

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

APPENDIX 3: POLICIES MAP - ATLAS OF CHANGES, SUSTAINABILITY APPRAISAL, APPROPRIATE ASSESSMENT AND STRATEGIC FLOOD RISK ASSESSMENT

ID	Rep no	Individual/Organisation	Para/Policy/Map	Support/Object	Summary of Representation Received	Officer Response
47	1	Anthony Wilkinson	N/A	Object	Advises that the property at 8 Woodfield, Harefield is incorrectly mapped. No 8 should be shown as larger than No 7 and does not include the existing outbuilding and a swimming pool located to the south of the property. Considers that the green belt boundary should be located to the south of the swimming pool.	Officers will assess this issue and identify any necessary changes in the Statement of Proposed Modifications, to be submitted for Examination with the Local Plan Part 2 documents.
58	6	Greater London Authority	N/A	Object	The Gravel Pits Northwood should be identified as Regionally Significant Geological Site on the Policies Map	Officers support the proposals to identify the Regionally Important Geological Sites on the Policies Map. Identification of these sites will take place through the public examination process.
71	3	London Wildlife Trust (Hillingdon Group)	N/A	Object	Note some nature reserve boundaries omitted from Policies Map as pointed out in	Extent of existing nature reserves is shown on the Composite Policies Maps.

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					first consultation: - Full extent of Frays Island - Mabey's Meadow Nature Reserve (West Drayton) - Frays Farm Meadows and the wider Frays Valley LNR (Ickenham) - Crane Meadows (Heathrow East).	Officers will be undertaking further discussions with the London Wildlife Trust to confirm the full extent of these sites, prior to the commencement of the examination process.
128	6	The Emerson Group on behalf Orbit Developments	Map 2.4, Map 4.2, Map 6.1 & Map 6.5	Support	Support the designation of Heathrow Boulevard, 282 Bath Road within the Bath Road, Hayes Locally Significant Employment Site (Map 2.4) and Office Growth Location (Map 4.2). Also support the proposed designation of Sovereign Court, Sipson Road and Strata House, 264-270 Bath Road within the Bath Road Hotel and Office Growth	Support noted and welcomed.

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					Location, Cluster 5 (Map 6.1 & 6.5).	
107	1	Anthony Crane	Map 8.1	Support	Support the changes to Map 8.1 (Land West of Merle Avenue, Harefield)	Support noted and welcomed.
83	3	St James Group Ltd	Map 11.5 - SINC Ext 5	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 new access from Pump Lane to the Southall Gas Works site, along with the drainage and flood relief works.	Officers will assess this issue and identify any necessary changes in the Statement of Proposed Modifications, to be submitted for Examination with the Local Plan Part 2 documents
56	9	Heathrow Airport Ltd	Map 13.1 Atlas of Change (i) (ii)	Object	Airport boundary shows a number of errors and should be amended to include the following land parcels:	Officers will assess this issue and identify any necessary changes in the Statement of Proposed Modifications, to be submitted for Examination with

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					<ul style="list-style-type: none"> - pod parking - The gap shown to the south east of the Longford Roundabout - Spout Land reservoir - The Esso Petrol Station on the Southern Perimeter Road - the commercial buildings along A30 Great South West Road between Stanwell Road and the Twin Rivers. <p>Can provide airport boundary.</p>	the Local Plan Part 2 documents.
83	1	St James Group Ltd	Map 14.1	Object	Map 14.1 does not reflect or adequately take account of the permitted scheme 54814/APP/2009/430 in respect of the position of the western access route and the location of the two further permitted pedestrian and	Officers will assess this issue and identify any necessary changes in the Statement of Proposed Modifications, to be submitted for Examination with the Local Plan Part 2 documents

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					cycle routes bridging the canal.	
117	3	Simply Planning on behalf of the Crown Trading Estate	Page 131, Map 19.4: Fairview Business Centre	Object	Consider that the Crown Trading Estate should be released from employment and allocated for mixed-use development, or alternatively re-allocated as a Locally Significant Industrial Site.	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.
56	10	Heathrow Airport Ltd	Page 176, Map 20.5 PTR5 Heathrow Bus Interchange	Object	Title should be changed to "Heathrow CTA Public Transport Interchange" as it links to other forms of public transport	The title of the interchange will be amended. Suggest CTA is written in full: Central Terminal Area.

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SUSTAINABILITY APPRAISAL						
118	1	Northwood Voice	Page 34, Table 3	Object	Consider that site allocation SA 16: Northwood Station should be removed from Table. The overarching sustainability impacts of the proposed allocation are strongly negative.	Officers do not object to the principle of the allocation of this site for residential-led mixed use development. The overall quantum of units will be determined through a design-led process.
APPROPRIATE ASSESSMENT						
32	5	Natural England	N/A	Object	As per previous comments, further assessment is still required.	Officers will be undertaking discussions with Natural England with a view to addressing their comments prior to the commencement of the Examination process.
ADDENDUM TO STRATEGIC FLOOD RISK ASSESSMENT						
98	5	Environment Agency	Section 3.4	Comment	Section 3.4 suggests that 1 in 20 year modelling will be used as a starting point to define Flood Zone 3b. Consider providing a more	Officers will be undertaking discussions with the Environment Agency, with a view to addressing their concerns prior to the

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					<p>specific definition of Flood Zone 3b preventing need for site by site assessment of whether a site is in FZ3b.</p> <p>Two sites have not been included in sequential test that are in areas of flood risk - Packet Boat House does not need further flood risk assessment. Site SA 13 (Royal Quay) contains areas of Flood Zone 3a and b, and so must be assessed as part of the Sequential Test.</p> <p>Allocated sites that have passed the sequential test and fall within Flood Zones 2 & 3 should also draw upon the evidence base documents to highlight specific design criteria within the plan. Wording suggested for inclusion within site</p>	commencement of the Examination process.

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					allocations document, tailored for each individual site if applicable.	
98 - 2015	6	Environment Agency	6.1	Support	<p>Pleased to note inclusion of for site specific Flood Risk Assessment of sites in flood zones alongside requirement that flood plan is retained. However do not consider document adequately demonstrates application of Sequential Test. While it requires the design of sites following the sequential approach, it does not appear that other sites in the borough outside of high and medium flood risk have been considered before allocating these sites. Recommend this is included in document prior to adoption.</p>	<p>Support noted and welcomed. The Council will be undertaking discussions with the Environment Agency, with a view to addressing their concerns prior to the commencement of the examination process.</p>