

Appendix 7: Consultation Response Summaries - Classes AA, AB and ZA of Part 20 of Schedule 2

Rep #	Name	Summary of Response	Officer Response
1	Marine Management Organisation	No Comment.	Noted.
2	Resident 1	Supports the Council's policy to protect employment locations.	Support welcomed.
3	Highways England	States the protection of Employment Locations gives the opportunity for future applications to assess the impact of the proposals on the SRN. This opportunity is welcomed. They are satisfied that the outcome of this reconsultation will not materially affect the safety, reliability and / or operation of the SRN.	Noted.
4	Hayes Town Partnership	<p>Strong support for the Council's proposed Article 4 Directions and states:</p> <ul style="list-style-type: none"> • People need places to work as well as places to live but Hayes has already lost a significant proportion of its industrial land. • Climate change makes it more important than ever that jobs should be available locally and the distance of journeys to and from work should be minimised. • The coronavirus virus pandemic has reinforced the argument in favour of local jobs. • The ad hoc development of employment sites is already causing severe pressure on the local infrastructure and making it impossible to plan adequate provision. • The employment growth envisaged in the Hayes Opportunity Area will not be achievable if sites continue to be lost at the present rate. • The prior approval process does not allow for a proper assessment of the impact of a development on the local area and its infrastructure. • So-called 'mixed use developments' may involve the provision of some jobs, but they do not necessarily match the skills of those displaced from industrial sites. • High quality industrial sites must be retained so that there is a balance between employment and residential land if Hayes is to avoid becoming a dormitory suburb. 	Support welcomed.
5	Canal & River Trust	No Comment.	Noted.
6	Greater London Authority	<p>Fully supports the introduction of these Article 4 Directions and states:</p> <ul style="list-style-type: none"> • Policy E4 of the 2021 London Plan supports the use of Article 4 directions to ensure that industrial and logistics capacity is not undermined by permitted development rights. To sustain the vitality and viability of town centre locations, Policy SD9 supports targeted Article 4 Directions related to commercial to residential permitted development rights. The Mayor's strategic evidence, published recently, indicates that there is particular justification for the use of Article 4 Directions to safeguard vibrant commercial areas from the impacts of permitted development. • Considers it critical that the delivery of new homes and new jobs associated with the Hayes Opportunity Area occurs in a plan-led, managed way to ensure its full potential is realised. It is also important that the essential industrial and logistics functions of Hillingdon's strategically and locally important industrial and employment locations, are not undermined by permitted development rights. • The Mayor strongly supports the proposed Article 4 directions to avoid wholly unacceptable impacts and considers that the areas defined are the smallest geographical areas possible to achieve this objective. 	Support welcomed.

7	Transport for London	<p>TfL is broadly supportive of the proposed Article 4 directions from a strategic transport perspective. Recognise that a wide range of transport issues need to be considered and the potential need for mitigation should be addressed when introducing residential uses to employment and industrial areas that lack the necessary transport infrastructure and may not provide safe access on foot, cycle or by public transport to essential services. They state that this applies to a number of the locations that have been identified.</p>	Support welcomed.
8	Permitted Developments Investments No 7 LTD	<p>Two representations were submitted to cover Classes AA and AB separately from Class ZA, however the justification contained within both appears to be the same. The representations are submitted in relation to the Former Xerox Campus and requests that this area is removed from the proposed Article 4 direction. This site is made of three office buildings: Bridge House, Riverview House and Waterside House. All three buildings are subject to prior approvals to convert to residential, with the works to convert Bridge House already having commenced. Class AA prior approval applications have also been approved on Riverview and Waterside house since this consultation response was submitted.</p> <p>The consultation response states that, in relation to the Former Xerox Campus specifically:</p> <ul style="list-style-type: none"> • Any change of use would not lead to “<i>wholly unacceptable adverse impacts</i>”, as a change of use to residential has already been permitted; • The Proposed Article 4 Direction would have no effect on local amenity when considering the Former Xerox Campus; • LB Hillingdon has not confirmed what evidence base it has used in the preparation of the Proposed Article 4 Direction, but it is out of date with regards to the use of the Former Xerox Campus; and • There appears to have been no consideration given to drawing the smallest geographical area possible, the Former Xerox Campus would not have been included in the Appendix 1 plan if this had been the case. 	<p>Officers note the comments provided.</p> <p>Officers would disagree with the conclusions drawn in the consultation response. In particular, it should be noted that:</p> <ul style="list-style-type: none"> • The Article 4 direction in relation to Classes AA and AB does not need to demonstrate that it is preventing wholly unacceptable adverse impacts. • In relation to Riverview and Waterside House, the latest information provided to the Council is that the permissions to convert the premises from offices have not been implemented, hence why the applicant was able to utilise a prior approval under Schedule 2, Part 20, Class AA. The need for Article 4 directions therefore remains pertinent until the change of use is implemented. • The evidence for the proposed Article 4 directions is available as part of the public reports submitted to Council for consideration. <p>It should be noted that the Council does not have the powers to modify the boundaries for the proposed Article 4 directions, only cancel the Article 4 directions completely. The Secretary of State does retain powers to modify a proposed Article 4 direction.</p> <p>It is not considered that this representation presents new information that would warrant the Council cancelling the proposed Article 4 directions.</p>
9	Resident 2	<p>Supports the proposed Article 4 direction for Class ZA, particularly in relation to Hayes Industrial area and Stockley Park. States that Class ZA permitted development rights disregard good design and place making for sustainable neighbourhoods. Also has the potential to give rise to poor quality residential accommodation detrimental to the health and wellbeing of any further occupants.</p>	Support welcomed.
10	Deloitte Real Estate on behalf of Universities Superannuation Scheme	<p>Comments in relation to Units 1-16 Liddall Way Industrial Estate, Horton Road, West Drayton. Objects to the proposed Article 4 Directions to remove the permitted development rights allowed under Schedule 2 Part 3 ZA, AA and AB of the Town & Country Planning (General Permitted Development) England Order 2015, as amended.</p> <p>They acknowledge the important role that commercial, office and industrial floor space plays in the local and national economy and are pleased that the Council shares this view.</p> <p>However, also recognise need for new housing and supports flexibility, allowing new homes to come forward in employment areas. A mixture of uses in employment locations can help support the vitality and character of the wider area and support its economic performance. They outline that new opportunities for new housing should not be restricted given the context of a national housing crisis that is particularly prevalent in London and the southeast. The Council will need to plan for increases in housing targets and restricting permitted development rights will likely make achieving this revised target more challenging. It is important to note that residential development delivered through permitted development rights can lead to good quality homes which contribute to solving the housing crisis.</p> <p>Important to note that it is unlikely commercial assets would be converted to residential uses unless demand for commercial uses reduces. Employment areas are susceptible to change in line with economic circumstances and consequently require flexibility to adapt to these changes. The proposed Directions reduce this flexibility, which could stifle economic growth and risks the creation of derelict sites, should demand for the commercial use of these assets reduce in the future.</p>	<p>Officers note the comments provided.</p> <p>Officers agree that the site plays an important role in the local and national economy. It also agrees with the summary that the units are in good condition, are fully occupied and supports its designation as a Strategic Industrial Location (SIL).</p> <p>Officers recognise that the removal of permitted development rights reduce the flexibility for landowners. This was a key consideration in the deliberation of these new Article 4 directions. However, it is also considered that these Article 4 directions are necessary to avoid the wholly unacceptable adverse impacts outlined within the justification in strategically important locations such as the Liddall Way Industrial Estate.</p> <p>In regard to housing targets, Officers have considered the impact of Article 4 directions on the Council's ability to meeting housing targets and consider that it will have a sufficient number of deliverable brownfield sites to meet relevant targets with the Article 4 directions in place.</p> <p>It is not considered that this representation presents new information that would warrant the Council cancelling the proposed Article 4 directions.</p>

		Considers sites like Liddall Way Industrial Estate, present attractive and sustainable future residential opportunities, should the demand for employment floor space reduce in the future.	
11	Resident 3	Two residents are supportive of the Proposed Article 4 directions.	Support welcomed.