect to be	TfL is a key stakeholder and will be consulted on any proposals with the potential to have an impact on the transport network.

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					consulted in the due course on the school site identification study.	
46	1	Cllr Edwards	Para 7.8	Object	Considers that the plan fails to make sufficient provision for secondary school places available to residents of Yiewsley, West Drayton & Harmondsworth in the later period of the strategy period up to 2026.	The Council's Strategic Infrastructure Plan (SIP) notes that additional school places will be required over the period of the Local Plan. The Plan will be updated to reflect the latest position with regard to school place planning as part of the examination process.
111	2	Councillor Sweeting	Paras 7.8 - 7.11;	Object	Suggest new wording: "The Council will undertake a search for a site for a new secondary school for Yiewsley West Drayton to meet the area's growing pupil population". Information incorrect regarding land adjacent to	The Council's Strategic Infrastructure Plan notes that additional school places will be required over the Plan period. The plan will be updated to reflect the latest position with school place planning, as it progresses through the examination process.

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					Laurel Lane School. The school is three form entry, not five form entry, even though planning permission was for a five form entry junior school.	
53	2	Councillor Janet Duncan on behalf of LB Hillingdon Labour Group	Para 7.16	Object	A health hub for West Drayton must be identified and agreed.	Officers are working with the Clinical Commissioning Group to ensure that the latest position with regards to new healthcare facilities is reflected in the Plan.
111	4	Councillor Sweeting	Paras 7.14 - 7.17	Object	Council needs to identify a new site for healthcare hub in light of long wait times for current G.Ps and proposed increased population. Suggest new wording: "The Council will seek to identify a site for a new healthcare hub in	Any factual inaccuracies will be corrected through the examination process. Officers are working with the Clinical Commissioning Group to ensure that the latest position with regards to new healthcare

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					Yiewsley/West Drayton. The Council will develop the old swimming pool site, Yiewsley for Community Uses".	facilities is reflected in the Plan.
147	2	Mrs Margaret Atkinson	Para 7.16 (page 245)	Object	Council needs to identify site for health hub in Yiewsley/West Drayton as population is booming with no adequate health care. Council has a duty to keep citizens healthy. Swimming pool site should be kept for community use.	Officers are working with the Clinical Commissioning Group to ensure that the latest position with regard to new healthcare facilities is reflected in the Plan.
91	1	Garden City Residents Association	Para 7.16	Object	There is an under provision of GPs and related primary care services in Yiewsley/West Drayton. Asserts that there is a need for a site to be identified for health hub.	Officers are working with the Clinical Commissioning Group to ensure that the latest position with regard to new healthcare facilities is reflected in the Plan.
151	1	Mr Alan Atkinson	Para 7.16 (page	Object	The Council needs to identify	Officers are working with the

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			245)		a site for the health hub in West Drayton especially in light of the swimming pool site in Yiewsley not being developed as a health centre. The site needs to be protected for community use.	Clinical Commissioning Group to ensure that the latest position with regard to new healthcare facilities is reflected in the Plan.
53	3	Councillor Janet Duncan on behalf of LB Hillingdon Labour Group	Para 7.11	Object	Paragraph should include the need for a new secondary school in the south of the borough in the West Drayton area.	The Council's Strategic Infrastructure Plan notes that additional school places will be required over the Plan period. The Plan will be updated to reflect the latest position with school place planning, as it progresses through the examination process.
8. Minerals and Railheads Safeguarding						

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16	5	Matthews and Son LLP (Henry Streeter Ltd)	Paras 8.1, 8.4		Para 8.4 is misleading and the section should be rewritten because the Minerals Technical Background Report (2008) does not conclude that there are three sites able to provide required aggregates over the Plan period. Report concludes the Sites in MIN 1 should be identified as Preferred Areas.	It is not considered that the report concludes on page 16 that sites should be identified as Preferred Areas. Sites are identified as Safeguarding Areas in response to requirements set out in policy 5.20 of the London Plan.