

# Hillingdon Local Plan Part 2

## Schedule of Main Modifications

Proposed text is shown **underlined and bold**. Deleted text is shown ~~**struck through and bold**~~. Where additional modifications have been made to text already in bold (such as to policy wording) the text appears as struck through or underlined.

Indicative site maps are also included in the Schedule to aid understanding but do not form part of the Main Modifications.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM1	Development Management Policies  Supporting text  Page 8 Paragraph 2.8	<i>Insert additional text within the existing paragraph 2.8 to read as follows:</i>  <b><u>In accordance with relevant policies in the London Plan, mixed use developments will be supported where they assist with the renewal and modernisation of the remaining office stock.</u></b>
MM1	Development Management Policies  Policy wording Page 8	<i>Amendment to Criterion D) i) of the policy as follows:</i>  There is no realistic prospect of the land being used <del>for industrial or warehousing purposes in the future;</del> and <b><u>in accordance with criterion A,B or C; or</u></b>
MM2	Development Management Policies  Policy Wording Page 9	<i>Additional criteria (v) to be added to the policy as follows:</i>  <b><u>“The proposed use relates to a specific land use allocation or designation identified elsewhere in the plan.”</u></b>
MM3	Development Management Policies  Page 10  Supporting Text  Paragraph 2.15	Amend paragraph 2.15 as follows  Local Plan Part 1 Policy E2: Location of Employment Growth directs office development to three core growth areas: of Uxbridge Town Centre, Stockley Park and Heathrow Perimeter. <del>These first two of</del> these areas are spatially defined through designation in the Site Allocations and Designations document and described below. In addition, office development will also be considered suitable in designated town centres and in LSEs, where it can be demonstrated that the proposals will not lead to the significant loss of and increased demand for light industrial accommodation. <b><u>The Heathrow Perimeter LSEs have been removed from the Site Allocations and Designations document to ensure consistency with the Airports National Policy Statement.</u></b>
MM3	Development	<i>Delete paragraph 2.18</i>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Management Policies Page 11 Supporting Text Paragraph 2.18	<p><del><b>Heathrow Perimeter</b></del></p> <p><del><b>2.18 Heathrow attracts major hotels, offices, employment, hotel and airport related uses. To ensure the most sustainable outcomes, airport related uses are intended to be located within the airport boundary and other activities are directed to appropriate locations around the Perimeter. The most suitable locations for office growth around Heathrow are identified in the site Allocations and Designations document.</b></del></p>
MM3	Development Management Policies Page 11 Policy wording	<p><i>Amendment to criterion A) of the policy as follows:</i></p> <p>A) The Council will support proposals for new office development in the preferred locations of <del>the Heathrow Perimeter</del>, Stockley Park and Uxbridge Town Centre, as defined in the Site Allocations and Designations document.</p>
MM3	Development Management Policies Page 12 Policy wording	<p><i>Amendment to Criterion F) of the policy as follows:</i></p> <p>Proposals for offices outside town centres <del>and identified office growth locations will generally not be permitted.</del>, <u><b>preferred office growth locations, and Locally Significant Employment Locations will be required to demonstrate that no other sequentially preferable locations are available.</b></u></p>
MM4	Development Management Policies Page 14 Supporting Text Para 2.26	<p><del><b>Policy E2: Location of Employment Growth in the Local Plan Part 1 notes that h</b></del>Hotel growth will be encouraged in Uxbridge <del>and</del> Hayes <del>and on sites outside of designated employment sites on the Heathrow Perimeter</del>. These areas are identified and designated in the Site Allocations and Designations document. In accordance with national planning policy, hotel development of an appropriate scale will also be acceptable in other town centres, subject to the provisions of other policies in this Plan.</p>

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
MM4	Development Management Policies Page 14 Supporting Text Para 2.27	The Heathrow area is subject to specific <del>pressures</del> <u>demand</u> for land uses related to the airport, which include a mix of industrial, warehouse and storage, offices and tourist development. <del>Policies in the Local Plan Part 1 set a requirement to ensure that airport related development remains within the airport boundary and does not put pressure on the Green Belt in terms of encroachment.</del>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM5	Policy DMTC1 Page 21 Policy wording (additional criteria)	<i>Addition of the following criteria as part B of the policy. Other criteria will be relabelled accordingly.</i> <b><u>B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.</u></b>
MM6	Page 21 Supporting Text Paragraph 3.7	<i>Addition of the following text:</i> 3.7 Ensuring the viability of Hillingdon’s retail centres by managing their land uses is considered integral to the economic and social prosperity of Hillingdon. Vibrant town centres need to have a “critical mass” appropriate to their role in the network and an appropriate level of diversity of retail development to attract consumers of all ages and backgrounds on a regular basis at different times of the day and throughout the year. <b><u>However, the Council will consider proposals which constitute a departure from the policies in this chapter, where they provide clear and long lasting benefits to the vitality and viability of town centres in the borough.</u></b>
MM6	Development Management Policies Page 23 Policy wording	<i>Amendments to Part B of the policy:</i> B) In secondary shopping areas, the Council will support the ground floor use of premises for retail; financial and professional activities; restaurants, cafes, pubs and bars; launderettes and other coin operated dry cleaners; community service offices, including doctor’s surgeries, provided that: i) a minimum of 50% of the frontage is retained in retail use; and

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p>ii) <del>Use Class A5 hot food takeaways</del> <u>the uses specified in policy DMTC 4</u> are limited to a maximum of 15% of the frontage; and</p> <p><del>iii) the frontage of the proposed use is no more than 12m between Class A1 shops; and</del></p> <p><del>iv. iii)</del> the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.</p>
	Development Management Policies Page 23 Policy wording	<p><i>Addition of Part C to the policy as follows:</i></p> <p><b><u>The Council will give consideration to the provision of community facilities within secondary frontages where it can be demonstrated that these will be open to members of the public and would support the vitality and viability of the centre.</u></b></p>
	Development Management Policies Page 23 Policy wording	<p><i>Addition of Part D to the policy:</i></p> <p><b><u>Outside of defined primary and secondary areas, proposals for a change of use from A1 retail will be permitted, provided the change does not result in the loss of an essential local service.</u></b></p>
MM7	Development Management Policies Page 26 Policy Wording	<p><i>It is proposed to delete Part A of the policy with subsequent parts of the policy updated accordingly.</i></p> <p><del><b>A) The Council will protect local centres and resist proposals that may impact on their vitality and viability by:</b></del></p> <p><del><b>i) ensuring the retention of at least one in three or 70% of Class A1 shops;</b></del></p> <p><del><b>ii) allowing proposals for change of use of an A1 shop, subject to the following provisions:</b></del></p> <p><del><b>(a) the centre as a whole includes essential local shop uses sufficient in number, range and choice to serve the surrounding residential area; and</b></del></p> <p><del><b>(b) the proposed use does not provide a local service</b></del></p> <p><del><b>iii) ensuring A5 hot food takeaways are limited to a maximum of 15% of the frontage.</b></del></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p><del>B) A)</del> The Council will protect and enhance the function of <b>local centres and</b> local shopping parades by retaining uses that support their continued viability and attractiveness to the locality <del>it</del> <b>they</b> serves. In considering applications for changes of use of shops <del>it</del> <b>the Council</b> will ensure that:</p> <p>i) the <b>local centre or</b> shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and its function in the Borough shopping hierarchy;</p> <p>ii) at least of 50% of the <b>local centre or</b> shopping parade is retained as Use Class A1 shops; and</p> <p><del>iii) A5 hot food takeaways are limited to a maximum of 15% of the frontage; and</del></p> <p><del>iiiv)</del> the surrounding residential area is not deficient in essential shop uses</p>
MM8	<p>Development Management Policies</p> <p>Page 27</p> <p>Supporting Text</p> <p>Paragraph 3.20</p>	<p><b><u>The Mayor of London's Town Centres SPG encourages boroughs to manage over concentrations of certain activities, such as betting shops, hot food takeaways and pay day loan outlets. In considering unacceptable concentration of hot food take aways, drinking establishments, betting shops, night clubs, casinos amusement centres and similar uses, t</u></b><del>The Council will apply the maximum threshold <b>for these uses</b> of 15% of primary and secondary frontages as set out in criteria A ii) and B ii) of Policy DMTC 2: Primary and Secondary Shopping Areas <b>A (ii) and DMTC 3: Maintaining the Viability of Local Centres and Local Parades A (iii). A Supplementary Planning Document will be prepared to provide more detailed guidance on the issues raised by these uses, including the proximity of hot food takeaways to schools.</b></del></p>
<b>Chapter 4 New Homes</b>		
<b>Policy DMH 9 Gypsies and Travellers and Travelling Show-People</b>		
MM9	<p>Development Management Policies</p> <p><b>Page 39</b></p>	<p><i>Paragraph 4.26 to be amended to as follows:</i></p> <p><b><u>"For the purposes of planning policy, T</u></b><del>the</del> Site Allocations and Designations document identifies sufficient provision to meet the Gypsy and Traveller pitch provision needs over the period of the <b>Local</b> Plan. Planning applications for new sites will be assessed in accordance with <b>Policy DMH 9, which complements the high level principles in Ppolicy H3 Gypsy</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Paragraph 4.26	<del>and Traveller Pitch Provision</del> of the Local Plan Part 1."
MM9	Development Management Policies Page 39 Insert whole new policy after paragraph 4.26	<p><i>Insert the following new policy as DMH 9 Gypsies and Travellers and Travelling Show-People.</i></p> <p><b><u>POLICY DMH 9: Gypsies and Travellers and Travelling Show-People</u></b></p> <p><b><u>Provision to meet the needs of Gypsies, Travellers and Travelling Show-persons, including those for new sites and pitches will be supported where:</u></b></p> <p><b><u>i) Need is adequately evidenced through an up to date needs assessment, undertaken using an agreed, quality-assured methodology;</u></b></p> <p><b><u>ii) The site is not located in the Green Belt or Metropolitan Open Land, unless there are very special circumstances;</u></b></p> <p><b><u>iii) The site is otherwise suitable for residential development and the necessary infrastructure requirements will be made available as part of the development proposal;</u></b></p> <p><b><u>iv) The site will have safe access to the highway and will not result in any unacceptable impact on the capacity and environment of the highway network;</u></b></p> <p><b><u>v) The site is in a sustainable location and in reasonable proximity to relevant services and facilities, including transport, education, healthcare and other community infrastructure provision;</u></b></p> <p><b><u>vi) The ability to achieve neighbourliness can be demonstrated in relation to the living conditions of current or future residents of the site and its interaction with its neighbours and neighbourhood;</u></b></p> <p><b><u>vii) Proposals demonstrate high quality design, sensitive to local character; and</u></b></p> <p><b><u>viii) Arrangements are put in place and included in an appropriately detailed management plan, to ensure the proper management of the site.</u></b></p>
MM10	Development Management	<p><i>Amendments to Part A of the Policy as follows:</i></p> <p><b><u>The Council will expect development proposals to avoid harm to the historic environment.</u></b> Development that has an</p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Policies Page 42 Policy DMHB 1 Part A	effect on heritage assets will only be supported where:  ii) <del>it will not lead to substantial harm or total loss of significance without providing substantial public benefit that outweighs the harm or loss; it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;</del>
MM11	Development Management Policies  Pages 57 -61  Amendments to existing policies DMHB 12 and DMHB 13 to create a new policy DMHB 13A Advertisements and Shop Signage	<p><i>A new policy is proposed to be inserted after the Policy DMHB 13 to address the issue of advertisements and shop signage. The policy brings together part C of DMHB 12: Streets and Public Realm, and part E and F of DMHB 13: Shopfronts. These clauses will be deleted from these policies.</i></p> <p><i>Paragraphs 5.48-5.49 associated with Policy DMHB 12 and 5.53 from DMHB 13 will be moved from their current position in the document and brought together to form a new policy and supporting text on Advertisements.</i></p> <p><i>The policy will be inserted into the document after Policy DMHB 13: Shopfronts.</i></p> <p><b>AMENDED POLICIES</b></p> <p><b>Policy DMHB 12 Streets and Public Realm</b></p> <p>A) Development should be well integrated with the surrounding area and accessible. It should:</p> <ul style="list-style-type: none"> <li>i) improve the legibility and promote routes and wayfinding between the development and local amenities;</li> <li>ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;</li> <li>iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;</li> <li>iv) provide safe and direct pedestrian and cycle movement through the space;</li> <li>v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;</li> <li>vi) where appropriate, include the installation of public art; and</li> <li>vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.</li> </ul> <p>B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.</p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p><del>C) In order to improve and maintain the quality of the public realm, advertisements, signs and hoardings will be required to demonstrate that:</del></p> <ul style="list-style-type: none"> <li><del>i) they complement the scale, form, materials and architectural composition of the buildings of which they form a part;</del></li> <li><del>ii) they complement the visual amenity and character of the site and surrounding area;</del></li> <li><del>iii) they do not adversely impact on historic assets or their setting;</del></li> <li><del>iv) they do not have an adverse impact on public or highway safety;</del></li> <li><del>v) they do not lead to visual clutter;</del></li> <li><del>vi) they provide an appropriate type and level of illumination, suitable to the site and its surroundings; and</del></li> <li><del>vii) they enhance the visual amenity of vacant sites and building sites and the surrounding area during the construction period.</del></li> </ul> <p><b>Policy DMHB13 Shopfronts</b></p> <p>A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene.</p> <p>B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings.</p> <p>C) New shopfronts must be designed to allow equal access for all users.</p> <p>D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street.</p> <p><del>E) Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus one projecting sign. Proposals for further advertising additional to the shop name will be resisted.</del></p> <p><del>F) Illumination to shopfronts must be sited and designed to avoid any visual intrusion from light pollution to adjoining or nearby residents. Flashing internal or external lighting and/or internally illuminated box lights will not be permitted.</del></p> <p>G) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design.</p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p>H) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration:</p> <ul style="list-style-type: none"> <li>i) retention and maintenance of active shopfronts at all times;</li> <li>ii) the relationship between the shopfront and upper floors;</li> <li>iii) the relationship with surrounding shopfronts and buildings;</li> <li>iv) the use of materials which are appropriate to and enhance the character of the local area; and</li> <li>v) the value of existing architectural and historic features.</li> </ul> <p><i>Proposed new policy and supporting text</i></p> <p><b><u>Advertisements</u></b></p> <p><b><u>Advertisement proposals, including fascia and projecting signs, poster panels and free standing advertisements, should not contribute to street clutter and should be appropriate to the age and character of the buildings and areas of which they form a part. The impact of advertisements on the fabric and setting of historic assets should be taken into consideration and their cumulative impact needs to be understood to ensure that they do not adversely impact on the setting of heritage assets, the quality of the public realm or the visual amenity of the area. (moved from paragraphs 5.48 and 5.49)</u></b></p> <p><b><u>Shop signage, including projecting signs and illumination, which is poorly designed and sited, can have an adverse impact on the character of the area. Planning applications for shop signage should refer to Policy DMBH 12: Streets and the Public Realm criterion C) in this chapter. More detailed design guidance on all aspects of shopfront design can be found in Appendix B. (moved from paragraph 5.51)</u></b></p> <p><b><u>Policy DMHB 13A: Advertisements and Shop Signage</u></b></p> <p><b><u>A) In order to improve and maintain the quality of the public realm, advertisements, signs and hoardings will be required to demonstrate that:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i) they complement the scale, form, materials and architectural composition of the individual buildings of which they form a part;</u></b></li> </ul>

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications				
		<p><u>ii) they complement the visual amenity and character of the site and surrounding area;</u>  <u>iii) they enhance historic assets and their setting;</u>  <u>iv) they do not have an adverse impact on public or highway safety;</u>  <u>v) they do not lead to visual clutter;</u>  <u>vi) they provide an appropriate type and level of illumination, suitable to the site and its surroundings; and</u>  <u>vii) they enhance the visual amenity of vacant sites, building sites and the surrounding area during the construction period.</u></p> <p><u>B) Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus where appropriate one projecting sign. Proposals for further advertising additional to the shop name will be resisted.</u></p> <p><u>C) Illumination to shopfronts must be sited and designed to avoid any visual intrusion from light pollution to adjoining or nearby residents. Flashing internal or external lighting and/or internally illuminated box lights will not be permitted.</u></p>				
MM12	<p>Development Management Policies                      Page 65 - 66                      Paragraph 5.67                      Table 5.3:                      Residential Density Matrix</p>	<p><i>Densities contained in Table 5.3 have been amended to reflect Table 3.2 in the London Plan. In addition, paragraph 5.67 should be replaced with the following text:</i></p> <p><b><u>Hillingdon will apply the density standards set out in the London Plan in a flexible manner, according to local circumstances. Large parts of the borough, including many areas in close proximity to town centres, are suburban in character and will lean heavily towards the applications of lower to mid range density scales. However, it is also recognised that areas such as Uxbridge town centre and Hayes Housing Zone are more suited to higher density development, which in some cases may exceed London Plan Standards. Table 5.3 below represents a starting point for discussions on the issue of residential density, which should ultimately be determined by a design led approach.</u></b></p> <p><del>5.67 Given Hillingdon's location as an outer London borough, it is appropriate that the application of the London Plan matrix will lean heavily towards the lower to mid range of the density scales.....</del></p> <p>Table 5.3: Residential Density Matrix</p> <table border="1" style="width: 100%; background-color: black; color: white;"> <thead> <tr> <th style="width: 25%;">Location</th> <th style="width: 15%;">PTAL</th> <th style="width: 25%;">Setting</th> <th style="width: 35%;">Dwelling Type</th> </tr> </thead> </table>	Location	PTAL	Setting	Dwelling Type
Location	PTAL	Setting	Dwelling Type			

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications					
					Detached and linked houses Ave. 3.5 hr/unit	Terraced houses and flats Ave. 3.3 hr/unit	Mostly Flats Ave. 3 hr/unit
		Uxbridge Town Centre	4 - 6	Central	175 - 385 hr/ha 50 - 110 u/ha	170 - <del>500</del> <u>792</u> hr/ha 55 - <del>175</del> <u>240</u> u/ha	495 - <del>800</del> <u>1,100</u> hr/ha 165 - 405 u/ha
		West Drayton/ Hayes Town Centres	3 - 6	Urban	175 - 385 hr/ha 50 - 110 u/ha	170 - <del>500</del> <u>660</u> hr/ha 55 - <del>175</del> <u>200</u> u/ha	450 - <del>670</del> <u>750</u> hr/ha 150 - <del>190</del> <u>250</u> u/ha
		Other town centres	2 - 3	Suburban/ <u>urban</u>	140 - 200 hr/ha 35 - 65 u/ha	155 - <del>248</del> <u>396</u> hr/ha 50 - <del>80</del> <u>120</u> u/ha	200 - <del>250</del> <u>510</u> hr/ha 80 - <del>400</del> <u>170</u> u/ha
		Residential areas with suburban character within 800m of a town centre*	2 - 3	Suburban/ <u>urban</u>	105 - 175 hr/ha 35 - 50 u/ha	108 - <del>170</del> <u>264</u> hr/ha 35 - <del>55</del> <u>80</u> u/ha	150 - <del>225</del> <u>330</u> hr/ha 50 - <del>75</del> <u>110</u> u/ha
		Other non town centre areas	0 - 2	Suburban/semi rural	105 - 150 hr/ha 35 - 50 u/ha	105 - <del>150</del> <u>231</u> hr/ha 35 - <del>50</del> <u>70</u> u/ha	105 - <del>450</del> <u>300</u> hr/ha 35 - <del>50</del> <u>100</u> u/ha
		PTAL - Public Transport Accessibility Level    hr - habitable room    ha - hectare					

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		*Substantial pockets of residential uses within town centres are also likely to fall within this category
MM13	Development Management Policies Page 70-71 Paragraph 5.82 Support text	<p><i>Amend Paragraph 5.82 as follows:</i></p> <p><del>Residential moorings require planning permission and are therefore can be regulated by the planning system. There are a range of moorings available for boaters on the Grand Union Canal, including visitor moorings, long term leisure moorings, commercial moorings and residential moorings. Permanent residential and commercial moorings require planning permission and are therefore regulated through the planning system. Other types of moorings are not controlled through the planning system. Moorings providing other land uses are controlled by the Canal and Rivers Trust's statutory powers. However a Any physical works to create a mooring (installation of pontoon or landing stage) will require planning permission as this is considered development and will require planning permission.</del> The Council is required to formally consult the Canal &amp; River Trust on any planning application for development likely to affect any inland waterway or reservoir owned or managed by the Canal &amp; River Trust.</p>
MM13	Development Management Policies Page 97 Policy Wording	<p><i>Amendments to the policy as follows:</i></p> <p><b>Policy DMHB 20: Moorings</b></p> <p>Planning applications for the establishment of moorings will be assessed in relation to the following criteria:</p> <p>i) moorings should generally be located on urban stretches of the canal and not on rural or open stretches where they would be incongruous and out of keeping;</p> <p>ii) <del>moorings should be located so that they do not interfere with other uses of the canal, or use of the bank or towpath, and should generally be located off the canal in a marina or basin, or on the non towpath side;</del> <b><u>Moorings and associated development and servicing should be located so they do not impede other canal and waterside uses, paths or access to the waterway;</u></b></p> <p>iii) <del>the number and density of boats moored at any point should not act as a barrier separating people on the bank from the canal, or exert a detrimental effect on the canal;</del> <b><u>The number and density of moorings in any one location should be appropriate to their location on the waterway and should not separate people from the waterway or interfere with navigation;</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p>iv) provision for service vehicles and car parking must be made in a form which will not adversely affect the amenity of the canal;</p> <p>v) <del>adequate service facilities must be provided; and</del> <b><u>Adequate servicing, including provisions for appropriate utility connections, must be provided; and</u></b></p> <p>vi) <del>development must take account of the Canal and River Trust document "Hillingdon Towpaths, June 2015"</del> <b><u>Development should take account of guidance contained in the relevant publications from the Canal &amp; River Trust.</u></b></p>
MM14	Development Management Policies  Page 75  Policy Wording	<p><i>Criteria C of the policy will be amended as follows:</i></p> <p>Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, <b><u>where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will</u></b> seek an offsite contribution to make up for the shortfall. <del>The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost</del></p>
MM14	Development Management Policies  Page 75  Policy wording and footnote	<p><i>The term 'allowable solution' will not be included in the policy and footnote 8 should therefore be removed.</i></p>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM15	Development Management Policies  Page 79  Policy wording	<i>Amend criteria A of policy as follows:</i>  A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very <del>exceptional</del> <b>special</b> circumstances.
MM16	Development Management Policies  Page 81  Supporting Text  Paragraph 6.28	<i>Amendment to Paragraph 6.28 to insert underlined text:</i>  It is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. <b><u>All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity – Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.</u></b>
MM16	Development Management Policies   <b>Page 82</b>  Paragraph 6.29	<i>Additional text inclusion as follows:</i>  6.29 The Borough's rivers and canals support a diverse range of wildlife, which unfortunately has been put under pressure from historic development. The Council requires particular attention to be given to waterside development. All development alongside, or that benefits from a frontage on to a main river or the Grand Union Canal will be expected to demonstrate that they are contributing to a net gain in biodiversity value, <b><u>through the provision of green infrastructure where appropriate.</u></b>
MM17	Development Management Policies  Page 82	<i>Policy DMEI 7 will be amended as follows:</i>  A) The design and layout of new development should retain and enhance any existing features of biodiversity <b><u>or geological</u></b> value within the site. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on-site. Where development is constrained and cannot provide high quality biodiversity enhancements on-site, then appropriate contributions will be sought to deliver off-site improvements through a

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Policy wording and supporting text	<p>legal agreement.</p> <p>B) If development is proposed on or near <del>the vicinity of to</del> a site considered to have features of ecological <b>or geological</b> value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological <b>or geological</b> value.</p> <p><b><u>D) Proposals that would be detrimental to sites designated for nature conservation will be resisted. Proposals that result in significant harm to biodiversity which cannot be avoided, mitigated, or, as a last resort, compensated for, will normally be refused.</u></b></p> <p><i>Insert additional paragraph after paragraph 6.29.</i></p> <p><b><u>In addition to designated areas of important biodiversity, Hillingdon contains one Regionally Important Geological Site (RIGS) at The Gravel Pits, Northwood. This site is identified by the Policies Map and protected by policy DMEI 7. In accordance with The London Plan, the Council will develop a management plan for this site to promote public access, appreciation and interpretation of geodiversity.</u></b></p>
MM18	Development Management Policies <b>Page 86</b>	<p><i>Amendment of criteria F of policy as follows:</i></p> <p>F) All development alongside or that benefits from a frontage on the Grand Union Canal will be expected to contribute to <b><u>the improvement of the Canal.</u></b> <del>improvements to biodiversity improvements to the c Canal.</del></p>
MM19	Development Management Policies <b>Page 87</b>	<p><i>The following wording should replace criteria A:</i></p> <p><b><u>Development proposals in flood zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.</u></b></p>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM19	Development Management Policies  <b>Page 87</b>  Policy wording	<i>Insert new policy criteria after A:</i>  <b><u>Development proposals in these areas will be required to submit an appropriate level Floor Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.</u></b>
MM20	Development Management Policies  <b>Page 90</b>	<i>Amendment to Criterion B) as follows:</i>  All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus <b>30% an appropriate</b> allowance for climate change for the worst storm duration.
MM20	Development Management Policies  <b>Page 91</b> (J)	<i>Addition of the following wording to Part J of the policy:</i>  J) All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. <b><u>Where there is a capacity constraint the Local Planning Authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.</u></b>
MM21	<b>Page 95</b>	<i>Amendment to Criterion B) iii) as follows:</i>  Actively contribute towards the <b>continued</b> improvement of air quality, especially within the Air Quality Management Area.
MM22	Development Management Policies  <b>Page 97</b>	<i>Amend title of policy as follows:</i>  <b><u>DMIN1 Safeguarded Preferred</u></b> Areas <del>offer</del> Minerals <b><u>Extraction</u></b> and Aggregates Railheads  <i>Part A of the policy will be amended as follows:</i>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Policy title and wording	<p>A) The following <b><u>specific site, preferred areas and areas of search</u></b> will be protected for the extraction of sand and gravel reserves:</p> <ol style="list-style-type: none"> <li>1. Land west of Harmondsworth Quarry (<b><u>Preferred Area</u></b>)</li> <li>2. Land north of Harmondsworth (<b><u>Preferred Area</u></b>)</li> <li>3. Land at Sipson Lane east of the M4 Spur (<b><u>Specific Site</u></b>)</li> <li><b><u>4. Bedfont Court Estate (Area of Search)</u></b></li> </ol>
MM23	<p>Development Management Policies</p> <p>Page 97</p> <p>New Policy to be added <i>after</i> MIN 1: Mineral safeguarding to assess proposals for new mineral development</p> <p>Supporting text and policy wording</p>	<p><i>Additional policy to be added after DMIN 1: Mineral safeguarding to assess proposals for new mineral development:</i></p> <p><i>Supporting Text</i></p> <p><b><u>Mineral development will be permitted only where a need has been demonstrated and the applicant has provided information sufficient for the mineral planning authority to be satisfied that there would be no significant adverse impacts arising from the development. Proposals for development within preferred areas will be expected to address the key development requirements set out for each.</u></b></p> <p><i>Proposed new policy wording</i></p> <p><b><u>Policy DMIN 1A: Assessing Proposals for New Minerals Development</u></b></p> <p><b><u>Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact, with other developments upon:</u></b></p> <ol style="list-style-type: none"> <li><b><u>i) Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);</u></b></li> <li><b><u>ii) The health of local residents adjoining the site;</u></b></li> <li><b><u>iii) The quality and quantity of water within water courses, groundwater and surface water;</u></b></li> </ol>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<p><u>iv) Drainage systems;</u></p> <p><u>v) The soil resource from the best and most versatile agricultural land;</u></p> <p><u>vi) Farming, horticulture and forestry;</u></p> <p><u>vii) Aircraft safety due to the risk of bird strike;</u></p> <p><u>viii) The safety and capacity of the road network;</u></p> <p><u>ix) Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;</u></p> <p><u>x) The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;</u></p> <p><u>xi) Land stability;</u></p> <p><u>xii) The natural and geological environment (including biodiversity and ecological conditions for habitats and species); and</u></p> <p><u>xiii) The historic environment including heritage and archaeological assets.</u></p>
MM24	Development Management Policies  Page 100 Policy wording	<p><i>Amendment to Criterion B) of policy as follows:</i></p> <p>B) Planning permission for aggregates recycling on <b>active</b> minerals extraction <b>sites</b> and <b>existing</b> landfill sites will be <b>granted supported, subject to local amenity and other policies within the Local Plan.</b> Applications for aggregates recycling sites in other areas such as Strategic Industrial Locations will be required to satisfy other relevant policies in the Local Plan including the West London Waste Plan.</p>
MM25	Development Management Policies  Page 103 Supporting text	<p><i>Amend paragraph 7.9 to 7.13 as follows:</i></p> <p>7.9 The Local Authority has a statutory duty to ensure the sufficiency of school places and childcare provision in its area. <del>In recent years there has been a dramatic rise in forecast numbers due to a significant and sustained rise in birth rates and changes to migration.</del> <b>The demand for school places in Hillingdon has been rising in recent years and is forecast to continue to rise in line with national and London-wide predictions. Demand for reception places at primary school level is being driven in part by rising birth rates, new house building and families moving into the</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Paragraphs 7.9 -7.13	<p><b><u>Borough. Overall, at primary school level, the need for additional school places has largely been met by the successful school places expansion programme.</u></b></p> <p>7.10 <del>The anticipated increase in provision is now for over 30 forms of entry at primary level alone.</del> <b><u>The Council's updated forecast shows that demand for primary places in the north of the Borough appears to be reaching a plateau. However, there remains a residual need for a small number of additional forms of entry. Demand for places in the south of the Borough is still forecast to grow, particularly in the Hayes area where the majority of housing growth is expected to take place.</u></b> Where a new educational facility is proposed, they should maximise use by local communities, including through their accessible location and design, consistent with the requirements of other relevant development management policies. Measures to ensure community uses will be pursued, including Community Use Agreements between the educational facility and local communities.</p> <p>7.11 <i>RETAINED</i></p> <p>7.12 The Council has already invested significantly in additional school places in the primary sector. Overall, at primary school level, the need for additional school places has largely been met by the successful school places expansion programme to date. <del>However, the latest forecast for school places indicates a residual need for up to three additional Forms of Entry (FE)11 in primary schools in the north of the Borough over the next 2-3 years. This additional demand is largely a result of pupils from outside the Borough travelling to primary schools in Hillingdon.</del> <b><u>The Council's latest Strategic Infrastructure Plan (SIP) contains an up to date assessment of school place needs over the period of the Local Plan. In the 5 year period up to 2021/22, the SIP identifies a need to provide 9 primary forms of entry; 2 in the north of the borough and 7 in the south.</u></b></p> <p>7.13 <del>Over the same period, there is an identified need for 12 secondary forms of entry: 9 in the north of the borough and 3 in the south. The need for secondary school places is more difficult to assess than primary provision because pupils tend to travel further and have access to a wider range of educational options. Such an assessment needs to take account of resident secondary age pupils who will remain in the Borough, those who will attend school in a different local authority area and pupils from other local authority areas who will attend school in Hillingdon.</del> Further details on proposals to address secondary provision are contained in the Site Allocations and Designations document.</p> <p><i>Deletion of footnote 11</i></p>
MM26	Development Management	<i>New policy to assess proposals for new schools and school expansions:</i>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Policies  <b>Page 106</b>  New policy for insertion after paragraph 7.13	<p><b><u>Policy DMCI 1A: Development of New Education Floorspace</u></b></p> <p><b><u>Proposals for new schools and school expansions will be assessed against the following criteria:</u></b></p> <p><b><u>i. The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).</u></b></p> <p><b><u>ii. The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.</u></b></p> <p><b><u>iii. The location and accessibility of the site in relation to:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>the intended catchment area of the school;</u></b></li> <li>• <b><u>public transport; and</u></b></li> <li>• <b><u>the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.</u></b></li> </ul> <p><b><u>iv. The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.</u></b></p>
MM27	Development Management Policies  Page 116	<p><i>Amend Part B of the Policy as follows:</i></p> <p>Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the <b><u>appropriate</u></b> thresholds. <del>set out in Table 8.21 and any subsequent update to these thresholds</del>. All major developments<sup>14</sup> that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.</p>
MM27	Development Management	<i>Delete Table 8.1: Thresholds for Transport Assessment and Travel Plans.</i>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Policies Page 117	
MM28	Development Management Policies  <b>Page 124</b> Supporting text Paragraph 8.30	<i>Amendment to Paragraph 8.30 as follows:</i>  Hillingdon's parking standards are based on those contained in the London Plan with some variance to address local circumstances in terms of employment sites and residential uses. <b><u>The standards contained within Appendix 1 Table C are expressed as maximum levels and do not imply any minimum level.</u></b> Uxbridge is a key centre for the office market in West London and more generous levels of parking are necessary in order to compete with neighbouring local authorities outside London.
MM29	Development Management Policies  Development Management Policies  <b>Page 128</b> Paragraph 8.48	<i>Delete paragraph 8.48</i>  <b><del>Whilst the Council recognises the economic importance of the airport, it remains firmly opposed to any proposal to expand Heathrow beyond its boundary. This is consistent with the Mayor of London's position on the future of Heathrow Airport as set out in Policy 6.6: Aviation of the London Plan. While supporting the continuation of Heathrow Airport, the Plan states that the Mayor is strongly opposed to any further expansion at Heathrow involving an increase in aircraft movements.</del></b>
MM29	Development Management Policies  <b>Page 129</b>  Paragraph 8.51	<i>Delete paragraph 8.51</i>  <b><del>It should be noted that the nature, scale and timing of any requirement for additional capacity at Heathrow and other airports is currently has been being considered by the Airports Commission within a report expected published in July 2015</del></b>  <i>Replace with:</i>  <b><u>The Airports National Policy Statement was designated by the Secretary of State for Transport on 26 June 2018. This sets out the policy framework for expansion at Heathrow Airport and primary basis for decision making on any</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<u>development consent application for a new north-west runway.</u>
MM29	Development Management Policies  Page 129 Policy wording	<p><i>Amend policy wording and delete relevant footnotes as follows:</i></p> <p>A) Development proposals within the Heathrow Airport boundary will <b>only</b> be supported where:</p> <p>i) they relate directly to airport related use or development*;</p> <p><del>ii) there is no intensification of noise and aircraft movements or increase in car parking numbers beyond the currently permitted levels in the Secretary of State's decision on planning application 47853/93/24631;</del></p> <p>iii) there is no detrimental impact to the safe and efficient operation of local and strategic transport networks;</p> <p>iv) they comply with Policy DME1 14: Air Quality</p> <p>v) there are no other significant adverse environmental impacts; where relevant, an environmental impact and/or transport assessment will be required with appropriate identification of mitigation measures; and</p> <p>vi) they comply with all other relevant policies of the Local Plan.</p> <p><del>B) Development proposals for airport related uses or development* on sites outside the Heathrow Airport boundary will only be supported where there is a justification for the need for the development to locate there and, where relevant, an environmental impact and/or transport assessment and identification of mitigation measures.</del></p> <p><del>*Airport related uses or development is to be taken as any use or development that falls within the following: offices, air cargo transit sheds, hire facilities, flight catering, freight forwarding and airport industry and warehousing and, is development in connection with the provision of services and activities relating to the movement or maintenance of aircraft or with embarking, disembarking, loading, discharge or transport of passengers, livestock or goods. It also includes the provision of services and facilities for any staff employment to provide these functions.</del></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications
MM30	Site Allocations and Designations document  Throughout the document.	<i>Where housing capacity is referred to in SA policies, the words 'up to', 'a maximum of' and 'a minimum of' will be removed and the policy reworded where necessary to refer to just the number.</i>
MM31	Site Allocations and Designations document  Throughout the document.	<i>Where new home sites have planning consent for residential development, the policy text will be reworded to state that the site should be developed in accordance with the broad parameters of the approved scheme, subject to site specific constraints.</i>
MM32	Site Allocations and Designations document  Page 9  After Paragraph 2.12	<p><i>The following is to be inserted after Paragraph 2.12:</i></p> <p><b><u>Hayes Housing Zone</u></b></p> <p><b><u>Housing Zones were introduced by the Mayor's Housing Strategy to speed up the number of homes being built across the capital, in areas with high development potential. They offer a range of measures to meet this objective including planning support, assistance with land assembly, infrastructure funding and support with land remediation.</u></b></p> <p><b><u>The Hayes Housing Zone is expected to deliver a significant proportion of the Council's housing requirement and includes many of the sites identified in this plan, particularly those in the wards of Botwell and Townfield.</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		<div data-bbox="974 327 1608 774" data-label="Image"> </div> <p data-bbox="555 790 1971 917"><b><u>The Council has prepared a Development Infrastructure Funding Study (DIFS) to identify the specific items of infrastructure that are required to deliver growth in the Housing Zone and the associated cost of provision. The Council will also consider the preparation of further planning guidance to establish key design principles and ensure that development comes forward in a co-ordinated manner.</u></b></p> <p data-bbox="555 925 1993 1021"><b><u>The Council is keen to see sites come forward in Hayes Town Centre to complement the Housing Zone proposals with an improved retail offer and other defined town centre uses. The Eastern and Western Core sites offer a particular opportunity to regenerate Hayes Town Centre.</u></b></p>

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b><u>Proposals for a mix of retail, residential and other town centre uses will be actively encouraged, subject to the agreement of key development principles, which are in general conformity with the policies and principles of this plan. Depending on the scale and content of the proposals, the Council will consider the production of a separate development brief for the site.</u></b></p>



## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications						
		Road						
		SA 9 Audit House and Bellway House	Cavendish	Residential	<del>34</del> <u>47</u>	<del>34</del> <u>12</u>	<del>0</del> <u>35</u>	0
		SA 12 Former Allotments and Melrose Close Car Park, Burns Close	<del>Charville</del> <u>Barnhill</u>	None	83	0	<del>83</del> <u>0</u>	<del>0</del> <u>83</u>
		SA 14 Master Brewer and Hillingdon Circus, Hillingdon	Hillingdon East	<del>None</del> <u>Retail/ Residential Mixed Use</u>	<del>250-330</del> <u>390</u>	0	<del>250-330</del> <u>0</u>	<del>0</del> <u>390</u>
		SA 16 Northwood Station, Green Lane	Northwood	None	To be determined by design	<del>TBC</del> <u>0</u>	<del>TBC</del> <u>0</u>	<del>TBC</del> <u>To be determined by design</u>
		<del>SA16A</del> <del>36-40</del> <del>Rickmansworth Road, Northwood</del>	<del>Northwood</del> <u>d</u>	<u>Residential</u>	<u>21</u>	<u>0</u>	<u>21</u>	<u>0</u>
		SA 19 Braintree Road, South Ruislip	South Ruislip	Mixed Use	<del>132</del> <u>163</u>	<del>44</del> <u>0</u>	<del>88</del> <u>163</u>	0
		SA 20 Bourne Court, South Ruislip	South Ruislip	None	<del>49</del> <u>69</u>	0	<del>49</del> <u>35</u>	<del>0</del> <u>34</u>
		<del>SA 21 Eagle House, The Runway, South Ruislip</del>	<del>South Ruislip</del>	<del>Residential</del>	<del>24</del> <u>22</u>	<del>0</del>	<del>24</del> <u>11</u>	<del>0</del> <u>11</u>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications						
		SA 22 Chailey Industrial Estate, Pump Lane, Hayes	Townfield	None	<b>198 + additional capacity on Site B to be determined by design.</b>	0	<del>198</del> <u>0</u>	<b>198 + Additional capacity on Site B to be determined by design.</b>
		SA 23 Silverdale Road/ Western View	Townfield	None	<del>144</del> <b><u>363</u></b>	0	<del>0</del> <u>82</u>	<del>144</del> <b><u>281</u></b>
		SA 24 Benlow Works	Townfield	None	<del>To be determined by design</del> <b><u>36</u></b>	<del>TBC</del> <u>0</u>	<del>TBC</del> <u>0</u>	<del>36</del>
		SA 25 297 - 299 Long Lane, Hillingdon	Uxbridge North	None	<del>15-25</del> <b><u>33</u></b>	0	<del>15-25</del> <u>0</u>	<del>0</del> <u>33</u>
		SA 27 St Andrews Park - Annington Homes	Uxbridge North	None	<del>120</del> <b><u>330</u></b>	0	<del>0</del>	<del>120</del> <b><u>330</u></b>
		SA 28 St Andrews Park, Uxbridge	Uxbridge North	Mixed use development	1,340	<del>232</del> <b><u>260</u></b>	<del>944</del> <b><u>777</u></b>	<del>164</del> <b><u>303</u></b>
		SA 30 Grand Union Park, Packet Boat Lane	Uxbridge South	Residential	<del>110-190</del> <b><u>251</u></b>	<del>110-190</del> <u>0</u>	<del>0</del> <u>251</u>	0
		SA 31 Fasnidge Memorial Hall,	Uxbridge South	Residential	<del>48</del> <b><u>80</u></b>	0	<del>48</del> <b><u>80</u></b>	0

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications						
		Uxbridge						
		<b><u>New Site SA 31A Waterloo Wharf, Uxbridge</u></b>	<b><u>Uxbridge South</u></b>	<b><u>Residential</u></b>	<b><u>52</u></b>	<b><u>0</u></b>	<b><u>52</u></b>	<b><u>0</u></b>
		<b><u>New Site SA 31B Randalls Building, Uxbridge</u></b>	<b><u>Uxbridge South</u></b>	<b><u>Mixed Use</u></b>	<b><u>58</u></b>	<b><u>0</u></b>	<b><u>29</u></b>	<b><u>29</u></b>
		SA 32 Former NATS Site, Porters Way, West Drayton	West Drayton	Phased Mixed use	775	<del>626</del> <b><u>571</u></b>	<del>449</del> <b><u>204</u></b>	0
		SA 34 The Blues Bar, West Drayton	West Drayton	Residential-led Mixed use	38	<del>38</del> <b><u>0</u></b>	<del>0</del> <b><u>38</u></b>	0
		<b><u>New Site SA 34A Former West Drayton Police Station.</u></b>	<b><u>West Drayton</u></b>	<b><u>Residential</u></b>	<b><u>53</u></b>	<b><u>0</u></b>	<b><u>53</u></b>	<b><u>0</u></b>
		<b><u>New Site SA 34B Former British Royal Legion Building, Station Road</u></b>	<b><u>West Drayton</u></b>	<b><u>Residential</u></b>	<b><u>13</u></b>	<b><u>0</u></b>	<b><u>13</u></b>	<b><u>0</u></b>
		SA 38 Padcroft Works, Tavistock Road	Yiewsley	Mixed Use Development	<del>308</del> <b><u>415 + an additional number of units on Site C to be</u></b>	0	<del>308</del> <b><u>210</u></b>	<b><u>205 + an additional number of units on Sites B and C to be agreed by design</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications						
					<u>agreed by design</u>			
		SA 39 Trout Road, Yiewsley	Yiewsley	<del>None</del> <b>Residential- led mixed use</b>	<del>443</del> <b>217</b>	0	<del>144</del> <b>144</b>	<del>0</del> <b>73</b>
		<b><u>New Site SA 39A Land to the rear of 2-24 Horton Road</u></b>	<u>Yiewsley</u>	<b><u>Residential-led mixed use</u></b>	<b>86</b>	<b>0</b>	<b>43</b>	<b>43</b>
		<b>TOTAL EXPECTED COMPLETIONS (UNITS)</b>			<del>6657-6879</del> <b>9392-9454</b>	<del>1,269-1,349</del> <b>873</b>	<del>3,418-3,508</del> <b>3,261</b>	<del>1,970-2,022</del> <b>5258-5320</b>
MM34	Site Allocations and Designations document  <b>Page 22</b>  Paragraphs 3.19 and 3.20	<p><i>Replace paragraphs 3.19 and 3.20 with the following text:</i></p> <p><b><u>"3.19 The Council has recently completed an updated Gypsy and Traveller and Travelling Show-people Accommodation Assessment to reflect the requirements of the Government's Planning Policy for Traveller Sites, issued in August 2015. The study identifies a need for two additional pitches for travellers during the Local Plan period. These pitches will be provided at the Council-owned Colne Park site, as shown on Map A.</u></b></p> <p><b><u>3.20. New proposals for Gypsy and Traveller pitches will be assessed against the provisions of policy DMH 9 in the Development Management Policies document."</u></b></p>						

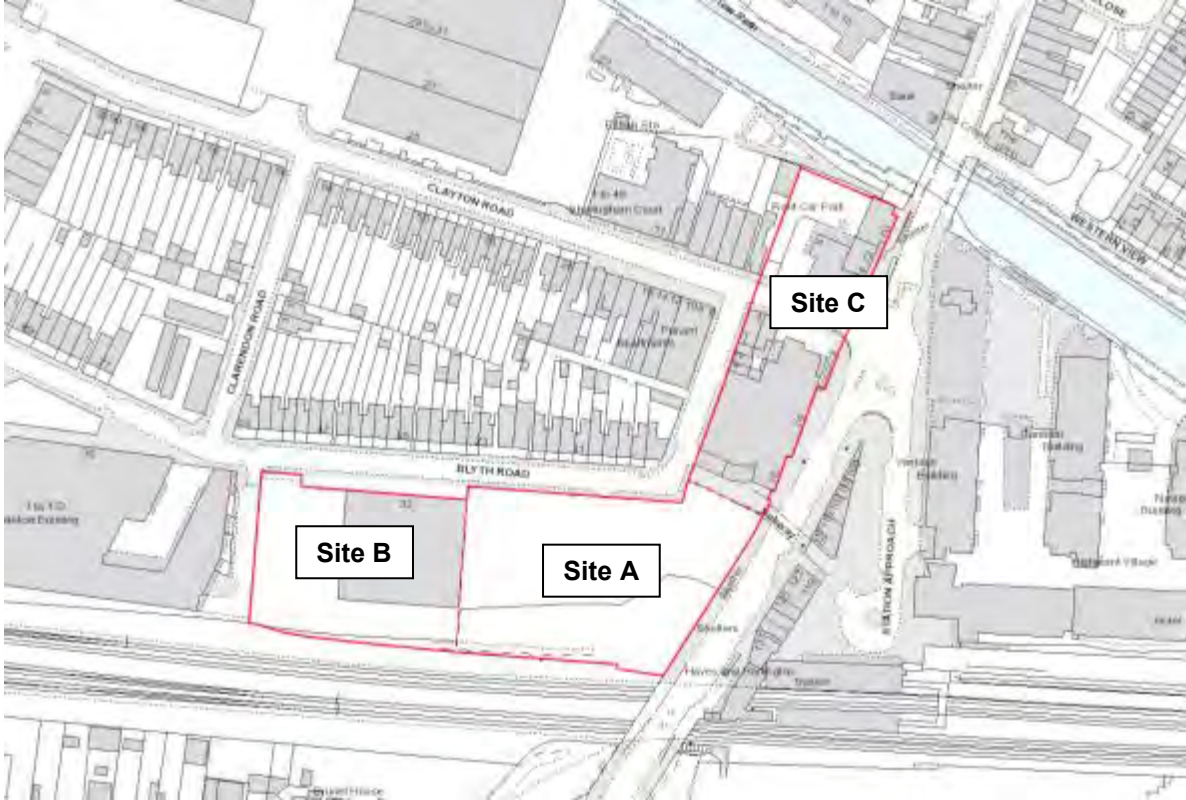
New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications																	
MM35	Site Allocations and Designations document  Page 30  Site Information table	<p><i>Amend Site information Table to include the following proposed number of residential units.</i></p> <table border="1" data-bbox="638 574 1863 997"> <thead> <tr> <th data-bbox="638 574 958 643" rowspan="2">Site name</th> <th colspan="2" data-bbox="958 574 1863 643">The Old Vinyl Factory and Gatefold Building</th> </tr> <tr> <th data-bbox="958 643 1429 707">The Old Vinyl Factory</th> <th data-bbox="1429 643 1863 707">The Gatefold Building</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 707 958 770"><b>Location</b></td> <td data-bbox="958 707 1429 770">Blyth Road</td> <td data-bbox="1429 707 1863 770">Blyth Road</td> </tr> <tr> <td data-bbox="638 770 958 866"><b>Proposed number of units</b></td> <td data-bbox="958 770 1429 866"><del>540</del> <b><u>562</u></b></td> <td data-bbox="1429 770 1863 866">132</td> </tr> <tr> <td data-bbox="638 866 958 930"><b>Existing Units</b></td> <td data-bbox="958 866 1429 930">0</td> <td data-bbox="1429 866 1863 930">0</td> </tr> <tr> <td data-bbox="638 930 958 997"><b>Net Completions</b></td> <td data-bbox="958 930 1429 997"><del>540</del> <b><u>562</u></b> units</td> <td data-bbox="1429 930 1863 997">132 units</td> </tr> </tbody> </table>	Site name	The Old Vinyl Factory and Gatefold Building		The Old Vinyl Factory	The Gatefold Building	<b>Location</b>	Blyth Road	Blyth Road	<b>Proposed number of units</b>	<del>540</del> <b><u>562</u></b>	132	<b>Existing Units</b>	0	0	<b>Net Completions</b>	<del>540</del> <b><u>562</u></b> units	132 units
Site name	The Old Vinyl Factory and Gatefold Building																		
	The Old Vinyl Factory	The Gatefold Building																	
<b>Location</b>	Blyth Road	Blyth Road																	
<b>Proposed number of units</b>	<del>540</del> <b><u>562</u></b>	132																	
<b>Existing Units</b>	0	0																	
<b>Net Completions</b>	<del>540</del> <b><u>562</u></b> units	132 units																	
MM36	Site Allocations and Designations document  Page 29  Site Map Policy wording	<p><i>Proposed amendments to site names and boundaries, policy text and site information table to include site C as shown below:</i></p>																	

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
	Site information table	 <p data-bbox="555 1204 1585 1236"><i>Inclusion of Site C in policy text and amendment to the site information table as follows:</i></p> <p data-bbox="555 1268 638 1300"><b><u>Site C</u></b></p> <p data-bbox="555 1332 2022 1388"><b><u>The Council will support proposals for residential-led mixed use development that contribute to the regeneration of Hayes Town centre</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications																																								
		<p>Sites A, B <b>and C</b> should form a comprehensive development scheme across the whole site.</p> <p><i>Further modification to third bullet point as follows:</i></p> <p>Proposals should complement and be consistent with any proposed development on the adjacent Crown Trading site <b>.and should not prevent development on this site from coming forward.</b></p> <table border="1"> <thead> <tr> <th></th> <th colspan="3">Eastern End of Blyth Road, Hayes</th> </tr> <tr> <th>Site name</th> <th>Site A</th> <th>Site B</th> <th><u>Site C</u></th> </tr> </thead> <tbody> <tr> <th>Ward</th> <td colspan="3"><u>Botwell</u></td> </tr> <tr> <th>Location</th> <td>Blyth Road</td> <td>Blyth Road/Station Road, Hayes</td> <td><u>Blyth Road</u></td> </tr> <tr> <th>Area (ha/sqm)</th> <td>0.3 ha</td> <td><del>0.8</del> <u>0.4</u> ha</td> <td><u>0.4 ha</u></td> </tr> <tr> <th>PTAL Ratings</th> <td colspan="3"><u>4</u></td> </tr> <tr> <th>Proposed Development</th> <td>Residential-led mixed use development</td> <td>Residential-led mixed use development</td> <td><u>Residential-led mixed use development</u></td> </tr> <tr> <th>Current UDP Designations</th> <td>Industrial Business Area</td> <td><del>Industrial Business Area,</del> <u>Hayes Town Centre</u></td> <td><u>Industrial Business Area</u></td> </tr> <tr> <th>Proposed New Designations</th> <td>None</td> <td><u>Hayes Town Centre</u></td> <td>None</td> </tr> <tr> <th>Existing Use</th> <td>Redundant commercial units</td> <td><del>Commercial units,</del> <u>office</u></td> <td><u>Commercial units</u></td> </tr> </tbody> </table>		Eastern End of Blyth Road, Hayes			Site name	Site A	Site B	<u>Site C</u>	Ward	<u>Botwell</u>			Location	Blyth Road	Blyth Road/Station Road, Hayes	<u>Blyth Road</u>	Area (ha/sqm)	0.3 ha	<del>0.8</del> <u>0.4</u> ha	<u>0.4 ha</u>	PTAL Ratings	<u>4</u>			Proposed Development	Residential-led mixed use development	Residential-led mixed use development	<u>Residential-led mixed use development</u>	Current UDP Designations	Industrial Business Area	<del>Industrial Business Area,</del> <u>Hayes Town Centre</u>	<u>Industrial Business Area</u>	Proposed New Designations	None	<u>Hayes Town Centre</u>	None	Existing Use	Redundant commercial units	<del>Commercial units,</del> <u>office</u>	<u>Commercial units</u>
	Eastern End of Blyth Road, Hayes																																									
Site name	Site A	Site B	<u>Site C</u>																																							
Ward	<u>Botwell</u>																																									
Location	Blyth Road	Blyth Road/Station Road, Hayes	<u>Blyth Road</u>																																							
Area (ha/sqm)	0.3 ha	<del>0.8</del> <u>0.4</u> ha	<u>0.4 ha</u>																																							
PTAL Ratings	<u>4</u>																																									
Proposed Development	Residential-led mixed use development	Residential-led mixed use development	<u>Residential-led mixed use development</u>																																							
Current UDP Designations	Industrial Business Area	<del>Industrial Business Area,</del> <u>Hayes Town Centre</u>	<u>Industrial Business Area</u>																																							
Proposed New Designations	None	<u>Hayes Town Centre</u>	None																																							
Existing Use	Redundant commercial units	<del>Commercial units,</del> <u>office</u>	<u>Commercial units</u>																																							

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
		<b>Relevant Planning History (Most recent)</b>	Comprehensive redevelopment of the site to provide 120 residential units, office floorspace, 97 car parking spaces and hard and soft landscaping. <b>Approval on 15.04.2013.</b>	Prior Approval for part of the site (Trident House): Change of use from offices to 60 residential units on 2nd - 8th floors. <b>Approval on 12.12.2014.</b>	<b><u>None</u></b>
		<b>Proposed Number of Units</b>	120	<b><u>453 60</u></b>	<b><u>93</u></b>
		<b>Existing Units</b>	0	0	<b><u>0</u></b>
		<b>Net Completions</b>	120 units	<b><u>453 60 units</u></b>	<b><u>93 units</u></b>
		<b>Infrastructure Considerations and Constraints</b>	As per extant consent	<del>To be negotiated as part of the planning application.</del> <b><u>As per extant consent.</u></b>	<del>To be negotiated as part of the planning application.</del> <b><u>To be negotiated as part of the planning application.</u></b>
		<b>Flood Risk</b>	Flood Zone 1; Flood Risk Assessment demonstrates site not at risk; design includes implementation of SuDS.	<b><u>Flood Zone 1, Flood Risk Assessment required to address drainage infrastructure.</u></b>	
		<b>Contamination</b>	Any potential contamination will be addressed through the implementation and discharge of a suitable	<b><u>Potentially contaminated land due to former land use. Land remediation may be required.</u></b>	

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications			
			planning condition.		
		<b>Indicative Phasing</b>	<del>2011-24</del> <b><u>2016-2021</u></b>	2016-2021	<b><u>2021-26</u></b>
		<b>Other Information</b>	Site identified in the Hillingdon Housing Trajectory	Site identified in the Hillingdon Housing Trajectory. <del>Number of units calculated on basis of 137 uph on 0.68 ha of total site area.</del>	<b><u>Site identified in the Hillingdon Housing Trajectory.</u></b>
MM37	Site Allocations and Designations document  Page 31  Addition of new site after Policy SA 3: Eastern End of Blyth Road	<p><i>Addition of Crown Trading Estate as a new site. There will also be a subsequent amendment to the SIL boundary on Map B and the Policies Map.</i></p> <p><b><u>Crown Trading Estate</u></b></p> <p><b><u>Crown Trading Estate contains a number of industrial buildings that are in a poor state of repair. Following discussions with the owners and tenants of these buildings, it is proposed to release the site for residential-led mixed use development. In addition to residential, the Council will seek a proportion of employment generating uses to reflect local character and the former designation of the site.</u></b></p> <p><b><u>The owners of the Crown and adjacent Fairview sites are encouraged to work together to bring forward schemes that are consistent and complementary in terms of scale, massing and high quality design. A particular focus for both sites should be the access to and improvement of the Canal frontage, which is identified in the Local Plan Part 1 as a focus for regeneration in Hayes.</u></b></p>			

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b><u>Policy SA 3A Crown Trading Estate</u></b></p> <p><b><u>The Council will support proposals for residential development that contribute to the regeneration of Hayes Town Centre and meet the following criteria:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>The provision of residential development at a density that is consistent with London Plan density guidelines.</u></b></li> <li>• <b><u>The provision of small-scale commercial uses at ground floor level.</u></b></li> <li>• <b><u>The proposals should integrate with and complement the proposals for Fairview Business Centre to the east.</u></b></li> </ul>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications																				
		<ul style="list-style-type: none"> <li>• <u>The proposals should include appropriate design mitigation measures to address the impact of activities on the adjacent industrial site.</u></li> <li>• <u>The proposals should include active frontages along Clayton Road.</u></li> <li>• <u>The provision of appropriate new public open space.</u></li> <li>• <u>The Council will expect all canalside development proposals to improve canal access and promote canal-side activity, to contribute to the enhancement of the Strategic Canal and River Corridors in accordance with relevant policies on the Blue Ribbon network.</u></li> </ul> <p><del>The Council will expect all development proposals to provide canal-side improvements and contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon network.</del></p> <table border="1" data-bbox="562 722 1592 1361"> <tr> <td><u>Site name</u></td> <td><u>Crown Trading Estate</u></td> </tr> <tr> <td><u>Ward</u></td> <td><u>Botwell</u></td> </tr> <tr> <td><u>Location</u></td> <td><u>Clayton Road</u></td> </tr> <tr> <td><u>Area (ha/sqm)</u></td> <td><u>1.3 ha</u></td> </tr> <tr> <td><u>PTAL Rating</u></td> <td><u>4</u></td> </tr> <tr> <td><u>Proposed Development</u></td> <td><u>Residential-led mixed use</u></td> </tr> <tr> <td><u>Current UDP Designation</u></td> <td><u>Industrial Business Area</u></td> </tr> <tr> <td><u>Proposed New Designation</u></td> <td><u>None</u></td> </tr> <tr> <td><u>Existing Use</u></td> <td><u>Light industrial units</u></td> </tr> <tr> <td><u>Relevant Planning History</u></td> <td><u>No relevant history</u></td> </tr> </table>	<u>Site name</u>	<u>Crown Trading Estate</u>	<u>Ward</u>	<u>Botwell</u>	<u>Location</u>	<u>Clayton Road</u>	<u>Area (ha/sqm)</u>	<u>1.3 ha</u>	<u>PTAL Rating</u>	<u>4</u>	<u>Proposed Development</u>	<u>Residential-led mixed use</u>	<u>Current UDP Designation</u>	<u>Industrial Business Area</u>	<u>Proposed New Designation</u>	<u>None</u>	<u>Existing Use</u>	<u>Light industrial units</u>	<u>Relevant Planning History</u>	<u>No relevant history</u>
<u>Site name</u>	<u>Crown Trading Estate</u>																					
<u>Ward</u>	<u>Botwell</u>																					
<u>Location</u>	<u>Clayton Road</u>																					
<u>Area (ha/sqm)</u>	<u>1.3 ha</u>																					
<u>PTAL Rating</u>	<u>4</u>																					
<u>Proposed Development</u>	<u>Residential-led mixed use</u>																					
<u>Current UDP Designation</u>	<u>Industrial Business Area</u>																					
<u>Proposed New Designation</u>	<u>None</u>																					
<u>Existing Use</u>	<u>Light industrial units</u>																					
<u>Relevant Planning History</u>	<u>No relevant history</u>																					

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Proposed Number of Units</u>	<u>197</u>
		<u>Existing Units</u>	<u>0</u>
		<u>Net Completions</u>	<u>197</u>
		<u>Infrastructure Considerations and Constraints</u>	<u>To be negotiated as part of any planning application.</u>
		<u>Flood Risk</u>	<u>Surface Water Flooding: Site specific flood risk assessment required.</u>
		<u>Contamination</u>	<u>Potentially contaminated land. Land remediation likely to be required.</u>
		<u>Indicative Phasing</u>	<u>2021-26</u>
		<u>Other information</u>	<u>None</u>
MM38	Site Allocations and Designations document Page 32 Policy wording	<p><i>Amendments to introductory text, policy wording and site information table as follows:</i></p> <p><i>Introductory text</i></p> <p>This site accommodates a range of uses and is considered to be suitable for release from its existing employment designation. There is <del>considered to be</del> significant potential for residential-led mixed use development that capitalises on the canal side location and the proximity of the Crossrail link at Hayes and Harlington Station.</p> <p><b><u>The owners of the Fairview and adjacent Crown sites are encouraged to work together to bring forward schemes that are consistent and complementary in terms of scale, massing and high quality design.</u></b></p> <p><i>Amend policy wording as follows:</i></p> <p>POLICY SA 4: Fairview Business Centre</p> <p>The Council will support proposals for residential development that contribute to the regeneration of Hayes Town Centre and</p>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications											
		<p>meet the following criteria:</p> <ul style="list-style-type: none"> <li>• The provision of residential development <del>at a density of 70 of 260</del> units <del>per hectare</del>. Higher density may be acceptable subject to high quality design. Higher density development should be located along the canal site.</li> <li>• Small scale commercial uses at ground floor level that support residential uses will be considered suitable.</li> <li>• <del>Development proposals should include a buffer along the western boundary of the site to mitigate impacts on residential amenity from the adjacent industrial use. Proposals should complement and be consistent with any proposed development on the adjacent Crown Trading site and should not prevent development on this site from coming forward.</del></li> <li>• The Council will expect all development proposals to provide canal <del>side access</del>, improvements, and <u>canalside activity to</u> contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon network.</li> <li>• <u>The proposals should include active frontages along Clayton Road.</u></li> <li>• <u>The provision of appropriate new public open space in accordance with Council standards.</u></li> </ul> <p><i>Amend proposed number of units in the Site Information Table as follows:</i></p> <table border="1" data-bbox="557 815 1917 1074"> <thead> <tr> <th data-bbox="557 815 1003 879" rowspan="2">Site name</th> <th colspan="2" data-bbox="1003 815 1917 879">Fairview Business Centre</th> </tr> <tr> <th data-bbox="1003 879 1449 943">Site A</th> <th data-bbox="1449 879 1917 943">Site B</th> </tr> </thead> <tbody> <tr> <td data-bbox="557 943 1003 1007">Location</td> <td data-bbox="1003 943 1449 1007"><del>25-34</del> Clayton Road, <u>Hayes</u></td> <td data-bbox="1449 943 1917 1007"><del>33-39</del> Clayton Road, <u>Hayes</u></td> </tr> <tr> <td data-bbox="557 1007 1003 1074">Proposed number of units</td> <td data-bbox="1003 1007 1449 1074"><del>47</del> <u>104</u></td> <td data-bbox="1449 1007 1917 1074"><del>72</del> <u>156</u></td> </tr> </tbody> </table>	Site name	Fairview Business Centre		Site A	Site B	Location	<del>25-34</del> Clayton Road, <u>Hayes</u>	<del>33-39</del> Clayton Road, <u>Hayes</u>	Proposed number of units	<del>47</del> <u>104</u>	<del>72</del> <u>156</u>
Site name	Fairview Business Centre												
	Site A	Site B											
Location	<del>25-34</del> Clayton Road, <u>Hayes</u>	<del>33-39</del> Clayton Road, <u>Hayes</u>											
Proposed number of units	<del>47</del> <u>104</u>	<del>72</del> <u>156</u>											
MM39	<p>Site Allocations and Designations document</p> <p>Site Allocations and</p>	<p><i>Amend the wording of Policy SA5 as follows:</i></p> <p><i>Introductory text:</i></p> <p><b>Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes</b></p> <p>In 2012, Nestle announced the planned closure of its Hayes plant, which is currently used for the manufacture of coffee. The Council is <del>in the early stages of discussion with the landholders about the future of this key development site, but is</del></p>											

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	<p>Designations document</p> <p>Page 34-35</p> <p>Supporting Text</p>	<p>seeking to bring forward a comprehensive development scheme that includes the adjoining sites <del>(Site B)</del>.</p> <p><b><u>The three sites identified in this allocation form the most significant growth point within the Hayes Housing Zone. The Council is keen to ensure that complementary design principles are adopted and the resulting infrastructure requirements associated with planned levels of growth are fully assessed and integrated. In addition, proposals from individual landowners should, as far as possible, come forward in a co-ordinated manner without prejudicing the development aspirations on other parts of the site.</u></b></p> <p><b><u>Development P</u></b>proposals will need to take account of a wide range of policy considerations, including those related to transportation, heritage and the wider objective of encouraging economic growth in Hayes town. It is recognised that the final overall quantum of uses and the number <del>of</del> residential units will be determined through discussions with key stakeholders, <del>and</del> the development of a sustainable masterplan <b><u>and the agreement of key design principles, which include the provision of improved transport and community infrastructure.</u></b></p> <p><i>Policy SA 5 wording should be amended as follows:</i></p> <p>This is an important strategic site for Hayes town and the Borough as a whole. The Council will support <b><u>development</u></b> proposals that meet the following criteria:</p> <p><b>Site A</b></p> <ul style="list-style-type: none"> <li>• The provision of <del>up to 500</del> <b><u>1,000 residential</u></b> units. <del>Densities higher than 80 uph may be acceptable subject to high quality design.</del> Higher density development should be located along the canal frontage.</li> <li>• <del>A minimum of 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.</del></li> <li>• <b><u>The provision of B8 and S</u></b>small scale commercial uses that support residential <del>uses</del> development. <del>will be considered suitable.</del></li> <li>• <del>10% of the site (1.2 hectares) should be used for open space and a sports pitch</del></li> <li>• <del>Education facilities; and</del></li> <li>• <del>The provision of community facilities, and a public park</del></li> <li>• <b><u>The provision of appropriate community infrastructure to support the overall quantum of development, including health, children's services, community and sport/recreation facilities as necessary.</u></b></li> <li>• <del>Proposals should</del> include a heritage assessment, which considers the retention and reuse of Locally Listed structures. <del>on this site;</del></li> <li>• <del>Proposals should include high quality design that</del> fully integrates <b><u>with</u></b> the Grand Union Canal, ensures canal-side</li> </ul>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications
		<p><u>access</u> improvements and maximises <del>the canals</del> recreational potential.</p> <ul style="list-style-type: none"> <li>Development should contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon network.</li> </ul> <p><b>Site B and C</b></p> <ul style="list-style-type: none"> <li>The provision of <del>up to 97 300</del> residential units <del>on Site B and 110 residential units on Site C. Proposals should be consistent with the PTAL rating and take account of lower suburban densities to the south</del></li> <li>The provision of appropriate community infrastructure to support the overall quantum of development, including education as necessary.</li> </ul> <p><b>Site C</b></p> <ul style="list-style-type: none"> <li><u>The provision of 500 residential units.</u></li> <li><u>Southern access to Hayes &amp; Harlington station.</u></li> <li><u>Subject to high quality design, the Council will support the provision of tall buildings alongside the canal frontage railway line.</u></li> </ul> <p><b>Key principles for all sites</b></p> <p>As a preference, Sites A, B and C should form a comprehensive development scheme across the whole site. <del>which The Council will co-ordinate the phasing of development to complement the wider Hayes Housing Zone area and all proposals will be expected to:</del></p> <ul style="list-style-type: none"> <li>Sustains and enhance the significance <u>and integrity</u> of <del>the</del> heritage assets, <u>including the Grand Union Canal, Conservation Areas, Areas of Special Local Character and Locally Listed buildings.</u></li> <li>Provides pedestrian links to Hayes Town Centre and key transport nodes; <del>and</del></li> <li>Reflects the Council's latest evidence of housing need in terms of the type and tenure of residential units;</li> <li><u>Comprise a proportion of employment generating uses to be agreed with the Council. Suitable uses will include B1 and elements of B2 and B8 that are compatible with the residential elements of the scheme.</u></li> <li><u>Provide appropriate community infrastructure to support the overall quantum of development including education, children's services, health, transport, community and sport/recreation facilities as necessary.</u></li> <li><u>Sufficient setback from Nestles Avenue to allow for the introduction of potential public transport improvements.</u></li> <li><u>Adopt a complementary set of scale, massing, layout and design principles that take account of surrounding land uses and existing suburban context, with lower building heights located on the Nestles Avenue side.</u></li> </ul> <p><b>Subject to the outcome of area specific studies, the Council may consider an approach to car parking which</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications												
		<p><b><u>departs from the standards set out in this plan, if supported by relevant public transport improvements and other mitigating measures.</u></b></p> <p><i>Amend Site Information table as follows:</i></p> <table border="1" data-bbox="560 497 1917 722"> <thead> <tr> <th data-bbox="560 497 916 560">Site name</th> <th colspan="3" data-bbox="916 497 1917 560">Land South of the Railway, including Nestle Site</th> </tr> <tr> <th data-bbox="560 560 916 624"></th> <th data-bbox="916 560 1249 624">Site A</th> <th data-bbox="1249 560 1570 624">Site B</th> <th data-bbox="1570 560 1917 624">Site C</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 624 916 722"><b>Proposed number of units</b></td> <td data-bbox="916 624 1249 722"><b>500 <u>1,000</u></b></td> <td data-bbox="1249 624 1570 722"><b>97 <u>300</u></b></td> <td data-bbox="1570 624 1917 722"><b>110 <u>500</u></b></td> </tr> </tbody> </table>	Site name	Land South of the Railway, including Nestle Site				Site A	Site B	Site C	<b>Proposed number of units</b>	<b>500 <u>1,000</u></b>	<b>97 <u>300</u></b>	<b>110 <u>500</u></b>
Site name	Land South of the Railway, including Nestle Site													
	Site A	Site B	Site C											
<b>Proposed number of units</b>	<b>500 <u>1,000</u></b>	<b>97 <u>300</u></b>	<b>110 <u>500</u></b>											
MM40	Site Allocations and Designations document Page 41 Site map Policy Wording	<p><i>Proposed amendment to the site boundary to include access to canal and policy text as follows:</i></p> <p>The Council will support the provision of residential development on the site. <b><u>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints up to a maximum of 46 units, in accordance with the approved scheme (Ref: <del>35250/APP/2014/4243</del> 35250/APP/2014/3506).</u></b> <b><u>The remaining eastern portion of the site, shown as cross hatched on the site boundary, should be utilised to provide public access and improvements to the south side of the canal, from Station Road.</u></b></p>												

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		
MM41	<p>Site Allocations and Designations document</p> <p>Pages 45 and 46</p>	<p><i>Proposed amendments to the text and the number of units in the Site Information Table.</i></p> <p><b>Audit and Bellway House, Eastcote</b></p> <p>Located on the southern end of Eastcote Town Centre, Audit House currently accommodates a 3-storey office building. Prior Approval has been given for the provision of <b><u>22 35</u></b> residential units. Bellway House sits adjacent to Audit House and is currently used an educational facility. Prior Approval has been granted for the change of use of Bellway House from B1/D1 use to provide <b><u>12</u></b> residential flats.</p> <p>The Council will support the provision of residential development on the site. <b><u>The site should be developed in accordance</u></b></p>


New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications																					
	Introductory text Site Map Policy Wording	<p><b>with the broad parameters of the approved schemes, subject to site-specific constraints up to a maximum of 34 47 units in accordance with the approved schemes</b> (Refs: <del>19365/APP/2014/2727</del> <u>19365/APP/2017/188</u> and 18454/APP/2013/2449).</p> <table border="1" data-bbox="562 435 1917 1075"> <thead> <tr> <th data-bbox="562 435 1010 501">Site name</th> <th colspan="2" data-bbox="1010 435 1917 501">Audit and Bellway House, Eastcote</th> </tr> <tr> <th data-bbox="562 501 1010 566"></th> <th data-bbox="1010 501 1451 566">Site A Audit House</th> <th data-bbox="1451 501 1917 566">Site B Bellway House</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 566 1010 818"><b>Relevant Planning History (Most recent)</b></td> <td data-bbox="1010 566 1451 818">Change of use from B1 (Offices) to C3 (Dwelling houses) to create <del>22</del> <u>35</u> self contained flats (Prior Approval). Approval on <del>25.09.2014</del>, <u>23.03.2017</u></td> <td data-bbox="1451 566 1917 818">Change of Use of 4 storey commercial premises (Use Class B1 &amp; D1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space (Prior Approval). Approval on 31.01.2014</td> </tr> <tr> <td data-bbox="562 818 1010 884"><b>Proposed number of units</b></td> <td data-bbox="1010 818 1451 884"><del>22</del> <u>35</u></td> <td data-bbox="1451 818 1917 884">12</td> </tr> <tr> <td data-bbox="562 884 1010 949"><b>Existing Units</b></td> <td data-bbox="1010 884 1451 949">0</td> <td data-bbox="1451 884 1917 949">0</td> </tr> <tr> <td data-bbox="562 949 1010 1015"><b>Net Completions</b></td> <td data-bbox="1010 949 1451 1015"><del>22</del> <u>35</u> units</td> <td data-bbox="1451 949 1917 1015">12 units</td> </tr> <tr> <td data-bbox="562 1015 1010 1075"><b>Indicative Phasing</b></td> <td data-bbox="1010 1015 1451 1075"><del>2011-2016</del> <u>2016-2021</u></td> <td data-bbox="1451 1015 1917 1075">2011-16</td> </tr> </tbody> </table>	Site name	Audit and Bellway House, Eastcote			Site A Audit House	Site B Bellway House	<b>Relevant Planning History (Most recent)</b>	Change of use from B1 (Offices) to C3 (Dwelling houses) to create <del>22</del> <u>35</u> self contained flats (Prior Approval). Approval on <del>25.09.2014</del> , <u>23.03.2017</u>	Change of Use of 4 storey commercial premises (Use Class B1 & D1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space (Prior Approval). Approval on 31.01.2014	<b>Proposed number of units</b>	<del>22</del> <u>35</u>	12	<b>Existing Units</b>	0	0	<b>Net Completions</b>	<del>22</del> <u>35</u> units	12 units	<b>Indicative Phasing</b>	<del>2011-2016</del> <u>2016-2021</u>	2011-16
Site name	Audit and Bellway House, Eastcote																						
	Site A Audit House	Site B Bellway House																					
<b>Relevant Planning History (Most recent)</b>	Change of use from B1 (Offices) to C3 (Dwelling houses) to create <del>22</del> <u>35</u> self contained flats (Prior Approval). Approval on <del>25.09.2014</del> , <u>23.03.2017</u>	Change of Use of 4 storey commercial premises (Use Class B1 & D1) to Residential (Use Class C3) to comprise 12 x 2 bedroom flats, 13 car parking spaces and amenity space (Prior Approval). Approval on 31.01.2014																					
<b>Proposed number of units</b>	<del>22</del> <u>35</u>	12																					
<b>Existing Units</b>	0	0																					
<b>Net Completions</b>	<del>22</del> <u>35</u> units	12 units																					
<b>Indicative Phasing</b>	<del>2011-2016</del> <u>2016-2021</u>	2011-16																					
<b>Policy SA 10: 269-285 Field End Road, Eastcote</b>																							
MM42	Site Allocations and Designations document  <b>Policy Text and site</b>	<p><i>Proposed amendment to the site boundary and renaming of the site to '281 to 285 Field End Road, Eastcote' and changes to policy text:</i></p> <p><b>POLICY SA 10: <del>269</del><u>281</u>-285 Field End Road, Eastcote</b></p> <p>The Council will support proposals for residential development on this site. Proposals should meet the following criteria:</p>																					


New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
	<p>boundary</p> <p>Page 47</p>	<ul style="list-style-type: none"> <li>• Provision of <del>up to</del> 23 residential units</li> <li>• Adequate parking and landscaping should be provided on the site</li> </ul> 
MM43	Site Allocations and Designations	<p><i>Proposed amendments to the introductory text, site boundary and the number of units in the Site Information Table.</i></p> <p><b>Master Brewer and Hillingdon Circus, Hillingdon</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
	document  <b>Page 57</b>  Introductory text  Site Map  Site Information Table	<p>Hillingdon Circus forms the north western and north eastern corners of land at the junction of Western Avenue and Long Lane. <b><u>The sites have good access to strategic road links via the A40 and the public transport network. As such, they are and is bounded by the existing A40 Western Avenue to the south.</u></b> <del>The sites are</del> considered to be suitable for residential-led mixed use development.</p> 

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications																				
		<p><i>All other aspects of the policy will remain the same, apart from the following amendments:</i></p> <p><b>Development within the Green Belt should:</b></p> <ul style="list-style-type: none"> <li>• <del>Reinforce and enhance the Green Belt Landscape to improve its visual function;</del></li> <li>• <del>Improve access to Freezeland Covert to promote open space of recreational value;</del></li> <li>• <del>Secure effective management, including planting of woodland at Freezeland Covert and the pond;</del></li> <li>• <del>Enhance ecological and wildlife interest on land west of Freezeland Covert; and</del></li> <li>• <del>Enhance pedestrian access between the Green Belt areas east and west of Long Lane.</del></li> </ul> <table border="1" data-bbox="557 743 1917 1334"> <thead> <tr> <th data-bbox="557 743 1176 903" rowspan="2">Site name</th> <th colspan="2" data-bbox="1176 743 1917 823">Master Brewer and Hillingdon Circus, Hillingdon</th> </tr> <tr> <th data-bbox="1176 823 1547 903">Site A: Hillingdon Circus</th> <th data-bbox="1547 823 1917 903">Site B: Master Brewer</th> </tr> </thead> <tbody> <tr> <td data-bbox="557 903 1176 1015">Ward</td> <td data-bbox="1176 903 1547 1015"><del>Hillingdon East</del> <u>Uxbridge North</u></td> <td data-bbox="1547 903 1917 1015"><del>Uxbridge North</del> <u>Hillingdon East</u></td> </tr> <tr> <td data-bbox="557 1015 1176 1094">Location</td> <td data-bbox="1176 1015 1547 1094">Western Avenue/Long Lane</td> <td data-bbox="1547 1015 1917 1094">Long Lane/Freezeland Way</td> </tr> <tr> <td data-bbox="557 1094 1176 1174">Area (ha/sqm)</td> <td data-bbox="1176 1094 1547 1174"><del>9.65</del> <u>2.1 ha</u></td> <td data-bbox="1547 1094 1917 1174"><del>3.2 ha</del> <u>3.3 ha</u></td> </tr> <tr> <td data-bbox="557 1174 1176 1254">PTAL Rating</td> <td data-bbox="1176 1174 1547 1254"><del>2/3</del></td> <td data-bbox="1547 1174 1917 1254"><u>2/3</u></td> </tr> <tr> <td data-bbox="557 1254 1176 1334">Proposed Development</td> <td colspan="2" data-bbox="1176 1254 1917 1334">Mixed Use</td> </tr> </tbody> </table>	Site name	Master Brewer and Hillingdon Circus, Hillingdon		Site A: Hillingdon Circus	Site B: Master Brewer	Ward	<del>Hillingdon East</del> <u>Uxbridge North</u>	<del>Uxbridge North</del> <u>Hillingdon East</u>	Location	Western Avenue/Long Lane	Long Lane/Freezeland Way	Area (ha/sqm)	<del>9.65</del> <u>2.1 ha</u>	<del>3.2 ha</del> <u>3.3 ha</u>	PTAL Rating	<del>2/3</del>	<u>2/3</u>	Proposed Development	Mixed Use	
Site name	Master Brewer and Hillingdon Circus, Hillingdon																					
	Site A: Hillingdon Circus	Site B: Master Brewer																				
Ward	<del>Hillingdon East</del> <u>Uxbridge North</u>	<del>Uxbridge North</del> <u>Hillingdon East</u>																				
Location	Western Avenue/Long Lane	Long Lane/Freezeland Way																				
Area (ha/sqm)	<del>9.65</del> <u>2.1 ha</u>	<del>3.2 ha</del> <u>3.3 ha</u>																				
PTAL Rating	<del>2/3</del>	<u>2/3</u>																				
Proposed Development	Mixed Use																					

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		
		<b>Current UDP Designation</b>	Local Centre	Local Centre, <del>Green Belt</del>
		<b>Proposed New Designation</b>	None	<del>Nature Conservation Site of Metropolitan Grade 4 Importance</del> <b><u>None</u></b>
		<b>Existing Use</b>	Site is currently vacant	
		<b>Relevant Planning History</b>	Extant permission for office space. Other applications on the site have either been refused or withdrawn.	Extant permission for the erection of 125 residential units (Use Class C3) with 100 car parking spaces and 138 cycle parking spaces and associated highways alterations, together with landscape improvements
		<b>Proposed Number of Units</b>	125 - <del>205</del> <b><u>140</u></b>	<del>125 - 184</del> <b><u>250</u></b>
		<b>Existing Units</b>	0	0
		<b>Net Completions</b>	125 - <del>205</del> <b><u>140</u></b> units	<del>125</del> <b><u>250</u></b> units
		<b>Infrastructure Considerations and Constraints</b>	To be determined through the planning application process	
		<b>Flood Risk</b>	<del>Flood Zones 3b, 2 and 1; sufficient developable area in Flood Zone 1; flood plain areas to be retained for open space.</del> <b><u>Flood Zone 1.</u></b>	

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		
		<b>Contamination</b>	Potentially contaminated land due to former land use. Land remediation may be required.	Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.
		<b>Indicative Phasing</b>	<del>2016 – 2024</del> <u>2021-2026</u>	<del>2016 – 2024</del> <u>2021-2026</u>
		<b>Other information</b>	Site identified in Hillingdon's Housing Trajectory to deliver <del>425</del> <u>140</u> units.	Site identified in Hillingdon's Housing Trajectory to deliver <del>425</del> <u>250</u> units.
MM44	<b>New Policy</b>	<p><i>Addition of new Policy SA16A 36-40 Rickmansworth Road as a new site. New Policy text, site boundary and site information table as follows:</i></p> <p><b><u>36-40 Rickmansworth Road</u></b></p> <p><b><u>This site is located to the south of Northwood town centre. The Council granted planning consent for a residential development on the Rickmansworth Road site in 2017.</u></b></p> <p><b><u>POLICY SA16A: 36-40 Rickmansworth Road</u></b></p> <p><b><u>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (69978/APP/2016/2564).</u></b></p>		

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications						
		 <p><b><u>Site Information</u></b></p> <table border="1" data-bbox="560 1125 1915 1364"> <tr> <td data-bbox="560 1125 1093 1204"><b><u>Site name</u></b></td> <td data-bbox="1093 1125 1915 1204"><b><u>36-40 Rickmansworth Road</u></b></td> </tr> <tr> <td data-bbox="560 1204 1093 1284"><b><u>Ward</u></b></td> <td data-bbox="1093 1204 1915 1284"><b><u>Northwood</u></b></td> </tr> <tr> <td data-bbox="560 1284 1093 1364"><b><u>Location</u></b></td> <td data-bbox="1093 1284 1915 1364"><b><u>Rickmansworth Road</u></b></td> </tr> </table>	<b><u>Site name</u></b>	<b><u>36-40 Rickmansworth Road</u></b>	<b><u>Ward</u></b>	<b><u>Northwood</u></b>	<b><u>Location</u></b>	<b><u>Rickmansworth Road</u></b>
<b><u>Site name</u></b>	<b><u>36-40 Rickmansworth Road</u></b>							
<b><u>Ward</u></b>	<b><u>Northwood</u></b>							
<b><u>Location</u></b>	<b><u>Rickmansworth Road</u></b>							

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Area (ha/sqm)</u>	<u>0.3</u>
		<u>PTAL Rating</u>	<u>2</u>
		<u>Proposed Development</u>	<u>Residential</u>
		<u>Current UDP Designation</u>	<u>None</u>
		<u>Proposed New Designation</u>	<u>None</u>
		<u>Existing Use</u>	<u>Residential</u>
		<u>Relevant Planning History</u>	<u>Application Ref: 69978/APP/2016/2564</u> <u>Demolition of 3 detached dwellings and redevelopment to provide 24 residential flats (13 x 1 bedroom units; 9 x 2 bedroom units; and 2 x 3 bedroom units), amenity space and associated car parking. Approval on 07.09.2017</u>
		<u>Proposed Number of Units</u>	<u>24</u>
		<u>Existing Units</u>	<u>3</u>
		<u>Net Completions</u>	<u>21</u>
		<u>Infrastructure Considerations and Constraints</u>	<u>In line with the conditions of the planning application.</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

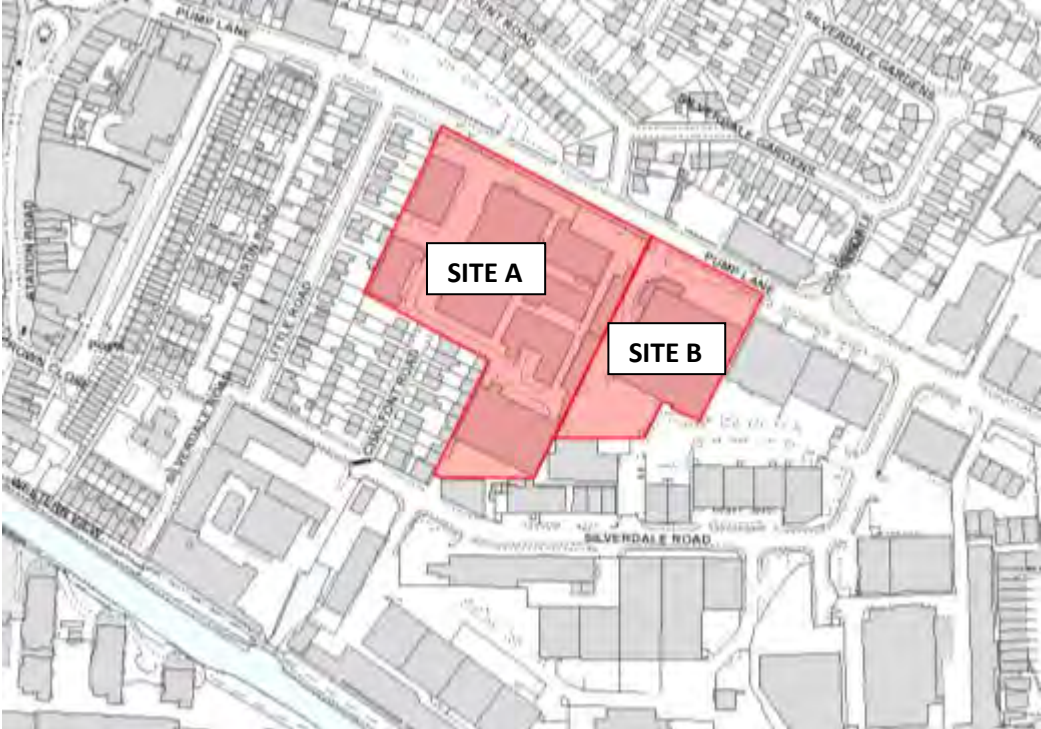
Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Flood Risk</u>	<u>Flood Zone 1</u>
		<u>Contamination</u>	<u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.</u>
		<u>Indicative Phasing</u>	<u>2016-2021</u>
MM45	Site Allocations and Designations document  Page 69  Site Information table	<i>Amend Site information Table to include the following proposed number of residential units.</i>	
		<b>Site name</b>	<b>Policy SA 19: Braintree Road, South Ruislip</b>
		<b>Location</b>	Braintree Road
		<b>Proposed number of units</b>	<b><del>432</del> <u>163</u></b>
		<b>Existing Units</b>	0
		<b>Net Completions</b>	<b><del>432</del> <u>163</u> units</b>
MM46	Site Allocations and Designations document  Page 71  Site Information table	<i>Amend Site information Table to include the following proposed number of residential units.</i>	
		<b>Site name</b>	<b>Policy SA 20: Bourne Court, South Ruislip</b>
		<b>Location</b>	Southern part of Odyssey Business Park - road access provided by Cavendish Avenue and Bourne Court
		<b>Proposed number of units</b>	<b><u>69</u></b>
		<b>Existing Units</b>	0

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
		<b>Net Completions</b>	<b><u>69 units</u></b>
MM47	Site Allocations and Designations document  Page 72	<i>The site will be deleted. Updates to the figures within Table 3.3 will be made as appropriate.</i>	
MM48	Site Allocations and Designations document  <b>Page 74</b> Introductory Text  Site Map  Policy wording  Site Information table	<p><i>Amend the introductory text, site boundary and policy text to include the Matalan site to the east of the main Chailey Industrial Estate. There will also be a subsequent amendment to the SIL boundary on Map B and the Policies Map.</i></p> <p><b>Chailey Industrial Estate, Pump Lane</b></p> <p>Chailey Industrial Estate forms part of the Pump Lane Industrial Business Area in Hayes and is located in close proximity to Hayes Town Centre. The Council's most recent Employment Land Study identifies the opportunity to release the site for mixed use development.</p>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p data-bbox="555 1075 1323 1106"><i>Addition of the following development principles to Policy SA 22:</i></p> <ul data-bbox="607 1126 2007 1249" style="list-style-type: none"> <li data-bbox="607 1126 2007 1185">• <b><u>Development proposals should maintain the current setback from Pump Lane, to allow for the introduction of potential public transport improvements.</u></b></li> <li data-bbox="607 1219 1570 1249">• <b><u>Ground floor uses along Pump Lane should maintain an active frontage.</u></b></li> </ul>

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications																																									
		<i>Subsequent amendments to the Site Information Table as follows:</i>																																									
		<table border="1"> <tr> <td rowspan="2"><b>Site name</b></td> <td colspan="2"><b>Chailey Industrial Estate, Pump Lane</b></td> </tr> <tr> <td><b><u>Site A</u></b></td> <td><b><u>Site B</u></b></td> </tr> <tr> <td><b>Ward</b></td> <td colspan="2">Townfield</td> </tr> <tr> <td><b>Location</b></td> <td colspan="2">Chailey Industrial Estate <b><u>and Matalan store</u></b>, Pump Lane</td> </tr> <tr> <td><b>Area (ha/sqm)</b></td> <td>1.8 ha</td> <td><b><u>0.8 ha</u></b></td> </tr> <tr> <td><b>PTAL Rating</b></td> <td>3</td> <td><b><u>2/3</u></b></td> </tr> <tr> <td><b>Proposed Development</b></td> <td>Residential</td> <td><b><u>Retail/Residential</u></b></td> </tr> <tr> <td><b>Current UDP Designation</b></td> <td colspan="2">Industrial Business Area</td> </tr> <tr> <td><b>Proposed New Designation</b></td> <td colspan="2">None; adjacent to proposed Strategic Industrial Location</td> </tr> <tr> <td><b>Existing Use</b></td> <td>Industrial Buildings</td> <td><b><u>Existing retail unit</u></b></td> </tr> <tr> <td><b>Relevant Planning History</b></td> <td colspan="2">No relevant history</td> </tr> <tr> <td><b>Proposed Number of Units</b></td> <td>198</td> <td><b><u>Proposed number of units to be determined by design.</u></b></td> </tr> <tr> <td><b>Existing Units</b></td> <td colspan="2"><b><u>0</u></b></td> </tr> <tr> <td><b>Net Completions</b></td> <td>198 units</td> <td><b><u>Proposed number of units to be determined by</u></b></td> </tr> </table>	<b>Site name</b>	<b>Chailey Industrial Estate, Pump Lane</b>		<b><u>Site A</u></b>	<b><u>Site B</u></b>	<b>Ward</b>	Townfield		<b>Location</b>	Chailey Industrial Estate <b><u>and Matalan store</u></b> , Pump Lane		<b>Area (ha/sqm)</b>	1.8 ha	<b><u>0.8 ha</u></b>	<b>PTAL Rating</b>	3	<b><u>2/3</u></b>	<b>Proposed Development</b>	Residential	<b><u>Retail/Residential</u></b>	<b>Current UDP Designation</b>	Industrial Business Area		<b>Proposed New Designation</b>	None; adjacent to proposed Strategic Industrial Location		<b>Existing Use</b>	Industrial Buildings	<b><u>Existing retail unit</u></b>	<b>Relevant Planning History</b>	No relevant history		<b>Proposed Number of Units</b>	198	<b><u>Proposed number of units to be determined by design.</u></b>	<b>Existing Units</b>	<b><u>0</u></b>		<b>Net Completions</b>	198 units	<b><u>Proposed number of units to be determined by</u></b>
<b>Site name</b>	<b>Chailey Industrial Estate, Pump Lane</b>																																										
	<b><u>Site A</u></b>	<b><u>Site B</u></b>																																									
<b>Ward</b>	Townfield																																										
<b>Location</b>	Chailey Industrial Estate <b><u>and Matalan store</u></b> , Pump Lane																																										
<b>Area (ha/sqm)</b>	1.8 ha	<b><u>0.8 ha</u></b>																																									
<b>PTAL Rating</b>	3	<b><u>2/3</u></b>																																									
<b>Proposed Development</b>	Residential	<b><u>Retail/Residential</u></b>																																									
<b>Current UDP Designation</b>	Industrial Business Area																																										
<b>Proposed New Designation</b>	None; adjacent to proposed Strategic Industrial Location																																										
<b>Existing Use</b>	Industrial Buildings	<b><u>Existing retail unit</u></b>																																									
<b>Relevant Planning History</b>	No relevant history																																										
<b>Proposed Number of Units</b>	198	<b><u>Proposed number of units to be determined by design.</u></b>																																									
<b>Existing Units</b>	<b><u>0</u></b>																																										
<b>Net Completions</b>	198 units	<b><u>Proposed number of units to be determined by</u></b>																																									

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
				<b><i>design.</i></b>	
		<b>Infrastructure Considerations and Constraints</b>	To be negotiated as part of the planning application		
		<b>Flood Risk</b>	Flood Zone 1; surface water ponding; Flood Risk Assessment required.		
		<b>Contamination</b>	Potentially contaminated due to former land use. Land remediation may be required.		
		<b>Indicative Phasing</b>	2016-2021		
		<b>Other information</b>	<p><b><u>The number of residential units will be determined through a design-led process, to be agreed with Council officers.</u></b></p> <p>Site is identified for release to other uses in Hillingdon's Employment Land Study and Housing Trajectory.</p>		
MM49	Site Allocations and Designations document Page 76 Introductory Text Site Map Policy wording  Site Information table	<i>Amend policy wording and proposed site boundaries as follows:</i>			

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p data-bbox="555 1214 1944 1278">Silverdale Road/Western View is considered suitable for release to residential-led mixed use development, <b>including residential development at a density range of 120 – 135 units per hectare</b>; subject to the following criteria:</p> <p data-bbox="555 1305 638 1335"><b>Site A</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
		<ul style="list-style-type: none"> <li><del>• The net provision of up to 60 residential units in accordance with, taking account of the Council's latest evidence for housing need. The provision of residential-led mixed use development on the site of 122 units.</del></li> <li>• <del>The junction of Station Approach/Western View should provide a focus for high value retail and other uses that promote the vitality and viability of Hayes Town Centre, including active frontages onto both roads. Suitable retail development for this key town centre site may include a mix of A1 – A4 uses and specific proposals will need to be discussed and agreed with the Council prior to the submission of a planning application.</del></li> <li><del>• An appropriate play space should be provided on site and the regeneration of Shackles Dock.</del></li> </ul> <p><b>Site B</b></p> <ul style="list-style-type: none"> <li>• The provision of <del>up to 144</del> <b>119</b> residential units <b>in accordance with the appropriate London Plan density range, taking account of</b> to reflect the Council's latest evidence <del>of on</del> housing need.</li> <li>• <b><u>The retention of Locally Listed Buildings, which make a significant contribution to the character and historic value of the site.</u></b></li> <li>• <b><u>The proposals should include improved connectivity between Silverdale Road, Austin Road and Hayes Town Centre.</u></b></li> <li>• <b><u>The provision of appropriate new public open space.</u></b></li> </ul> <p><b>Site C</b></p> <ul style="list-style-type: none"> <li>• <b><u>The provision of 400 residential units (gross) in accordance with the London Plan density range for urban locations, to reflect the Council's latest evidence on housing need.</u></b></li> <li>• <b><u>The proposals should include improved connectivity between Silverdale Road, Western View, Austin Road and Hayes Town Centre.</u></b></li> <li>• <b><u>The provision of appropriate new public open space.</u></b></li> <li>• <b><u>Proposals should include high quality design to fully integrate with the Grand Union Canal, ensure canal-side access and promote canal-side activity to maximise recreational potential.</u></b></li> </ul>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications																																
		<ul style="list-style-type: none"> <li><b><u>Development should contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon Network.</u></b></li> </ul> <p><b>Sites A, and B and C</b></p> <p><i>Subsequent text remains unchanged.</i></p> <p><i>Site Information</i></p> <table border="1" data-bbox="557 577 1917 1369"> <thead> <tr> <th data-bbox="557 577 844 643">Site Name</th> <th colspan="3" data-bbox="844 577 1917 643">Silverdale Road/Western View</th> </tr> <tr> <td></td> <th data-bbox="844 643 1232 708">Site A</th> <th data-bbox="1232 643 1581 708">Site B</th> <th data-bbox="1581 643 1917 708">Site C</th> </tr> </thead> <tbody> <tr> <th data-bbox="557 708 844 774">Ward</th> <td data-bbox="844 708 1232 774">Townfield</td> <td data-bbox="1232 708 1581 774">Townfield</td> <td data-bbox="1581 708 1917 774"><u>Townfield</u></td> </tr> <tr> <th data-bbox="557 774 844 962">Location</th> <td data-bbox="844 774 1232 962"><del>West of Silverdale Road, east of Station Approach</del> <b><u>Craufurd Business Park, Silverdale Road</u></b></td> <td data-bbox="1232 774 1581 962"><del>North Western View, south of Silverdale Road</del> <b><u>Craufurd Business Park, Silverdale Road</u></b></td> <td data-bbox="1581 774 1917 962"><b><u>East of Crown Close</u></b></td> </tr> <tr> <th data-bbox="557 962 844 1027">Area (ha/sqm)</th> <td data-bbox="844 962 1232 1027"><del>0.6</del> <b><u>0.7</u></b></td> <td data-bbox="1232 962 1581 1027"><del>4.2 ha</del> <b><u>0.7</u></b></td> <td data-bbox="1581 962 1917 1027"><b><u>2.3</u></b></td> </tr> <tr> <th data-bbox="557 1027 844 1093">PTAL Ratings</th> <td colspan="3" data-bbox="844 1027 1917 1093"><b><u>3 to 5</u></b></td> </tr> <tr> <th data-bbox="557 1093 844 1187">Proposed Development</th> <td colspan="3" data-bbox="844 1093 1917 1187"><b><u>Residential-led mixed use</u></b></td> </tr> <tr> <th data-bbox="557 1187 844 1369">Current UDP Designations</th> <td data-bbox="844 1187 1232 1369"><del>Hayes Town Centre;</del> <b><u>Industrial Business Area;</u></b> adjacent to Strategic Canal and River Corridor, <del>Listed Buildings</del></td> <td data-bbox="1232 1187 1581 1369">Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to Strategic Canal and River</td> <td data-bbox="1581 1187 1917 1369"><b><u>Hayes Town Centre; adjacent to Strategic Canal and River Corridor, adjacent to Locally Listed Buildings</u></b></td> </tr> </tbody> </table>	Site Name	Silverdale Road/Western View				Site A	Site B	Site C	Ward	Townfield	Townfield	<u>Townfield</u>	Location	<del>West of Silverdale Road, east of Station Approach</del> <b><u>Craufurd Business Park, Silverdale Road</u></b>	<del>North Western View, south of Silverdale Road</del> <b><u>Craufurd Business Park, Silverdale Road</u></b>	<b><u>East of Crown Close</u></b>	Area (ha/sqm)	<del>0.6</del> <b><u>0.7</u></b>	<del>4.2 ha</del> <b><u>0.7</u></b>	<b><u>2.3</u></b>	PTAL Ratings	<b><u>3 to 5</u></b>			Proposed Development	<b><u>Residential-led mixed use</u></b>			Current UDP Designations	<del>Hayes Town Centre;</del> <b><u>Industrial Business Area;</u></b> adjacent to Strategic Canal and River Corridor, <del>Listed Buildings</del>	Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to Strategic Canal and River	<b><u>Hayes Town Centre; adjacent to Strategic Canal and River Corridor, adjacent to Locally Listed Buildings</u></b>
Site Name	Silverdale Road/Western View																																	
	Site A	Site B	Site C																															
Ward	Townfield	Townfield	<u>Townfield</u>																															
Location	<del>West of Silverdale Road, east of Station Approach</del> <b><u>Craufurd Business Park, Silverdale Road</u></b>	<del>North Western View, south of Silverdale Road</del> <b><u>Craufurd Business Park, Silverdale Road</u></b>	<b><u>East of Crown Close</u></b>																															
Area (ha/sqm)	<del>0.6</del> <b><u>0.7</u></b>	<del>4.2 ha</del> <b><u>0.7</u></b>	<b><u>2.3</u></b>																															
PTAL Ratings	<b><u>3 to 5</u></b>																																	
Proposed Development	<b><u>Residential-led mixed use</u></b>																																	
Current UDP Designations	<del>Hayes Town Centre;</del> <b><u>Industrial Business Area;</u></b> adjacent to Strategic Canal and River Corridor, <del>Listed Buildings</del>	Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to Strategic Canal and River	<b><u>Hayes Town Centre; adjacent to Strategic Canal and River Corridor, adjacent to Locally Listed Buildings</u></b>																															

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
				Corridor	
		<b>Proposed New Designations</b>	<b>None</b> <b><u>Adjacent to Strategic Industrial Location</u></b>	<b><u>Adjacent to Strategic Industrial Location</u></b> <b>None</b>	<b><u>Hayes Town Centre</u></b>
		<b>Existing Use</b>	<b><u>Residential and public house</u></b> <b><u>Industrial</u></b>	<b>Industrial</b>	<b><u>Residential</u></b>
		<b>Relevant Planning History (Most Recent)</b>	<b>No relevant history</b> <b><u>Applications ref: 71374/APP/2016/4027: the demolition of the existing buildings and the construction of new buildings, ranging from four to nine storeys, comprising 122 residential units (Use Class C3) and 227sqm of flexible commercial space (Use Class A1, A3, B1, D1 or D2). The proposals include also associated landscaping, parking and infrastructure works and the refurbishment and extension of Shackles Dock.</u></b>	<b><u>No relevant planning history</u></b> <b><u>Planning permission on part of the site: Change of use of former warehouse to carry out maintenance and repairs to cars and LCV and installation of inspection ramps for MOT inspection (Class B2 – general industry) and new entrance door and ramp. Approval on 20.08.07.</u></b>	<b><u>No relevant planning history</u></b>
		<b>Proposed Number</b>	<b>60 122</b>	<b>144 119</b>	<b>400</b>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
		<b>of Units</b>			
		<b>Existing Units</b>	<b>24 0</b>	0	<b>278</b>
		<b>Net Completions</b>	<b>36 122 units</b>	<b>144 119</b>	<b>122</b>
		<b>Infrastructure Considerations</b>	Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage. Further infrastructure considerations to be negotiated as part of the planning application.		
		<b>Flood Risk</b>	Flood Zone 1; Flood Risk Assessment required.		
		<b>Contamination</b>	Potentially contaminated land due to former land use. Land remediation may be required.		
		<b>Indicative Phasing</b>	2021-2026	2021-2026	<b>2021-2026</b>
		<b>Other information</b>	<del>Includes Council owned land;</del> consultation will be required with the Canal & River Trust. Site identified in the Hillingdon Housing Trajectory	Consultation will be required with the Canal & River Trust. Site identified in the Hillingdon Housing Trajectory.	<b><u>Includes Council owned land; consultation will be required with the Canal &amp; River Trust</u></b>
MM50	Site Allocations and Designations document  Page 79 Policy Wording	<p><i>Amend second bullet policy of the policy as follows:</i></p> <ul style="list-style-type: none"> <li>Development proposals should secure the repair of the building and minimise sub-division of internal space. Acceptable uses could include leisure, office and cultural uses, such as art studios and exhibition space, SME workshop space and similar uses. <b><u>Development proposals should integrate with surrounding industrial uses and including suitable mitigation measures from neighbouring uses where required.</u></b></li> </ul> <p><i>Amend Proposed Number of Units and Net Completions specified in Site Information Table from 'Proposed number of units will be determined by design' to '36.'</i></p>			

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications				
MM51	Site Allocations and Designations document  Page 88  Site Information table	<i>Amend Proposed Number of Units and Net Completions specified in Site Information Table from '15-25' to '33'.</i>				
MM52	Site Allocations and Designations document  Page91  Site Information table	<i>Amend Proposed Number of Units and Net Completions specified in Site Information Table from '120' to '330'.</i>				
MM53	Site Allocations and Designations document  Page 93  Site Information	<p><i>Amend Site information Table to include the following proposed number of residential units.</i></p> <table border="1" data-bbox="562 1198 1917 1362"> <tr> <td data-bbox="562 1198 1357 1297"><b>Site name</b></td> <td data-bbox="1357 1198 1917 1297"><b>Policy SA 30: Grand Union Park, Packet Boat Lane</b></td> </tr> <tr> <td data-bbox="562 1297 1357 1362"><b>Location</b></td> <td data-bbox="1357 1297 1917 1362">Units 1-8, Packet Boat Lane, Cowley</td> </tr> </table>	<b>Site name</b>	<b>Policy SA 30: Grand Union Park, Packet Boat Lane</b>	<b>Location</b>	Units 1-8, Packet Boat Lane, Cowley
<b>Site name</b>	<b>Policy SA 30: Grand Union Park, Packet Boat Lane</b>					
<b>Location</b>	Units 1-8, Packet Boat Lane, Cowley					

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
	table	<b>Proposed number of units</b>	<del>110</del> <b>190</b> <u>251</u>
		<b>Existing Units</b>	0
		<b>Net Completions</b>	<del>110</del> <b>190</b> <u>251</u> units
MM54	Site Allocations and Designations document  Page 95  Site Information table	<i>Amend Site information Table to include the following proposed number of residential units.</i>	
		<b>Site name</b>	<b>Policy SA 31: Fassnidge Memorial Hall</b>
		<b>Location</b>	High Street, Uxbridge
		<b>Proposed number of units</b>	<del>48</del> <b>80</b>
		<b>Existing Units</b>	0
		<b>Net Completions</b>	<del>48</del> <b>80</b> units
MM55	Site Allocations and Designations document  Page101  New Policy	<i>Addition of Waterloo Wharf, Uxbridge as a new site after Policy SA31: Fassnidge Memorial Hall</i>	
		<b><u>Waterloo Wharf</u></b>	
		<b><u>The site of Waterloo Wharf is located to the south of Uxbridge town centre. The Council granted planning consent for residential development in 2017 for the development of 52 units.</u></b>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b><u>POLICY SA31A WATERLOO WHARF, UXBRIDGE</u></b></p> <p><b><u>The Council will support the provision of a residential development on the site of 52 units.</u></b></p> <p><b><u>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (Ref: 43016/APP/2016/2840).</u></b></p> <p><b><u>Site Information</u></b></p>

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Site name</u>	<u>Waterloo Wharf, Uxbridge</u>
		<u>Ward</u>	<u>Uxbridge South</u>
		<u>Location</u>	<u>Waterloo Road</u>
		<u>Area (ha/sqm)</u>	<u>0.4</u>
		<u>PTAL Rating</u>	<u>3</u>
		<u>Proposed Development</u>	<u>Residential-led mixed use</u>
		<u>Current UDP Designation</u>	<u>Conservation Area</u>
		<u>Proposed New Designation</u>	<u>None</u>
		<u>Existing Use</u>	<u>Commercial Units</u>
		<u>Relevant Planning History</u>	<u>Application Ref: 43016/APP/2016/2840</u> <u>Demolition of existing buildings. Erection of 4 storey building containing 52 apartments and commercial unit together with associated car parking, access and landscaping.</u>
		<u>Proposed Number of Units</u>	<u>52</u>
		<u>Existing Units</u>	<u>0</u>
		<u>Net Completions</u>	<u>52</u>
		<u>Infrastructure Considerations and Constraints</u>	<u>In line with the conditions of the planning</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
			<u>application.</u>
		<b><u>Flood Risk</u></b>	<b><u>Flood Zone 1</u></b>
		<b><u>Contamination</u></b>	<b><u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.</u></b>
		<b><u>Indicative Phasing</u></b>	<b><u>2016-2021</u></b>
		<b><u>Other information</u></b>	<b><u>None</u></b>
MM56	Site Allocations and Designations document  <b>Page 96</b>  Addition of new site after Waterloo Wharf, Uxbridge	<i>Addition of New Policy SA31B Randalls Building, Uxbridge</i> <b><u>Former Randalls Building, Uxbridge</u></b>  <b><u>The site of the Randalls Building is located within Uxbridge town centre. The Council granted planning consent for mixed use development in 2017.</u></b>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b><u>POLICY SA31B RANDALLS BUILDING, UXBRIDGE</u></b></p> <p><b><u>The Council will support the provision of mixed use development on the site of 58 units. The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (Ref: 41309/APP/2016/3391).</u></b></p> <p><b><u>Site Information</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Site name</u>	<u>Randalls Building, Uxbridge</u>
		<u>Ward</u>	<u>South Uxbridge</u>
		<u>Location</u>	<u>Vine Street</u>
		<u>Area (ha/sqm)</u>	<u>0.3</u>
		<u>PTAL Rating</u>	<u>5</u>
		<u>Proposed Development</u>	<u>Mixed Use</u>
		<u>Current UDP Designation</u>	<u>Uxbridge Town Centre; Conservation Area; Listed Building</u>
		<u>Proposed New Designation</u>	<u>None</u>
		<u>Existing Use</u>	<u>Former department store</u>
		<u>Relevant Planning History</u>	<u>Application Ref: 41309/APP/2016/3391 Change of use of the site to mixed -use development.</u>
		<u>Proposed Number of Units</u>	<u>58</u>
		<u>Existing Units</u>	<u>0</u>
		<u>Net Completions</u>	<u>58</u>
		<u>Infrastructure Considerations and Constraints</u>	<u>In line with the conditions of the planning application.</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Flood Risk</u>	<u>Flood Zone 1</u>
		<u>Contamination</u>	<u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition</u>
		<u>Indicative Phasing</u>	<u>2016-2021</u>
		<u>Other information</u>	<u>None</u>
MM57	Site Allocations and Designations document  New Policy after existing policy SA34  Page 111	<p data-bbox="555 660 1254 691"><i>Addition of New Policy SA34A West Drayton Police Station</i></p> <p data-bbox="555 708 918 738"><b><u>West Drayton Police Station</u></b></p> <p data-bbox="555 756 2024 818"><b><u>The site of the former West Drayton Police Station is located to the south of West Drayton town centre. The Council granted planning consent for residential development in 2014.</u></b></p>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications		
		 <p><b><u>POLICY SA34A WEST DRAYTON POLICE STATION</u></b></p> <p><b><u>The Council will support the provision of residential development on the site of 43 units. The site should be developed in accordance with the broad parameters of the approved scheme, subject to site specific constraints (Ref: 12768/APP/2014/1870).</u></b></p> <table border="1" data-bbox="560 1300 1915 1372"> <tr> <td data-bbox="560 1300 1164 1372"><b><u>Site name</u></b></td> <td data-bbox="1164 1300 1915 1372"><b><u>West Drayton Police Station</u></b></td> </tr> </table>	<b><u>Site name</u></b>	<b><u>West Drayton Police Station</u></b>
<b><u>Site name</u></b>	<b><u>West Drayton Police Station</u></b>			

## SCHEDULE OF MAIN MODIFICATIONS


Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Ward</u>	<u>West Drayton</u>
		<u>Location</u>	<u>Station Road</u>
		<u>Area (ha/sqm)</u>	<u>0.55</u>
		<u>PTAL Rating</u>	<u>2</u>
		<u>Proposed Development</u>	<u>Residential</u>
		<u>Current UDP Designation</u>	<u>Conservation Area</u>
		<u>Proposed New Designation</u>	<u>Conservation Area</u>
		<u>Existing Use</u>	<u>Police Station</u>
		<u>Relevant Planning History</u>	<u>Application Ref: 12768/APP/2014/1870</u>  <u>Demolition of the existing Police Station, outbuildings and concrete hardstandings, part retention of the listed walls and the construction of 12 semi-detached houses, together with a 4 storey block of 31 flats, with associated car and cycle parking and access road. Approval on 10.06.2014</u>
		<u>Proposed Number of Units</u>	<u>43</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Existing Units</u>	<u>0</u>
		<u>Net Completions</u>	<u>43</u>
		<u>Infrastructure Considerations and Constraints</u>	<u>In line with the conditions of the planning application.</u>
		<u>Flood Risk</u>	<u>Flood Zone 1</u>
		<u>Contamination</u>	<u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition</u>
		<u>Indicative Phasing</u>	<u>2016-2021</u>
		<u>Other information</u>	<u>None</u>
MM58	<p>Site Allocations and Designations document</p> <p><b>Page 113</b></p> <p>Addition of new site after New Policy SA34A West Drayton Police Station</p>	<p><i>Addition of Former Royal British Legion Building as a new site.</i></p> <p><b><u>Former Royal British Legion Building</u></b></p> <p><b><u>The site of the former Royal British Legion Building is located to the south of West Drayton town centre. The Council granted planning consent for residential development in 2017.</u></b></p>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b><u>POLICY SA34B: Former Royal British Legion Building</u></b></p> <p><b><u>The Council will support the provision of residential development on the site of 13 units. The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (Ref: 11332/APP/2016/1595).</u></b></p> <p><b><u>Site Information</u></b></p>

## SCHEDULE OF MAIN MODIFICATIONS

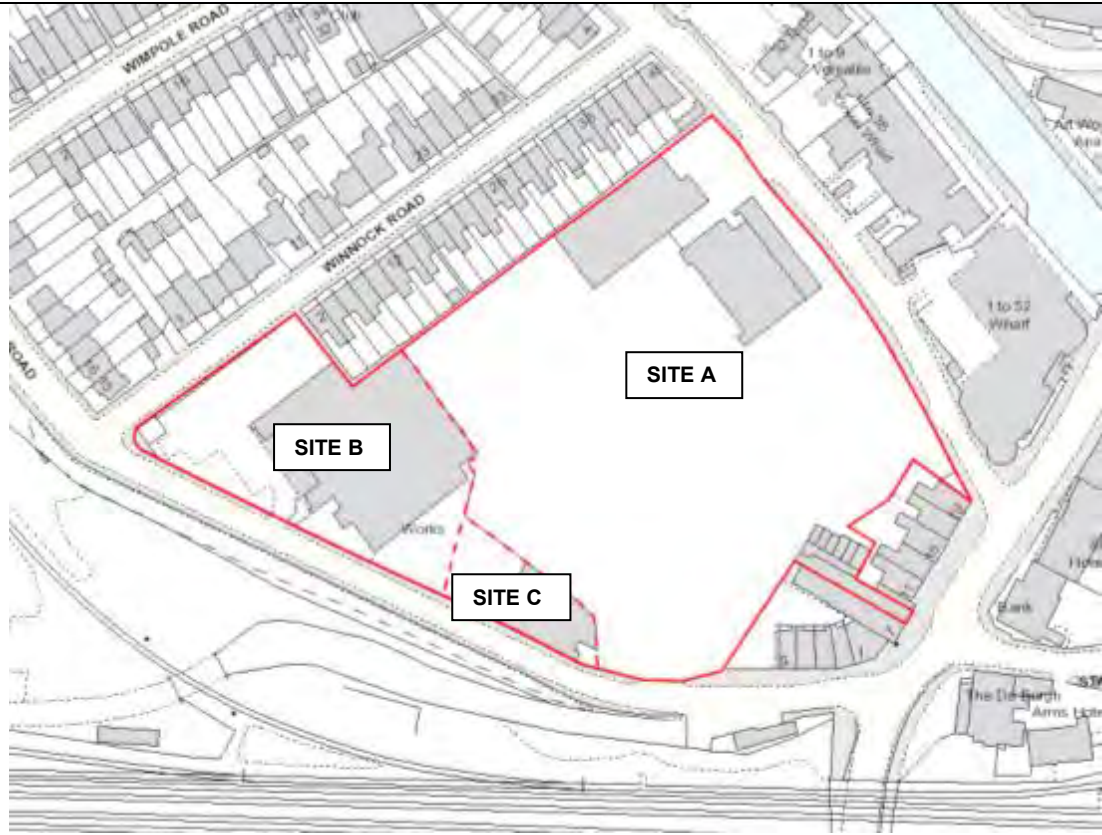
Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Site name</u>	<b><u>Former Royal British Legion Building</u></b>
		<u>Ward</u>	<b><u>West Drayton</u></b>
		<u>Location</u>	<b><u>Station Road</u></b>
		<u>Area (ha/sqm)</u>	<b><u>0.3</u></b>
		<u>PTAL Rating</u>	<b><u>2</u></b>
		<u>Proposed Development</u>	<b><u>Residential</u></b>
		<u>Current UDP Designation</u>	<b><u>None</u></b>
		<u>Proposed New Designation</u>	<b><u>None</u></b>
		<u>Existing Use</u>	<b><u>Former Royal British Legion Building</u></b>
		<u>Relevant Planning History</u>	<b><u>Application Ref: 11332/APP/2016/1595 Erection of 13 terrace dwellinghouses with associated parking, landscaping and external works, following demolition of existing building. Approval on 19.06.17</u></b>
		<u>Proposed Number of Units</u>	<b><u>13</u></b>
		<u>Existing Units</u>	<b><u>0</u></b>
		<u>Net Completions</u>	<b><u>13</u></b>
		<u>Infrastructure Considerations and Constraints</u>	<b><u>In line with the conditions of the planning application.</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Flood Risk</u>	<u>Flood Zone 1</u>
		<u>Contamination</u>	<u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition</u>
		<u>Indicative Phasing</u>	<u>2016-2021</u>
		<u>Other information</u>	<u>None</u>
MM59	Site Allocations and Designations document Page 121 Introductory Text Policy wording Site Information table	<p><i>Amend introductory text, policy wording and Site information Table to include the latest planning consents on the site.</i></p> <p><b>Padcroft Works, Tavistock Road, Yiewsley</b></p> <p>Tavistock Road occupies a prominent position in Yiewsley Town Centre, in close proximity to West Drayton Railway Station. In 2013 planning permission was granted for a residential-led mixed use development on the site.</p>	

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
		 <p><b>POLICY SA 38: Padcroft Works <u>and COMAG</u></b></p> <p><b><u>Site A: Padcroft Works</u></b></p> <p><del>The Council will ensure that development on the site is undertaken in accordance with the approved scheme</del> <b>The site should be developed in accordance with the broad parameters of the approved scheme subject to site-specific</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications																												
		<p><u>constraints</u> (Ref: 45200/APP/2014/3638).</p> <p><b><u>Site B: COMAG I</u></b></p> <p><b><u>The Council will support proposals for residential development on Site B, in accordance with London Plan density guidelines and subject to the agreement of design principles. Proposals should integrate with and complement development on adjacent sites.</u></b></p> <p><b><u>Site C: COMAG II</u></b></p> <p><b><u>The Council will support proposals for residential development on Site C, in accordance with London Plan density guidelines and subject to the agreement of design principles. Proposals should integrate with and complement development on adjacent sites.</u></b></p> <p><b><u>Key principles for all three sites</u></b></p> <p><b><u>As a preference, Sites A, B and C should form a comprehensive development scheme across the whole site.</u></b></p> <table border="1"> <thead> <tr> <th>Site name</th> <th><b><u>Site A: Padcroft Works</u></b></th> <th><b><u>Site B: COMAG I</u></b></th> <th><b><u>Site C: COMAG II</u></b></th> </tr> </thead> <tbody> <tr> <td>Ward</td> <td colspan="3"><b><u>Yiewsley</u></b></td> </tr> <tr> <td>Location</td> <td>Tavistock Road</td> <td><b><u>Winnock Road</u></b></td> <td><b><u>Winnock Road</u></b></td> </tr> <tr> <td>Area (ha/sqm)</td> <td>1.6 ha</td> <td><b><u>0.3</u></b></td> <td><b><u>0.06</u></b></td> </tr> <tr> <td>PTAL Rating</td> <td><del>2</del>, 3 and 4</td> <td><b><u>3</u></b></td> <td><b><u>3</u></b></td> </tr> <tr> <td>Proposed Development</td> <td><b><u>Residential Mixed-use</u></b></td> <td><b><u>Residential-led</u></b></td> <td><b><u>Residential-led</u></b></td> </tr> <tr> <td>Current UDP Designation</td> <td colspan="3"><b><u>Industrial Business Area</u></b></td> </tr> </tbody> </table>	Site name	<b><u>Site A: Padcroft Works</u></b>	<b><u>Site B: COMAG I</u></b>	<b><u>Site C: COMAG II</u></b>	Ward	<b><u>Yiewsley</u></b>			Location	Tavistock Road	<b><u>Winnock Road</u></b>	<b><u>Winnock Road</u></b>	Area (ha/sqm)	1.6 ha	<b><u>0.3</u></b>	<b><u>0.06</u></b>	PTAL Rating	<del>2</del> , 3 and 4	<b><u>3</u></b>	<b><u>3</u></b>	Proposed Development	<b><u>Residential Mixed-use</u></b>	<b><u>Residential-led</u></b>	<b><u>Residential-led</u></b>	Current UDP Designation	<b><u>Industrial Business Area</u></b>		
Site name	<b><u>Site A: Padcroft Works</u></b>	<b><u>Site B: COMAG I</u></b>	<b><u>Site C: COMAG II</u></b>																											
Ward	<b><u>Yiewsley</u></b>																													
Location	Tavistock Road	<b><u>Winnock Road</u></b>	<b><u>Winnock Road</u></b>																											
Area (ha/sqm)	1.6 ha	<b><u>0.3</u></b>	<b><u>0.06</u></b>																											
PTAL Rating	<del>2</del> , 3 and 4	<b><u>3</u></b>	<b><u>3</u></b>																											
Proposed Development	<b><u>Residential Mixed-use</u></b>	<b><u>Residential-led</u></b>	<b><u>Residential-led</u></b>																											
Current UDP Designation	<b><u>Industrial Business Area</u></b>																													

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications			
		Proposed New Designation	None		
		Existing Use	<u>Industrial</u>		
		Relevant Planning History	<p><b>Demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road (as shown outlined in red on the submitted application site plan) including Globe House, Globe Court, Padcroft Works, the former Dairy Crest Dairy and Tigi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles <u>Residential-led mixed use development to deliver 315 units</u> (ref 45200/APP/2014/3638).</b></p>	None	None

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
			Approved subject to S106.		
		<b>Proposed Number of Units</b>	<del>308</del> <b><u>315</u></b>	<b><u>100</u></b>	<b><u>To be determined by design</u></b>
		<b>Existing Units</b>	<b><u>None</u></b>	<b><u>None</u></b>	<b><u>None</u></b>
		<b>Net Completions</b>	<del>308</del> <b><u>315</u></b>	<b><u>100</u></b>	<b><u>To be determined by design</u></b>
		<b>Infrastructure Considerations and Constraints</b>	Drainage strategy is in place	<b><u>To be negotiated as part of the planning application for development on the site.</u></b>	<b><u>To be negotiated as part of the planning application for development on the site.</u></b>
		<b>Flood Risk</b>	Flood Zone 1, Surface Water Flooding		
		<b>Contamination</b>	Any potential contamination will be addressed through the discharge of an appropriate planning condition		
		<b>Indicative Phasing</b>	2016-2021	<b><u>2021-2026</u></b>	<b><u>2021-2026</u></b>
		<b>Other information</b>	<del>None</del> Crossrail and HS2 200 metre buffer zone. Site identified in the Hillingdon Housing Trajectory.	<b><u>None</u></b>	<b><u>None</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~struck through~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
MM60	Site Allocations and Designations document  <b>Page 125</b>  Introductory Text  Site Map  Policy wording  Site Information table	<p><i>Amendment to the introductory text, site map, policy text and site information table to include Onslow Mills as Site C.</i></p> <p><b>Trout Road, Yiewsley</b></p> <p>The site comprises a parcel of land bound to the south by the <b>Grand Union</b> Canal and St Stephen's Road and to the North-West by Trout Road. The Council has granted planning permission for the provision of <del>99</del> <b>149</b> residential units as part of a mixed used development on Site A and 44 residential units on Site B. <b><u>The principle of residential development is supported on Site C, subject to the agreement of design, layout and massing details with the Council.</u></b></p>

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications																												
		<p><b>Policy SA 39: Trout Road, Yiewsley</b></p> <p><b>Site A</b></p> <p><del>The Council will seek to secure the development of the site in accordance with the existing permission</del>  <b>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints.</b> (Ref: 38058/APP/2013/1756).</p> <p><b>Site B</b></p> <p><del>The Council will seek to secure the development of the site in accordance with the existing permission</del>  <b>permission</b>  <b>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints.</b> (Ref: 3678/APP/2013/3637).</p> <p><b>Site C</b></p> <p><b>The principle of residential development is supported, subject to the agreement of design, layout and massing details with the Council.</b></p> <table border="1" data-bbox="557 855 1917 1362"> <thead> <tr> <th data-bbox="557 855 871 919">Site Name</th> <th colspan="3" data-bbox="871 855 1917 919">Trout Road, Yiewsley</th> </tr> <tr> <td data-bbox="557 919 871 983"></td> <th data-bbox="871 919 1184 983">Site A</th> <th data-bbox="1184 919 1550 983">Site B</th> <th data-bbox="1550 919 1917 983"><u>Site C</u></th> </tr> </thead> <tbody> <tr> <th data-bbox="557 983 871 1046">Ward</th> <td data-bbox="871 983 1184 1046">Yiewsley</td> <td data-bbox="1184 983 1550 1046">Yiewsley</td> <td data-bbox="1550 983 1917 1046"><u>Yiewsley</u></td> </tr> <tr> <th data-bbox="557 1046 871 1174">Location</th> <td data-bbox="871 1046 1184 1174">Rainbow and Kirby Industrial Estates, Trout Road</td> <td data-bbox="1184 1046 1550 1174">Caxton House, Trout Road</td> <td data-bbox="1550 1046 1917 1174"><u>Onslow Mills</u></td> </tr> <tr> <th data-bbox="557 1174 871 1238">Area (ha/sqm)</th> <td data-bbox="871 1174 1184 1238">2.7</td> <td data-bbox="1184 1174 1550 1238">0.18</td> <td data-bbox="1550 1174 1917 1238"><u>0.13</u></td> </tr> <tr> <th data-bbox="557 1238 871 1302">PTAL Ratings</th> <td data-bbox="871 1238 1184 1302">2</td> <td data-bbox="1184 1238 1550 1302">2</td> <td data-bbox="1550 1238 1917 1302"><u>2</u></td> </tr> <tr> <th data-bbox="557 1302 871 1362">Proposed</th> <td data-bbox="871 1302 1184 1362">Mixed Use</td> <td data-bbox="1184 1302 1550 1362">Residential</td> <td data-bbox="1550 1302 1917 1362"><u>Residential</u></td> </tr> </tbody> </table>	Site Name	Trout Road, Yiewsley				Site A	Site B	<u>Site C</u>	Ward	Yiewsley	Yiewsley	<u>Yiewsley</u>	Location	Rainbow and Kirby Industrial Estates, Trout Road	Caxton House, Trout Road	<u>Onslow Mills</u>	Area (ha/sqm)	2.7	0.18	<u>0.13</u>	PTAL Ratings	2	2	<u>2</u>	Proposed	Mixed Use	Residential	<u>Residential</u>
Site Name	Trout Road, Yiewsley																													
	Site A	Site B	<u>Site C</u>																											
Ward	Yiewsley	Yiewsley	<u>Yiewsley</u>																											
Location	Rainbow and Kirby Industrial Estates, Trout Road	Caxton House, Trout Road	<u>Onslow Mills</u>																											
Area (ha/sqm)	2.7	0.18	<u>0.13</u>																											
PTAL Ratings	2	2	<u>2</u>																											
Proposed	Mixed Use	Residential	<u>Residential</u>																											

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			
		<b>Development</b>			
		<b>Current UDP Designations</b>	Industrial Business Area; Yiewsley Town Centre; Archaeological Priority Zone		
		<b>Proposed New Designations</b>	None	None	<b><u>None</u></b>
		<b>Existing Use</b>	Industrial buildings	Industrial buildings	<b><u>Industrial buildings</u></b>
		<b>Relevant Planning History (Most Recent)</b>	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). Approval on 16.06.2014.	Erection of 44 residential apartments with associated access, car parking, landscaping, and associated works (involving demolition of existing buildings). Approval on 31.07.2014.	<b><u>Application for residential development submitted</u></b>
		<b>Proposed Number of</b>	<b><u>99 149</u></b>	44	<b><u>24</u></b>

## SCHEDULE OF MAIN MODIFICATIONS

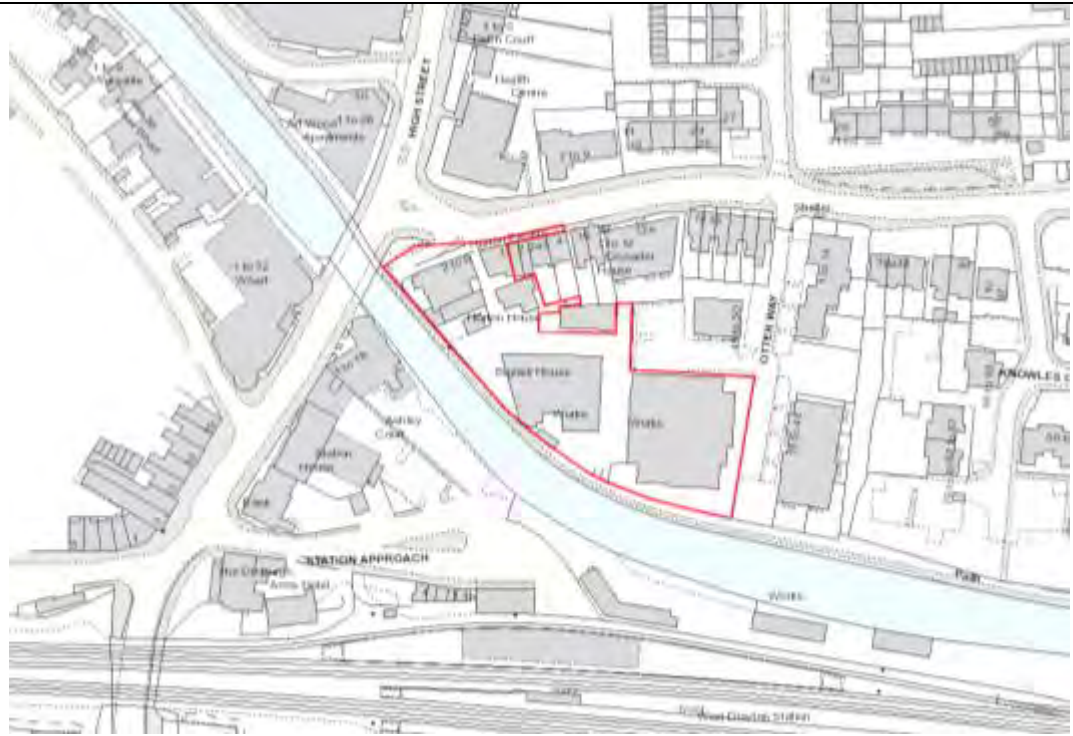
Ref	Document/ Page/Para Number	Proposed Modifications			
		<b>Units</b>			
		<b>Existing Units</b>	0	0	<u>0</u>
		<b>Net Completions</b>	<del>99</del> <b>149</b> units	44 units	<u>24</u>
		<b>Infrastructure Considerations</b>	As per extant consent	As per extant consent	<b><u>Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage.</u></b> <b><u>Further infrastructure considerations to be negotiated as part of the planning application.</u></b>
		<b>Flood Risk</b>	Flood Zone 1	Flood Zone 1, surface flooding, Drainage Statement in place.	<b><u>Flood Zone 1</u></b>
		<b>Contamination</b>	Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.		
		<b>Indicative Phasing</b>	2016 - 2021	2016 - 2021	<b><u>2021-2026</u></b>
		<b>Other information</b>	Site is identified in Hillingdon's Housing Trajectory and for release in the Council's Employment Land Study.	Site is identified for release in the Council's Employment Land Study. Habitat Survey in place.	<b><u>None</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~struck through~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
MM61	Site Allocations and Designations Document Page 129  Addition of new site after Policy SA 39: Trout Road, Yiewsley	<i>Addition of Policy SA39A Land to the rear of 2-24 Horton Road as a new site.</i> <b><u>Land to the rear of 2-24 Horton Road</u></b> <b><u>The Land to the rear of 2-24 Horton Road is located in West Drayton town centre. The Council granted planning consent for residential development in 2017.</u></b>

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications		
		 <p><b><u>POLICY SA39A: Land to the rear of 2-24 Horton Road</u></b></p> <p><b><u>The Council will support the provision of residential-led mixed use development on the site of 86 units. The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints (71582/APP/2016/4582).</u></b></p> <p><b><u>Site Information</u></b></p> <table border="1" data-bbox="555 1281 1917 1345"> <tr> <td data-bbox="555 1281 1093 1345"><b><u>Site name</u></b></td> <td data-bbox="1093 1281 1917 1345"><b><u>Land to the rear of 2-24 Horton Road</u></b></td> </tr> </table>	<b><u>Site name</u></b>	<b><u>Land to the rear of 2-24 Horton Road</u></b>
<b><u>Site name</u></b>	<b><u>Land to the rear of 2-24 Horton Road</u></b>			

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Ward</u>	<u>Yiewsley</u>
		<u>Location</u>	<u>Horton Road</u>
		<u>Area (ha/sqm)</u>	<u>0.5</u>
		<u>PTAL Rating</u>	<u>3</u>
		<u>Proposed Development</u>	<u>Residential-led mixed use</u>
		<u>Current UDP Designation</u>	<u>Yiewsley Town Centre</u>
		<u>Proposed New Designation</u>	<u>None</u>
		<u>Existing Use</u>	<u>Industrial Units</u>
		<u>Relevant Planning History</u>	<u>Application Ref: 71582/APP/2016/4582</u> <u>Demolition of existing buildings and redevelopment to provide 86 residential units in three buildings of 4-6 storeys with private balconies, together with one three-bed dwelling, Class A1/A2 or A3 unit, associated car parking at basement and surface level, cycle parking, communal amenity areas, landscaping, improved access and relocated sub-station. Approval on 31.08.17</u>
		<u>Proposed Number of Units</u>	<u>86</u>
		<u>Existing Units</u>	<u>0</u>
		<u>Net Completions</u>	<u>86</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications	
		<b><u>Infrastructure Considerations and Constraints</u></b>	<b><u>In line with the conditions of the planning application.</u></b>
		<b><u>Flood Risk</u></b>	<b><u>Flood Zone 1</u></b>
		<b><u>Contamination</u></b>	<b><u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition</u></b>
		<b><u>Indicative Phasing</u></b>	<b><u>2016-2021</u></b>
		<b><u>Other information</u></b>	<b><u>None</u></b>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM62	Site Allocations and Designations document Page 147 Para 4.27	<i>Amend para 4.27 as follows</i> The section identifies those sites in the borough to be designated as LSEL (Locally Significant Employment Locations) or LSIS (Locally Significant Industrial Sites). (a) Locally Significant Employment Locations <ul style="list-style-type: none"> <li>○ Salamander Quay, Harefield</li> <li>○ Stockley Park</li> <li>○ <del>Bath Road, Hayes</del></li> </ul>
MM62	Site Allocations and Designations Document Page 150 Para 4.33 Map I	<i>Delete section 'Bath Road, Hayes' including paragraph 4.33 and Map I: Bath Road, Hayes LSEL</i>
MM63	Site Allocations and Designations document Page 142 Para 4.43	Amend paragraph 4.43 as follows: The Council has reviewed these general locations for hotel and office growth and identified specific boundaries for land designation. The purpose is to spatially define the extent of the area that the hotel and office development will be directed to as first preference. The identification of specific boundaries has been guided by the specific use of land <del>on the Heathrow perimeter</del> and boundaries have been drawn to include those areas that are already in hotel or office use. <b><u>Following the publication of Airports National Policy Statement (ANPS) locations identified on the Heathrow perimeter have been excluded due to the sites occupying land that is identified with the ANPS for the expansion of Heathrow.</u></b>
MM63	Site Allocations and Designations document Policy SEA 2: Hotel and	<i>Amendments to policy SEA 2 as follows:</i> In accordance with the evidence base the Council will promote and where appropriate protect a network of Hotel and Office Growth Locations across the Borough. i) The following locations are designated for both hotel and office growth: <ul style="list-style-type: none"> <li>● <b>Uxbridge Town Centre</b>, defined by the area shown on Map N; and</li> <li>● <del>Heathrow perimeter (outside of Bath Road LSEL), as defined as the areas shown on Map O.</del></li> </ul>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Office Growth Locations	ii) The following areas are designated for office growth only: <ul style="list-style-type: none"> <li>• <b>Stockley Park LSEL</b>, as defined by the area shown on Map P; and</li> <li>• <del>Heathrow perimeter (Bath Road LSEL), as defined by the area shown on Map Q.</del></li> </ul> iii) The following area is designated for hotel growth only: <ul style="list-style-type: none"> <li>• Hayes Town Centre, as defined by the area shown on Map R.</li> </ul>
MM63	Site Allocations and Designations document  Page 156  Supporting text Paragraph 4.45	<i>Amend the supporting text para 4.45 as follows:</i>  As primary locations for office development in West London, Uxbridge, <u>and</u> Stockley Park LSEL <del>and the Heathrow perimeter, including the Bath Road LSEL, all</del> have critical mass and vibrant, established office markets. Although both Uxbridge and Stockley Park have suffered recessionary pressures on rental values since 2010, they will remain closely monitored as strategic office location within London.
MM63	Site Allocations and Designations document  Page 156  Paragraph 4.47	<i>Amend the supporting text as follows:</i>  Stockley Park LSEL <del>and Bath Road LSEL have has</del> been designated elsewhere in this chapter as <u>a</u> Locally Significant Employment Locations <del>and are is</del> therefore already identified as <u>a</u> preferred locations <del>for offices and other employment generating uses. In addition to the LSEL designation, Stockley Park LSEL and Bath Road LSEL are is</del> designated as <u>an</u> Office Growth Locations. The dual designation is justified on the basis of the site's <sup>s</sup> strategic significance for office growth at a local and regional level.
MM63	Site Allocations and Designations document  Pages 158-160  Paragraphs 4.48 to 4.54	<i>Delete Heathrow Perimeter section including paragraphs 4.48 to 4.54, Map O Bath Road Hotel and Office Growth Locations (clusters 1-6) and Descriptions of Bath Road Clusters 1-7 and supporting maps</i>

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
	Map O, Bath Road Clusters 1-7	
MM63	Site Allocations and Designations document  Page 162	<i>Delete Map Q Heathrow Perimeter (Bath Road LSEL) Office Growth Location</i>
MM64	Site Allocations and Designations  <b>Page 233 - 246</b> <b>Chapter 7:</b> Community Infrastructure Sites	<p><i>Delete paragraphs 7.1 to 7.17 and replace with the following text:</i></p> <p><b><u>School Place Provision</u></b></p> <p><b><u>In January 2016, the school population in Hillingdon was 51,134. Among the maintained schools, academies and free schools, there are: 72 primary schools, 22 secondary schools, 7 special schools, 1 pupil referral unit and 1 nursery. 58 schools are maintained, 36 are academies and 7 are free schools.</u></b></p> <p><b><u>The demand for school places in Hillingdon has been rising in recent years and is forecast to continue to rise in line with national and London-wide predictions. Demand for reception places at primary school level is being driven in part by rising birth rates, new house building and families moving into the Borough. Overall, at primary school level, the need for additional school places has largely been met by the successful school places expansion programme.</u></b></p> <p><b><u>New Forms of Entry</u></b></p> <p><b><u>The Council's updated forecast shows that demand for primary places in the north of the Borough appears to be reaching a plateau. However, there remains a residual need for a small number of additional forms of entry. Demand for places in the south of the Borough is still forecast to grow, particularly in the Hayes area where the majority of housing growth is expected to take place.</u></b></p> <p><b><u>The Council's Strategic Infrastructure Plan (SIP) contains an up to date assessment of school place needs over the period of the Local Plan. In the 5 year period up to 2021/22, the SIP identifies a need to provide 9 primary forms of</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications						
		<p><b><u>entry; 2 in the north of the borough and 7 in the south. Over the same period, there is an identified need for 12 secondary forms of entry: 9 in the north of the borough and 3 in the south.</u></b></p> <p><b><u>Meeting the Needs</u></b></p> <p><b><u>The need for primary places in the north of the borough is expected to be met through the expansion of two schools, Hillside Junior School and Warrender Primary. Subject to meeting the policies and provisions of this plan, the Council will support the delivery of a new primary school within or in the vicinity of the Hayes Housing Zone.</u></b></p> <p><b><u>The majority of the forecast need for secondary provision is located in the north of the borough. The Council is progressing proposals for the expansion of Abbotsfield, Northwood and Swakeleys Schools and further expansions are expected at Vyners and Ruislip High School. Notwithstanding these proposals, it is likely that a new secondary school will be required to the north of the A40. The Council is assessing free school proposals to meet this requirement, although some temporary expansions may be required to provide interim capacity. The Council's Strategic Infrastructure Plan notes that the demand for places in the south of the borough will be met, either through the expansion of existing schools, or the provision of a new free school.</u></b></p> <p><b><u>All proposals for expansions or new schools will be required to meet the provisions of the criteria based policy DMCI 2 contained in the Council's Development Management Policies document.</u></b></p> <p><b><u>Health Care Provision</u></b></p> <p><b><u>Ensuring a healthy population is a key component of sustainable growth. The Council has produced the Joint Strategic Needs Assessment (JSNA), as the main policy document for health service delivery in the borough. The JSNA seeks to review the health and well-being of the population and reduce health inequalities. The Council's Strategic infrastructure Plan identifies key healthcare projects that are expected to come forward through to 2026. These projects can be divided between those relating to primary and acute healthcare.</u></b></p> <p><b><u>Primary Care Provision</u></b></p> <table border="1" data-bbox="573 1177 1933 1382"> <thead> <tr> <th data-bbox="573 1177 1021 1257"><b><u>Description</u></b></th> <th data-bbox="1021 1177 1476 1257"><b><u>Requirement</u></b></th> <th data-bbox="1476 1177 1933 1257"><b><u>Delivery Aim</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="573 1257 1021 1382"><b><u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u></b></td> <td data-bbox="1021 1257 1476 1382"><b><u>New building of approximately 700 sqm for out of hospital services and improved access to</u></b></td> <td data-bbox="1476 1257 1933 1382"><b><u>By 2019</u></b></td> </tr> </tbody> </table>	<b><u>Description</u></b>	<b><u>Requirement</u></b>	<b><u>Delivery Aim</u></b>	<b><u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u></b>	<b><u>New building of approximately 700 sqm for out of hospital services and improved access to</u></b>	<b><u>By 2019</u></b>
<b><u>Description</u></b>	<b><u>Requirement</u></b>	<b><u>Delivery Aim</u></b>						
<b><u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u></b>	<b><u>New building of approximately 700 sqm for out of hospital services and improved access to</u></b>	<b><u>By 2019</u></b>						

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		
			<u>health facilities.</u>	
		<u>New out of hospital hub in Uxbridge and West Drayton</u>	<u>New building of approximately 2,300 sqm for out of hospital services and improved access to health facilities.</u>	<u>By 2019/20</u>
		<u>New primary care facility on the former Woodside Care Home site</u>	<u>New building of approximately 900 sqm to address population growth and resulting increased demand for healthcare facilities.</u>	<u>By 2018</u>
		<u>New centralised CCG facility in Yiewsley</u>	<u>Site of approximately 2,500 sqm to meet healthcare requirements associated with housing growth.</u>	<u>Currently unknown</u>
		<u>New primary care facility in Hayes &amp; Harlington</u>	<u>New building of approximately 1,000-1500 sqm to extend the capacity of the existing HESA facility.</u>	<u>Within 5 years</u>
		<u>Potential development at Eastcote Health Centre</u>	<u>Requirement to be determined through discussions with the CCG to extend and improve existing facilities.</u>	<u>Delivery aim: by 2019</u>
<p><u>In addition to the above, the Council recognises the need for improved facilities at Mount Vernon and also Hillingdon Hospital. The Council will work with the relevant providers to address the recognised need for these facilities. Proposals will be assessed against the requirements of national planning guidance, the relevant policies in this plan and the impacts on the setting of the Listed Buildings.</u></p>				

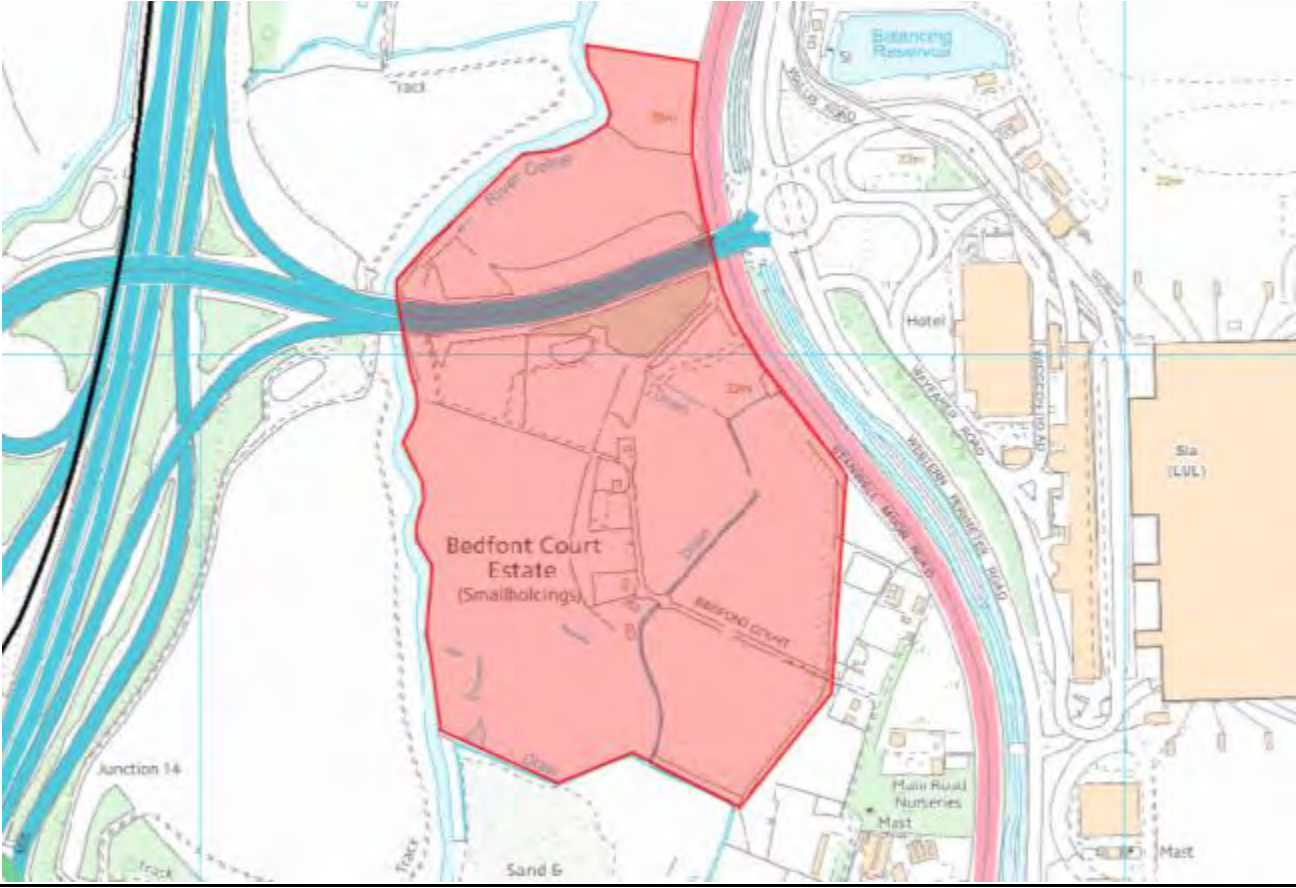
New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications
MM65	New Chapter name	<p><i>Chapter title to be changed</i></p> <p>MINERALS SAFEGUARDING to be deleted replaced with MINERALS DEVELOPMENT</p>
MM66	<p>Site Allocations and Designations document</p> <p><b>Page 247</b></p> <p>Paragraph 8.1</p>	<p><i>Proposed deletion of paragraphs 8.1-8.4 to be replaced with the following text:</i></p> <p><b><u>The Local Plan Part 1 identifies three areas of safeguarded mineral resource, which are considered to contain sufficient reserves to meet Hillingdon's London Plan apportionment target for the supply of aggregates. The safeguarded areas were initially identified in the Council's Minerals Technical Background Report, published in 2008.</u></b></p> <p><b><u>The safeguarded sites identified in the Local Plan Part 1 have been re-categorised to reflect the National Planning Practice Guidance, which provides further advice to Minerals Planning Authorities on how to plan for mineral extraction:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Land to the west of Harmondsworth Quarry (Preferred Area)</u></b></li> <li>• <b><u>Land north of Harmondsworth (Preferred Area), and</u></b></li> <li>• <b><u>Land at Sipson Lane, east of the M4 spur (Specific Site)</u></b></li> </ul> <p><b><u>In addition to the above sites, Land at Bedfont Court has previously been granted planning approval for extraction and is also identified as an Area of Search.</u></b></p> <p><i>Paragraphs 8.5 - 8.6 will be retained, although paragraph number will be amended to be consistent with the proposed new text.</i></p> <p><i>The 'Site Types' of sites Land to the west of Harmondsworth Quarry, Land north of Harmondsworth and Land at Sipson Lane, east of the M4 spur will be amended in the Site Information Table to reflect the proposed changes identified above.</i></p>
MM67	<p>Site Allocations and Designations and Policies Map</p>	<p><i>Addition of a new site at Bedfont Court Estate as an Area of Search</i></p> <p><b><u>Area Of Search</u></b></p> <p><b><u>Bedfont Court Estate</u></b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

**SCHEDULE OF MAIN MODIFICATIONS**

Ref	Document/ Page/Para Number	Proposed Modifications
	<p>Page 252</p> <p>Addition of new designation</p>	 <p><u>Site name</u> <b>Bedfont Court Estate</b></p>

New text is **bold** and underlined. Deleted text is **bold** and ~~strikethrough~~. Text explaining the modification is in *italics*.

## SCHEDULE OF MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	
		<u>Site Type</u>	<u>Area of Search</u>
		<u>Location</u>	<u>Site is located immediately to the west of the Heathrow Airport Boundary</u>
		<u>Existing Use</u>	<u>Open Land</u>
		<u>Area (ha/sqm)</u>	<u>26 ha</u>
		<u>PTAL Rating</u>	<u>0</u>
		<u>Proposed Development</u>	<u>Mineral Extraction</u>
		<u>Infrastructure Considerations</u>	<u>As defined in the most recent planning proposals.</u>
		<u>Relevant Planning History</u>	<u>Ref: 69073/APP/2013/637 Use of land for the extraction of sand and gravel, filling with inert waste and restoration to agriculture including associated works. Approved 22-10-13</u>
		<u>Designation</u>	<u>Green Belt</u>
		<u>Policy Considerations</u>	<u>London Plan Policy 5.20 Local Plan Part 1: Policies HE1, EM2 and EM9. Archaeological Considerations, including the Archaeological Priority Zone.</u>
		<u>Indicative Phasing</u>	<u>2021-2026</u>
		<u>Designation</u>	<u>Green Belt</u>

New text is **bold** and underlined. Deleted text is **bold** and ~~struck through~~. Text explaining the modification is in *italics*.