

Schedule of Proposed Main Modifications to the Local Plan Part 2

March 2019

1.1 The London Borough of Hillingdon Local Plan Part 2 (LPP2) is being examined by an independent inspector, whose role it is to assess whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements and whether it is sound.

1.2 The public examination hearing sessions commenced on Tuesday 7 August and concluded on Thursday 9 August 2018. Prior to these hearing sessions, a Statement of Proposed Main Modifications (SOPM) was published in May 2018 to inform the examination hearings.

1.3 This schedule represents all modifications proposed to the Revised Proposed Submissions versions of the Development Management Policies document and the Site Allocations and Designations document. This version of the Schedule of Proposed Modification supersedes all earlier versions and includes any changes recommended or agreed during the examination process.

1.4 This Schedule of Proposed Main Modifications is subject to formal public consultation. Representations to this consultation should be confined to the Modifications and any comments that raise new issues on other sections of Local Plan Part 2, or repeat existing representations, will not be considered.

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
DEVELOPMENT MANAGEMENT POLICIES DOCUMENT			
Chapter 1 Economy			
Policy DME 1: Employment Uses on Designated Employment Sites			
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> <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>	Change agreed in the Statement of Common Ground with Rapleys on behalf of La Salle Investment Management: ID 19.
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 for industrial or warehousing purposes in the future; and <u>in accordance with criterion A,B or C; or</u>	Change agreed in a Statement of Common Ground with Rapleys on behalf of La Salle Investment Management: ID 19. Moved from proposed minor modifications to main modifications.
Policy DME 2 Employment Uses in Designated Sites			
MM2	Development Management	<i>Additional criteria (v) to be added to the policy as follows:</i> <u>“The proposed use relates to a specific land use allocation or designation identified elsewhere in the plan.”</u>	Proposed change made in response

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	Policies Policy Wording Page 9		to comments from Barton Willmore on behalf of Tokoyo Inn: ID 124, Rep number 2. Point of clarification to ensure consistency between policy DME 2 and Site Allocations and Designations document.
Policy DME 3: Office Development			
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. These <u>first two of</u> 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. <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>	To ensure consistency with national planning policy including the Airports National Policy Statement.
MM3	Development Management Policies Page 11 Supporting Text	<i>Delete paragraph 2.18</i> Heathrow Perimeter 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.	To ensure consistency with national planning policy including the Airports National Policy Statement.

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	Paragraph 2.18		
MM3	Development Management Policies Page 11 Policy wording	<i>Amendment to criterion A) of the policy as follows:</i> A) The Council will support proposals for new office development in the preferred locations of the Heathrow Perimeter , Stockley Park and Uxbridge Town Centre, as defined in the Site Allocations and Designations document.	To ensure consistency with national planning policy including the Airports National Policy Statement.
MM3	Development Management Policies Page 12 Policy wording	<i>Amendment to Criterion F) of the policy as follows:</i> Proposals for offices outside town centres and identified office growth locations will generally not be permitted. preferred office growth locations, and Locally Significant Employment Locations will be required to demonstrate that no other sequentially preferable locations are available.	Change agreed in a Statement of Common Ground with Rapleys on behalf of La Salle Investment Management: ID 19.
Policy DME 5: Hotels and Visitor Accommodation			
MM4	Development Management Policies Page 14 Supporting Text Para 2.26	Policy E2: Location of Employment Growth in the Local Plan Part 1 notes that h Hotel growth will be encouraged in Uxbridge <u>and</u> Hayes and on sites outside of designated employment sites on the Heathrow Perimeter . 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.	To ensure consistency with national planning policy including the Airports National Policy Statement.

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MM4	Development Management Policies Page 14 Supporting Text Para 2.27	The Heathrow area is subject to specific pressures <u>demand</u> for land uses related to the airport, which include a mix of industrial, warehouse and storage, offices and tourist development. 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.	To ensure that the policy is positively worded.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
Chapter 2 Town Centres			
Policy DMTC 1: Town Centre Development			
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> <u>B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.</u>	Proposed change made to maintain retail uses in primary shopping areas.
Policy DMTC 2: Primary and Secondary shopping Areas			
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. <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>	Proposed change made in response to comments from Nathaniel Litchfield on behalf of Intu Properties plc: ID 89, Rep number 1. Supporting text has been added to clarify the circumstances where a departure from the policy would be acceptable.

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MM6	Development Management Policies Page 23 Policy wording	<p><i>Amendments to Part B of the policy:</i></p> <p>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:</p> <p>i) a minimum of 50% of the frontage is retained in retail use; and</p> <p>ii) Use Class A5 hot food takeaways the uses specified in policy DMTC 4 are limited to a maximum of 15% of the frontage; and</p> <p>iii) the frontage of the proposed use is no more than 12m between Class A1 shops; and</p> <p>iv_iii) iii) 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>	<p>Proposed change in response to comments from SSA Planning on behalf of KFC: ID 79, Rep number 1.</p> <p>Policy has been amended to ensure consistency with DMTC4. The change in emphasis to include additional uses over and above A5 is considered sufficient to constitute a major amendment.</p> <p>Amendment to Clause iii) clarify the application of the policy which seeks to prevent separation of A1 retail uses.</p>
	Development Management Policies Page 23 Policy wording	<p><i>Addition of Part C to the policy as follows:</i></p> <p><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></p>	<p>To support the vitality and viability of town centres and provide flexibility, in accordance with national policy</p>

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			guidance.
	Development Management Policies Page 23 Policy wording	<p><i>Addition of Part D to the policy:</i></p> <p><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></p>	To support the vitality and viability of town centres and provide flexibility, in accordance with national policy guidance.
Policy DMTC 3: Maintaining the Viability of Local Centres and Local Parades			
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>A) The Council will protect local centres and resist proposals that may impact on their vitality and viability by:</p> <p>i) ensuring the retention of at least one in three or 70% of Class A1 shops;</p> <p>ii) allowing proposals for change of use of an A1 shop, subject to the following provisions:</p> <p>(a) the centre as a whole includes essential local shop uses sufficient in number, range and choice to serve the surrounding residential area; and</p> <p>(b) the proposed use does not provide a local service</p> <p>iii) ensuring A5 hot food takeaways are limited to a maximum of 15% of the frontage.</p> <p><u>A) The Council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality it they serves. In considering applications for changes of use of shops it the Council will ensure that:</u></p> <p>i) the <u>local centre or</u> 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 <u>local centre or</u> shopping parade is retained as Use Class A1 shops; and</p> <p>iii) A5 hot food takeaways are limited to a maximum of 15% of the frontage; and</p> <p>iiiv) the surrounding residential area is not deficient in essential shop uses</p>	<p>Proposed change made in response to comments from SSA Planning on behalf of KFC: ID 79, Rep number 1.</p> <p>Policy has been amended to ensure consistency with DMTC4. The change in emphasis to include additional uses over and above A5 is considered sufficient to constitute a major amendment.</p>

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Policy DMTC 4: Amenity and Town Centre Uses			
MM8	Development Management Policies Page 27 Supporting Text Paragraph 3.20	<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, the Council will apply the maximum threshold for these uses 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 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.</u>	Proposed change made in response to comments from Planning Potential on behalf of Paddy Power: ID 113, Rep number 3. Clarification to reflect the content of the Mayor of London's Town Centres SPG.
Chapter 4 New Homes			
Policy DMH 9 Gypsies and Travellers and Travelling Show-People			
MM9	Development Management Policies Page 39 Paragraph 4.26	<i>Paragraph 4.26 to be amended to as follows:</i> <u>"For the purposes of planning policy, the Site Allocations and Designations document identifies sufficient provision to meet the Gypsy and Traveller pitch provision needs over the period of the Local Plan. Planning applications for new sites will be assessed in accordance with Policy DMH 9, which complements the high level principles in Ppolicy H3 Gypsy and Traveller Pitch Provision of the Local Plan Part 1."</u>	Amendments to reflect the insertion of the new policy.
MM9	Development Management Policies Page 39 Insert whole	<i>Insert the following new policy as DMH 9 Gypsies and Travellers and Travelling Show-People.</i> <u>POLICY DMH 9: Gypsies and Travellers and Travelling Show-People</u> <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>	The Council's latest Gypsy and Traveller and Travelling Show-persons Accommodation

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	new policy after paragraph 4.26	<p><u>i) Need is adequately evidenced through an up to date needs assessment, undertaken using an agreed, quality-assured methodology;</u></p> <p><u>ii) The site is not located in the Green Belt or Metropolitan Open Land, unless there are very special circumstances;</u></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><u>vii) Proposals demonstrate high quality design, sensitive to local character; and</u></p> <p><u>viii) Arrangements are put in place and included in an appropriately detailed management plan, to ensure the proper management of the site.</u></p>	Assessment recommends the inclusion of a criteria based policy to assess proposals for new sites.
Chapter 5 Historic and Built Environment			
Policy DMHB 1 Heritage Assets			
MM10	Development Management Policies Page 42 Policy DMHB 1	<p><i>Amendments to Part A of the Policy as follows:</i></p> <p><u>The Council will expect development proposals to avoid harm to the historic environment.</u> Development that has an effect on heritage assets will only be supported where:</p> <p>ii) 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</p>	Proposed change made in response to comments from Historic England: ID 69, Rep number 5.

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	Part A	<u>it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;</u>	
Policies DMHB12 Streets and Public Realm and DMHB 13 Shopfronts, and new policy DMHB 13A Advertisements and Shop Signage			
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.</i></p> <p><i>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>AMENDED POLICIES</p> <p>Policy DMHB 12 Streets and Public Realm</p> <p>A) Development should be well integrated with the surrounding area and accessible. It should:</p> <ul style="list-style-type: none"> i) improve the legibility and promote routes and wayfinding between the development and local amenities; ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; 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; iv) provide safe and direct pedestrian and cycle movement through the space; v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard; vi) where appropriate, include the installation of public art; and 	<p>Proposed change made in response to comments from Chris Thomas Ltd on behalf of the British Sign and Graphic Association: ID 14, Rep Number 1.</p> <p>No additional text is proposed to be added. Policy brings advice on advertisements into one policy. No additional text is proposed to be added.</p>

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		<p>vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.</p> <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> <p>C) In order to improve and maintain the quality of the public realm, advertisements, signs and hoardings will be required to demonstrate that:</p> <ul style="list-style-type: none"> i) they complement the scale, form, materials and architectural composition of the buildings of which they form a part; ii) they complement the visual amenity and character of the site and surrounding area; iii) they do not adversely impact on historic assets or their setting; iv) they do not have an adverse impact on public or highway safety; v) they do not lead to visual clutter; vi) they provide an appropriate type and level of illumination, suitable to the site and its surroundings; and vii) they enhance the visual amenity of vacant sites and building sites and the surrounding area during the construction period. <p>Policy DMHB13 Shopfronts</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>E) Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus one</p>	

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		<p>projecting sign. Proposals for further advertising additional to the shop name will be resisted.</p> <p>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.</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> <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"> i) retention and maintenance of active shopfronts at all times; ii) the relationship between the shopfront and upper floors; iii) the relationship with surrounding shopfronts and buildings; iv) the use of materials which are appropriate to and enhance the character of the local area; and v) the value of existing architectural and historic features. <p><i>Proposed new policy and supporting text</i></p> <p><u>Advertisements</u></p> <p><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.</u> <i>(moved from paragraphs 5.48 and 5.49)</i></p> <p><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.</u> <i>(moved from paragraph 5.51)</i></p>	

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		<p><u>Policy DMHB 13A: Advertisements and Shop Signage</u></p> <p><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></p> <p><u>i) they complement the scale, form, materials and architectural composition of the individual buildings of which they form a part;</u></p> <p><u>ii) they complement the visual amenity and character of the site and surrounding area;</u></p> <p><u>iii) they enhance historic assets and their setting;</u></p> <p><u>iv) they do not have an adverse impact on public or highway safety;</u></p> <p><u>v) they do not lead to visual clutter;</u></p> <p><u>vi) they provide an appropriate type and level of illumination, suitable to the site and its surroundings; and</u></p> <p><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>	
Policy DMHB 17 Residential Density			
MM12	Development Management Policies Page 65 - 66 Paragraph 5.67	<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><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</u></p>	Proposed change made in response to the following comments: - CBRE: ID 109, Rep number 2

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	Table 5.3: Residential Density Matrix	<p>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.</p> <p>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.....</p> <p>Table 5.3: Residential Density Matrix</p> <table border="1" data-bbox="573 603 1892 1345"> <thead> <tr> <th rowspan="3">Location</th> <th rowspan="3">PTAL</th> <th rowspan="3">Setting</th> <th colspan="3">Dwelling Type</th> </tr> <tr> <th>Detached and linked houses</th> <th>Terraced houses and flats</th> <th>Mostly Flats</th> </tr> <tr> <th>Ave. 3.5 hr/unit</th> <th>Ave. 3.3 hr/unit</th> <th>Ave. 3 hr/unit</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Uxbridge Town Centre</td> <td rowspan="2">4 - 6</td> <td rowspan="2">Central</td> <td>175 - 385 hr/ha</td> <td>170 - 500 792 hr/ha</td> <td>495 - 800 1,100 hr/ha</td> </tr> <tr> <td>50 - 110 u/ha</td> <td>55 - 175 240 u/ha</td> <td>165 - 405 u/ha</td> </tr> <tr> <td rowspan="2">West Drayton/ Hayes Town Centres</td> <td rowspan="2">3 - 6</td> <td rowspan="2">Urban</td> <td>175 - 385 hr/ha</td> <td>170 - 500 660 hr/ha</td> <td>450 - 570 750 hr/ha</td> </tr> <tr> <td>50 - 110 u/ha</td> <td>55 - 175 200 u/ha</td> <td>150 - 190 250 u/ha</td> </tr> <tr> <td rowspan="2">Other town centres</td> <td rowspan="2">2 - 3</td> <td rowspan="2">Suburban/<u>urban</u></td> <td>140 - 200 hr/ha</td> <td>155 - 248 396 hr/ha</td> <td>200 - 250 510 hr/ha</td> </tr> <tr> <td>35 - 65 u/ha</td> <td>50 - 80 120 u/ha</td> <td>80 - 100 170 u/ha</td> </tr> <tr> <td>Residential areas with</td> <td>2 - 3</td> <td>Suburban/<u>urban</u></td> <td>105 - 175 hr/ha</td> <td>108 - 170 264 hr/ha</td> <td>150 - 225 330 hr/ha</td> </tr> </tbody> </table>	Location	PTAL	Setting	Dwelling Type			Detached and linked houses	Terraced houses and flats	Mostly Flats	Ave. 3.5 hr/unit	Ave. 3.3 hr/unit	Ave. 3 hr/unit	Uxbridge Town Centre	4 - 6	Central	175 - 385 hr/ha	170 - 500 792 hr/ha	495 - 800 1,100 hr/ha	50 - 110 u/ha	55 - 175 240 u/ha	165 - 405 u/ha	West Drayton/ Hayes Town Centres	3 - 6	Urban	175 - 385 hr/ha	170 - 500 660 hr/ha	450 - 570 750 hr/ha	50 - 110 u/ha	55 - 175 200 u/ha	150 - 190 250 u/ha	Other town centres	2 - 3	Suburban/ <u>urban</u>	140 - 200 hr/ha	155 - 248 396 hr/ha	200 - 250 510 hr/ha	35 - 65 u/ha	50 - 80 120 u/ha	80 - 100 170 u/ha	Residential areas with	2 - 3	Suburban/ <u>urban</u>	105 - 175 hr/ha	108 - 170 264 hr/ha	150 - 225 330 hr/ha	<p>- Barton Willmore on behalf of Segro: ID 132, Rep number 7</p> <p>- Lichfields on behalf of Perplexed LLP: ID 123, Rep number 2</p> <p>Proposed amendments have been made to reflect Table 3.2 in the London Plan: Sustainable Residential Quality (SRQ) density matrix (habitable rooms and dwellings per hectare).</p>
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Other town centres	2 - 3	Suburban/ <u>urban</u>	140 - 200 hr/ha	155 - 248 396 hr/ha	200 - 250 510 hr/ha																																											
			35 - 65 u/ha	50 - 80 120 u/ha	80 - 100 170 u/ha																																											
Residential areas with	2 - 3	Suburban/ <u>urban</u>	105 - 175 hr/ha	108 - 170 264 hr/ha	150 - 225 330 hr/ha																																											

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications						Justification for change(s)
		suburban character within 800m of a town centre*			35 - 50 u/ha	35 - 55 <u>80</u> u/ha	50 - 75 <u>110</u> u/ha	
		Other non town centre areas	0 - 2	Suburban/semi rural	105 - 150 hr/ha	105 - 150 <u>231</u> hr/ha	105 - 150 <u>300</u> hr/ha	
					35 - 50 u/ha	35 - 50 <u>70</u> u/ha	35 - 50 <u>100</u> u/ha	
PTAL - Public Transport Accessibility Level hr - habitable room ha - hectare *Substantial pockets of residential uses within town centres are also likely to fall within this category								
Policy DMHB 20 Moorings								
MM13	Development Management Policies Page 70-71 Paragraph 5.82 Support text	<i>Amend Paragraph 5.82 as follows:</i> 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. The Council is required to formally consult the Canal & River Trust on any planning application for development likely to affect any inland waterway or reservoir owned or managed by the Canal & River Trust.						Proposed change made following discussions with the Canal & River Trust: ID 64, Rep number 2. Wording has been agreed with the Canal & River Trust
MM13	Development Management Policies	<i>Amendments to the policy as follows:</i> Policy DMHB 20: Moorings						Proposed change made following discussions with

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Page 97 Policy Wording	<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) 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; <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></p> <p>iii) 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; <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></p> <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) adequate service facilities must be provided; and <u>Adequate servicing, including provisions for appropriate utility connections, must be provided; and</u></p> <p>vi) development must take account of the Canal and River Trust document "Hillingdon Towpaths, June 2015"; <u>Development should take account of guidance contained in the relevant publications from the Canal & River Trust.</u></p>	the Canal & River Trust: ID 64, Rep 3.
Chapter 6 Environmental Protection and Enhancement			
Policy DMEI 2 Reducing Carbon Emissions			

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
MM14	Development Management Policies Page 75 Policy Wording	<i>Criteria C of the policy will be amended as follows:</i> Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, <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> seek an offsite contribution to make up for the shortfall. 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	Proposed change made in response to comments from the Greater London Authority: ID 57, Rep numbers 2 and 3. Change suggested to ensure the emphasis is on developments that genuinely cannot meet carbon reduction targets onsite in accordance with London Plan Policy 5.2.
MM14	Development Management Policies Page 75 Policy wording and footnote	<i>The term 'allowable solution' will not be included in the policy and footnote 8 should therefore be removed.</i>	Proposed change made in response to comments from Greater London Authority: ID 57, Rep number 3.
Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land			
MM15	Development Management	<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	Factual correction

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Policies Page 79 Policy wording	very exceptional <u>special</u> circumstances.	
Policy DMEI 7: Biodiversity Protection and Enhancement			
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. <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>	Change agreed in the Statement of Common Ground with Herts and Middx Wildlife Trust: ID 105.
MM16	Development Management Policies Page 82 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, <u>through the provision of green infrastructure where appropriate.</u>	Proposed change made in response to comments from Natural England as part of the Duty to Co-operate discussions.
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 <u>or geological</u> 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	Proposed change made in response to comments from the Greater London Authority: ID 58,

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Policy wording and supporting text	<p>constrained and cannot provide high quality biodiversity enhancements on-site, then appropriate contributions will be sought to deliver off-site improvements through a legal agreement.</p> <p>B) If development is proposed on or near the vicinity of to a site considered to have features of ecological <u>or geological</u> 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 <u>or geological</u> value.</p> <p>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.</p> <p><i>Insert additional paragraph after paragraph 6.29.</i></p> <p><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></p>	<p>Rep number 8.</p> <p>Proposed change made in response to comments from Herts and Middlesex Wildlife Trust: ID 105, Rep number 1.</p> <p>To ensure constancy with paragraph 118 of the NPPF.</p> <p>Point of clarification: Policy is required to reflect the provisions of the London Plan policy 7.20.</p>
Policy DMEI 8: Waterside Development			
MM18	Development Management Policies Page 86	<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 <u>the improvement of the Canal.</u> improvements to biodiversity improvements to the c Canal.</p>	Proposed change made in response to comments from the Canal & River Trust: ID 64, Rep

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
			number 4.
Policy DMEI 9: Management of Flood Risk			
MM19	Development Management Policies Page 87	<i>The following wording should replace criteria A:</i> <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>	Proposed change made in response to comments from the Environment Agency: ID 98, Rep number 3.
MM19	Development Management Policies Page 87 Policy wording	<i>Insert new policy criteria after A:</i> <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>	Proposed change made in response to comments from the Environment Agency: ID 98, Rep number 3.
Policy DMEI 10: Water Management, Efficiency, and Quality			
MM20	Development Management Policies Page 90	<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 30% an appropriate allowance for climate change for the worst storm duration.	To reflect the most recent evidence provided by the Environment Agency guidance in 2016.
MM20	Development Management Policies	<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. <u>Where there is a capacity constraint</u>	Proposed change made in response to comments from the Environment

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Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Page 91 (J)	<u>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>	Agency, ID 98, Rep number 7.
Policy DMEI 14: Air Quality			
MM21	Page 95	<p><i>Amendment to Criterion B) iii) as follows:</i></p> <p>Actively contribute towards the continued improvement of air quality, especially within the Air Quality Management Area.</p>	Factual correction to the policy.
Policy MIN1 Safeguarded Areas for Minerals and Aggregates Railheads			
MM22	<p>Development Management Policies</p> <p>Page 97</p> <p>Policy title and wording</p>	<p><i>Amend title of policy as follows:</i></p> <p><u>DMIN1 Safeguarded Preferred</u> Areas of Minerals <u>Extraction</u> and Aggregates Railheads</p> <p><i>Part A of the policy will be amended as follows:</i></p> <p>A) The following <u>specific site, preferred</u> areas <u>and areas of search</u> will be protected for the extraction of sand and gravel reserves:</p> <ol style="list-style-type: none"> 1. Land west of Harmondsworth Quarry <u>(Preferred Area)</u> 2. Land north of Harmondsworth <u>(Preferred Area)</u> 3. Land at Sipson Lane east of the M4 Spur <u>(Specific Site)</u> <u>4. Bedfont Court Estate (Area of Search)</u> 	<p>Sites identified in MIN1 have been re-categorised according to the provisions of the NPPG. Bedfont Court Estate was put forward in the previous round of public consultation and has previously been subject to planning consent for mineral extraction. It is therefore appropriate to categorise the site</p>

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Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
			as an area of search for mineral extraction.
New Policy DMIN 1A: Assessing Proposals for New Minerals Development			
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><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></p> <p><i>Proposed new policy wording</i></p> <p><u>Policy DMIN 1A: Assessing Proposals for New Minerals Development</u></p> <p><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></p> <p><u>i) Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);</u></p> <p><u>ii) The health of local residents adjoining the site;</u></p> <p><u>iii) The quality and quantity of water within water courses, groundwater and surface water;</u></p> <p><u>iv) Drainage systems;</u></p> <p><u>v) The soil resource from the best and most versatile agricultural land;</u></p>	<p>The new policy is required to assess proposals which come forward for new areas of mineral extraction. The proposed criteria are consistent with other policies in the plan.</p>

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Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		<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>	
Policy MIN 4 Re-use and Recycling of Aggregates			
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 active minerals extraction sites and existing landfill sites will be granted supported, subject to local amenity and other policies within the Local Plan. 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>	To ensure consistency with other policies in the Local Plan.
Chapter 7 Community Infrastructure			
Policy DMCI 2 New Community Infrastructure			
MM25	Development Management Policies	<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</p>	The following text has been prepared to reflect the

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Page 103 Supporting text Paragraphs 7.9 -7.13	<p>area. 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. <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></p> <p>7.10 The anticipated increase in provision is now for over 30 forms of entry at primary level alone. <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> 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. 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. <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></p> <p>7.13 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. Further details on proposals to address secondary provision are contained in the Site Allocations and Designations document.</p>	current position in the borough regarding education and healthcare needs, which has also been proposed within the Site Allocations and Designations document.

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		<i>Deletion of footnote 11</i>	
New Policy DMCI 1A: Development of New Education Floorspace			
MM26	Development Management Policies Page 106 New policy for insertion after paragraph 7.13	<p><i>New policy to assess proposals for new schools and school expansions:</i></p> <p><u>Policy DMCI 1A: Development of New Education Floorspace</u></p> <p><u>Proposals for new schools and school expansions will be assessed against the following criteria:</u></p> <p><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></p> <p><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></p> <p><u>iii. The location and accessibility of the site in relation to:</u></p> <ul style="list-style-type: none"> • <u>the intended catchment area of the school;</u> • <u>public transport; and</u> • <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> <p><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></p>	The new policy is required to assess proposals which will be brought forward to address the specific need for new forms of entry identified in the Strategic Infrastructure Plan. The proposed criteria are consistent with other policies in the plan.
Chapter 8: Transport and Aviation			
Policy DMT 1 Managing Transport Impacts			

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
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 appropriate thresholds. set out in Table 8.21 and any subsequent update to these thresholds. All major developments¹⁴ 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>	<p>Proposed change made in response to comments from Transport for London: ID 127, Rep number 5.</p> <p>Thresholds for Transport Assessments and Travel Plans continue to change. Table 8.1 will become out of date over the period of the plan and the policy has therefore been amended to direct those to the latest published standards.</p>
MM27	Development Management Policies Page 117	<p><i>Delete Table 8.1: Thresholds for Transport Assessment and Travel Plans.</i></p>	<p>Thresholds for Transport Assessments and Travel Plans continue to change. Table 8.1 will become out of date over the period of the plan and the policy has therefore been amended to direct those to the latest published</p>

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Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
			standards.
Policy DMT6 Vehicle Parking			
MM28	Development Management Policies Page 124 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. <u>The standards contained within Appendix 1 Table C are expressed as maximum levels and do not imply any minimum level.</u> 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.	Change agreed in the Statement of Common Ground with Lichfields on behalf of U and I Group PLC: ID 65.
Policy DMAV2: Heathrow Airport			
MM29	Development Management Policies Development Management Policies Page 128 Paragraph 8.48	<i>Delete paragraph 8.48</i> 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.	Change made to reflect updated national policy including the Airports National Policy Statement
MM29	Development Management Policies Page 129	<i>Delete paragraph 8.51</i> 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	Change made to reflect updated national policy including the Airports National

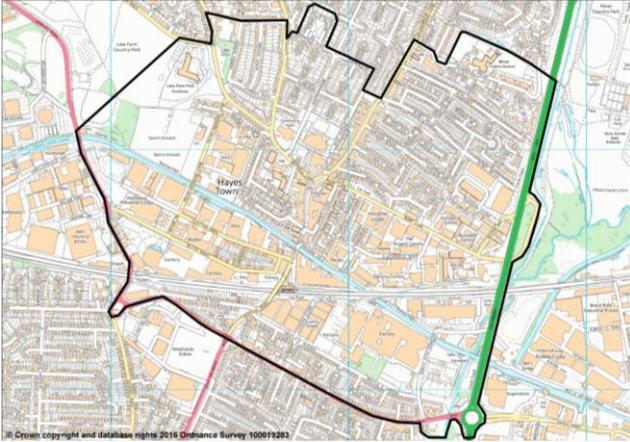
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Paragraph 8.51	<p><i>Replace with:</i></p> <p><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 development consent application for a new north-west runway.</u></p>	Policy Statement
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 only be supported where:</p> <p>i) they relate directly to airport related use or development*;</p> <p>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;</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 DMEI 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>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.</p> <p>*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.</p>	To ensure that the policy is positively worded and consistent with the NPPF.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
SITE ALLOCATIONS AND DESIGNATIONS DOCUMENT			
Whole Document			
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>	Clarification that housing figures are indicative and the final number delivered will be subject to the development management process.
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>	To incorporate an appropriate level of flexibility when applying the policy..
Chapter 2 A Vision for Hillingdon			

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
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><u>Hayes Housing Zone</u></p> <p><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></p> <p><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></p>  <p><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></p> <p><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></p>	Text proposed by LBH to reflect designation of the Hayes Housing Zone.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																																																	
Chapter 3. Identifying Sites for New Homes																																																				
MM33	Site Allocations and Designations document Pages 15-21 <i>Table 3.3</i>	<p><i>Proposed amendments as follows to Table 3.3 to reflect new sites or where the proposed number of units has changed to reflect proposed modifications to individual site allocations. Sites which are not listed remain unchanged.</i></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Ward</th> <th>Extant Planning Permission/Prior approval for change of use</th> <th>Approximate capacity</th> <th>Years 2011 - 2016</th> <th>Years 2016 - 2021</th> <th>Years 2021 - 2026</th> </tr> </thead> <tbody> <tr> <td>SA 1 Enterprise House, Hayes</td> <td>Botwell</td> <td><u>None</u> <u>Office/Residential Mixed Use</u></td> <td>96</td> <td>0</td> <td><u>96 48</u></td> <td><u>0 48</u></td> </tr> <tr> <td>SA 2 The Old Vinyl Factory and Gatefold Building</td> <td>Botwell</td> <td>Residential-led mixed use</td> <td><u>642 694</u></td> <td><u>66 0</u></td> <td><u>504 588</u></td> <td><u>75 106</u></td> </tr> <tr> <td>SA 3 Eastern end of Blyth Road, Hayes</td> <td>Botwell</td> <td>Residential-led mixed use (Site A)</td> <td>273</td> <td><u>80 0</u></td> <td><u>493 180</u></td> <td><u>0 93</u></td> </tr> <tr> <td><u>New Site SA 3A Crown Trading Estate</u></td> <td><u>Botwell</u></td> <td><u>None</u></td> <td><u>197</u></td> <td><u>0</u></td> <td><u>0</u></td> <td><u>197</u></td> </tr> <tr> <td>SA 4 Fairview Business Centre</td> <td>Botwell</td> <td>None</td> <td><u>449 260</u></td> <td>0</td> <td><u>72 0</u></td> <td><u>47 260</u></td> </tr> <tr> <td>SA 5 Land south of the Railway, including Nestle site</td> <td>Botwell</td> <td>None</td> <td><u>707 1,800</u></td> <td>0</td> <td>0</td> <td><u>707 1,800</u></td> </tr> </tbody> </table>	Site	Ward	Extant Planning Permission/Prior approval for change of use	Approximate capacity	Years 2011 - 2016	Years 2016 - 2021	Years 2021 - 2026	SA 1 Enterprise House, Hayes	Botwell	<u>None</u> <u>Office/Residential Mixed Use</u>	96	0	<u>96 48</u>	<u>0 48</u>	SA 2 The Old Vinyl Factory and Gatefold Building	Botwell	Residential-led mixed use	<u>642 694</u>	<u>66 0</u>	<u>504 588</u>	<u>75 106</u>	SA 3 Eastern end of Blyth Road, Hayes	Botwell	Residential-led mixed use (Site A)	273	<u>80 0</u>	<u>493 180</u>	<u>0 93</u>	<u>New Site SA 3A Crown Trading Estate</u>	<u>Botwell</u>	<u>None</u>	<u>197</u>	<u>0</u>	<u>0</u>	<u>197</u>	SA 4 Fairview Business Centre	Botwell	None	<u>449 260</u>	0	<u>72 0</u>	<u>47 260</u>	SA 5 Land south of the Railway, including Nestle site	Botwell	None	<u>707 1,800</u>	0	0	<u>707 1,800</u>	Amendments to Table 3.3 proposed by LBH to reflect new and updated sites included in the document.
Site	Ward	Extant Planning Permission/Prior approval for change of use	Approximate capacity	Years 2011 - 2016	Years 2016 - 2021	Years 2021 - 2026																																														
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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications							Justification for change(s)
		SA 8 Olympic House, 1 a Grove Road	Brunel	Residential None	9	9 <u>0</u>	9 <u>0</u>	0	
		SA 9 Audit House and Bellway House	Cavendish	Residential	34 <u>47</u>	34 <u>12</u>	0 <u>35</u>	0	
		SA 12 Former Allotments and Melrose Close Car Park, Burns Close	Charville Barnhill	None	83	0	83 <u>0</u>	0 <u>83</u>	
		SA 14 Master Brewer and Hillingdon Circus, Hillingdon	Hillingdon East	None Retail/ Residential Mixed Use	250-330 <u>390</u>	0	250-330 <u>0</u>	0 <u>390</u>	
		SA 16 Northwood Station, Green Lane	Northwood	None	To be determined by design	TBC <u>0</u>	TBC <u>0</u>	TBC To be determined by design	
		<u>SA16A 36-40 Rickmansworth Road, Northwood</u>	<u>Northwood</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	132 <u>163</u>	44 <u>0</u>	88 <u>163</u>	0	
		SA 20 Bourne Court, South Ruislip	South Ruislip	None	49 <u>69</u>	0	49 <u>35</u>	0 <u>34</u>	
		<u>SA 21 Eagle House, The</u>	<u>South Ruislip</u>	<u>Residential</u>	24 <u>22</u>	0	24 <u>11</u>	0 <u>11</u>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications							Justification for change(s)
		Runway, South Ruislip							
		SA 22 Chailey Industrial Estate, Pump Lane, Hayes	Townfield	None	198 ± additional capacity on Site B to be determined by design.	0	198 0	198 ± Additional capacity on Site B to be determined by design.	
		SA 23 Silverdale Road/ Western View	Townfield	None	444 363	0	0 82	444 281	
		SA 24 Benlow Works	Townfield	None	To be determined by design 36	TBC 0	TBC 0	36	
		SA 25 297 - 299 Long Lane, Hillingdon	Uxbridge North	None	45-25 33	0	45-25 0	0 33	
		SA 27 St Andrews Park - Annington Homes	Uxbridge North	None	420 330	0	0	420 330	
		SA 28 St Andrews Park, Uxbridge	Uxbridge North	Mixed use development	1,340	232 260	944 777	164 303	
		SA 30 Grand Union Park, Packet Boat Lane	Uxbridge South	Residential	110-190 251	110-190 0	0 251	0	

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications							Justification for change(s)
		SA 31 Fassnidge Memorial Hall, Uxbridge	Uxbridge South	Residential	48 <u>80</u>	0	48 <u>80</u>	0	
		<u>New Site SA 31A Waterloo Wharf, Uxbridge</u>	<u>Uxbridge South</u>	<u>Residential</u>	<u>52</u>	<u>0</u>	<u>52</u>	<u>0</u>	
		<u>New Site SA 31B Randalls Building, Uxbridge</u>	<u>Uxbridge South</u>	<u>Mixed Use</u>	<u>58</u>	<u>0</u>	<u>29</u>	<u>29</u>	
		SA 32 Former NATS Site, Porters Way, West Drayton	West Drayton	Phased Mixed use	775	626 <u>571</u>	149 <u>204</u>	0	
		SA 34 The Blues Bar, West Drayton	West Drayton	Residential-led Mixed use	38	38 <u>0</u>	0 <u>38</u>	0	
		<u>New Site SA 34A Former West Drayton Police Station.</u>	<u>West Drayton</u>	<u>Residential</u>	<u>53</u>	<u>0</u>	<u>53</u>	<u>0</u>	
		<u>New Site SA 34B Former British Royal Legion Building, Station Road</u>	<u>West Drayton</u>	<u>Residential</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>0</u>	
		SA 38 Padcroft Works, Tavistock Road	Yiewsley	Mixed Use Development	308 <u>415 + an additional number of units</u>	0	308 <u>210</u>	<u>205 + an additional number of units on Sites B and</u>	

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

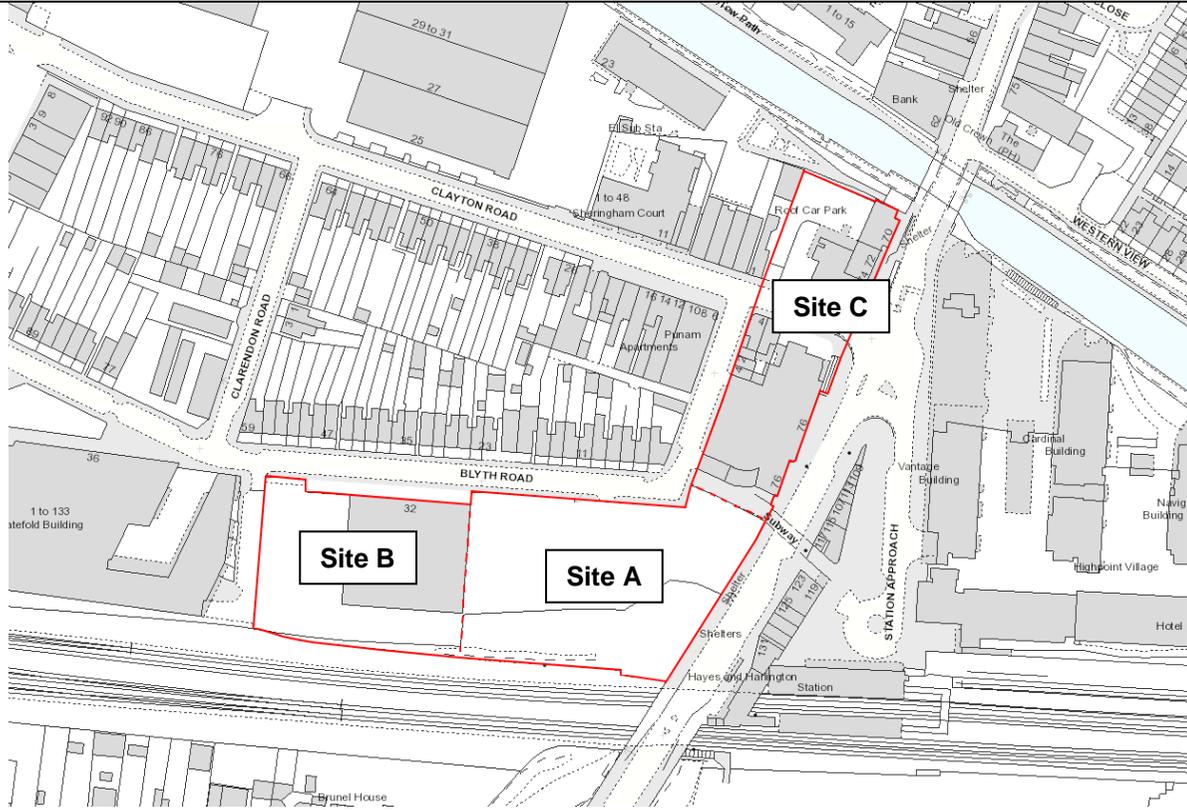
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications							Justification for change(s)
					<u>on Site C to be agreed by design</u>			<u>C to be agreed by design</u>	
		SA 39 Trout Road, Yiewsley	Yiewsley	None Residential- led mixed use	443 217	0	144	0 73	
		<u>New Site SA 39A Land to the rear of 2-24 Horton Road</u>	<u>Yiewsley</u>	<u>Residential-led mixed use</u>	<u>86</u>	<u>0</u>	<u>43</u>	<u>43</u>	
		TOTAL EXPECTED COMPLETIONS (UNITS)		6657-6879 <u>9392-9454</u>	1,269-1,349 <u>873</u>	3,418-3,508 <u>3,261</u>	1,970-2,022 <u>5258-5320</u>		
MM34	Site Allocations and Designations document Page 22 Paragraphs 3.19 and 3.20	<p><i>Replace paragraphs 3.19 and 3.20 with the following text:</i></p> <p><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></p> <p><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></p>							Text proposed to reflect the updated Gypsy and Traveller Accommodation Needs Assessment.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																	
Policy SA 2: The Old Vinyl Factory and Gatefold Building, Hayes																				
MM35	Site Allocations and Designations document Page 30 Site Information table	<p data-bbox="553 657 1637 683"><i>Amend Site information Table to include the following proposed number of residential units.</i></p> <table border="1" data-bbox="636 699 1861 1121"> <thead> <tr> <th data-bbox="645 705 958 767" rowspan="2">Site name</th> <th colspan="2" data-bbox="958 705 1852 767">The Old Vinyl Factory and Gatefold Building</th> </tr> <tr> <th data-bbox="958 767 1429 829">The Old Vinyl Factory</th> <th data-bbox="1429 767 1852 829">The Gatefold Building</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 829 958 898">Location</td> <td data-bbox="958 829 1429 898">Blyth Road</td> <td data-bbox="1429 829 1852 898">Blyth Road</td> </tr> <tr> <td data-bbox="645 898 958 991">Proposed number of units</td> <td data-bbox="958 898 1429 991">540 <u>562</u></td> <td data-bbox="1429 898 1852 991">132</td> </tr> <tr> <td data-bbox="645 991 958 1059">Existing Units</td> <td data-bbox="958 991 1429 1059">0</td> <td data-bbox="1429 991 1852 1059">0</td> </tr> <tr> <td data-bbox="645 1059 958 1121">Net Completions</td> <td data-bbox="958 1059 1429 1121">540 <u>562</u> units</td> <td data-bbox="1429 1059 1852 1121">132 units</td> </tr> </tbody> </table>	Site name	The Old Vinyl Factory and Gatefold Building		The Old Vinyl Factory	The Gatefold Building	Location	Blyth Road	Blyth Road	Proposed number of units	540 <u>562</u>	132	Existing Units	0	0	Net Completions	540 <u>562</u> units	132 units	To reflect the latest planning permission for the site.
Site name	The Old Vinyl Factory and Gatefold Building																			
	The Old Vinyl Factory	The Gatefold Building																		
Location	Blyth Road	Blyth Road																		
Proposed number of units	540 <u>562</u>	132																		
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Policy SA 3: Eastern End of Blyth Road																				
MM36	Site Allocations and Designations document	<p data-bbox="553 1208 1861 1262"><i>Proposed amendments to site names and boundaries, policy text and site information table to include site C as shown below:</i></p>	Amendments proposed to reflect land ownership and latest phasing.																	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>Page 29</p> <p>Site Map</p> <p>Policy wording</p> <p>Site information table</p>	 <p><i>Inclusion of Site C in policy text and amendment to the site information table as follows:</i></p> <p><u>Site C</u></p> <p><u>The Council will support proposals for residential-led mixed use development that contribute to the regeneration of Hayes Town centre</u></p>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																																								
		<p>Sites A, B and C 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 <u>and should not prevent development on this site from coming forward.</u></p> <table border="1" data-bbox="584 560 1850 1372"> <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> <td>Ward</td> <td colspan="3"><u>Botwell</u></td> </tr> <tr> <td>Location</td> <td>Blyth Road</td> <td>Blyth Road/Station Road, Hayes</td> <td><u>Blyth Road</u></td> </tr> <tr> <td>Area (ha/sqm)</td> <td>0.3 ha</td> <td>0.8 <u>0.4</u> ha</td> <td><u>0.4 ha</u></td> </tr> <tr> <td>PTAL Ratings</td> <td colspan="3"><u>4</u></td> </tr> <tr> <td>Proposed Development</td> <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> <td>Current UDP Designations</td> <td>Industrial Business Area</td> <td>Industrial Business Area, <u>Hayes Town Centre</u></td> <td><u>Industrial Business Area</u></td> </tr> <tr> <td>Proposed New Designations</td> <td>None</td> <td><u>Hayes Town Centre</u></td> <td>None</td> </tr> <tr> <td>Existing Use</td> <td>Redundant commercial units</td> <td>Commercial units, <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	0.8 <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	Industrial Business Area, <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	Commercial units, <u>office</u>	<u>Commercial units</u>	
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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications				Justification for change(s)
			planning condition.			
		Indicative Phasing	2011-24 2016-2021	2016-2021	2021-26	
		Other Information	Site identified in the Hillingdon Housing Trajectory	Site identified in the Hillingdon Housing Trajectory. Number of units calculated on basis of 137 uph on 0.68 ha of total site area.	<u>Site identified in the Hillingdon Housing Trajectory.</u>	
New Policy SA 3A Crown Trading Estate						
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><u>Crown Trading Estate</u></p> <p><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></p> <p><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></p>				Addition of new site proposed by Simply Planning on behalf of Crown Trading Estate. The addition of the site is considered to be consistent with the objectives of the Local Plan Part 1: Strategic Policies.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																				
		<ul style="list-style-type: none"> • <u>The proposals should include appropriate design mitigation measures to address the impact of activities on the adjacent industrial site.</u> • <u>The proposals should include active frontages along Clayton Road.</u> • <u>The provision of appropriate new public open space.</u> • <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> <p>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.</p> <table border="1" data-bbox="560 722 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>																						
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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	
Policy SA 4 Fairview Business Centre				
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 considered to be 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><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></p> <p><i>Amend policy wording as follows:</i></p> <p>POLICY SA 4: Fairview Business Centre</p>		<p>Text proposed by LBH to ensure that the Fairview Business Centre and Crown Trading sites are developed in a complementary manner.</p> <p>Additional text proposed by LBH to reflect the potential</p>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)											
		<p>The Council will support proposals for residential development that contribute to the regeneration of Hayes Town Centre and meet the following criteria:</p> <ul style="list-style-type: none"> • The provision of residential development at a density of 70 of 260 units per hectare. Higher density may be acceptable subject to high quality design. Higher density development should be located along the canal site. • Small scale commercial uses at ground floor level that support residential uses will be considered suitable. • 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. • The Council will expect all development proposals to provide canal side access, improvements, and canalside activity to contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon network. • <u>The proposals should include active frontages along Clayton Road.</u> • <u>The provision of appropriate new public open space in accordance with Council standards.</u> <p><i>Amend proposed number of units in the Site Information Table as follows:</i></p> <table border="1" data-bbox="557 876 1917 1134"> <thead> <tr> <th data-bbox="557 876 1003 943" rowspan="2">Site name</th> <th colspan="2" data-bbox="1003 876 1917 943">Fairview Business Centre</th> </tr> <tr> <th data-bbox="1003 943 1449 1007">Site A</th> <th data-bbox="1449 943 1917 1007">Site B</th> </tr> </thead> <tbody> <tr> <td data-bbox="557 1007 1003 1070">Location</td> <td data-bbox="1003 1007 1449 1070">25-31 Clayton Road, <u>Hayes</u></td> <td data-bbox="1449 1007 1917 1070">33-39 Clayton Road, <u>Hayes</u></td> </tr> <tr> <td data-bbox="557 1070 1003 1134">Proposed number of units</td> <td data-bbox="1003 1070 1449 1134">47 <u>104</u></td> <td data-bbox="1449 1070 1917 1134">72 <u>156</u></td> </tr> </tbody> </table>	Site name	Fairview Business Centre		Site A	Site B	Location	25-31 Clayton Road, <u>Hayes</u>	33-39 Clayton Road, <u>Hayes</u>	Proposed number of units	47 <u>104</u>	72 <u>156</u>	<p>of the site to accommodate higher residential densities.</p> <p>Ongoing discussions with the landowner indicate that site B will come forward between 2016 and 2021.</p>
Site name	Fairview Business Centre													
	Site A	Site B												
Location	25-31 Clayton Road, <u>Hayes</u>	33-39 Clayton Road, <u>Hayes</u>												
Proposed number of units	47 <u>104</u>	72 <u>156</u>												
Policy SA 5 Land South of the Railway including Nestle Site, Nestle Avenue, Hayes														
MM39	Site Allocations and	<i>Amend the wording of Policy SA5 as follows:</i>	Amendments to the policy are proposed											

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>Designations document</p> <p>Site Allocations and Designations document</p> <p>Page 34-35</p> <p>Supporting Text</p>	<p><i>Introductory text:</i></p> <p>Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes</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 in the early stages of discussion with the landholders about the future of this key development site, but is seeking to bring forward a comprehensive development scheme that includes the adjoining sites (Site B).</p> <p><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></p> <p><u>Development P</u>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 of residential units will be determined through discussions with key stakeholders, and the development of a sustainable masterplan <u>and the agreement of key design principles, which include the provision of improved transport and community infrastructure.</u></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 <u>development</u> proposals that meet the following criteria:</p> <p>Site A</p> <ul style="list-style-type: none"> • The provision of up to 500 <u>1,000 residential</u> units. Densities higher than 80 uph may be acceptable subject to high quality design. Higher density development should be located along the canal frontage. • 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. • <u>The provision of B8 and S</u>small scale commercial uses that support residential uses development. will be considered suitable. • 10% of the site (1.2 hectares) should be used for open space and a sports pitch • Education facilities; and 	<p>to reflect discussions between the Council and the site owners. The discussions will continue to take place up to the examination hearing sessions.</p>

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

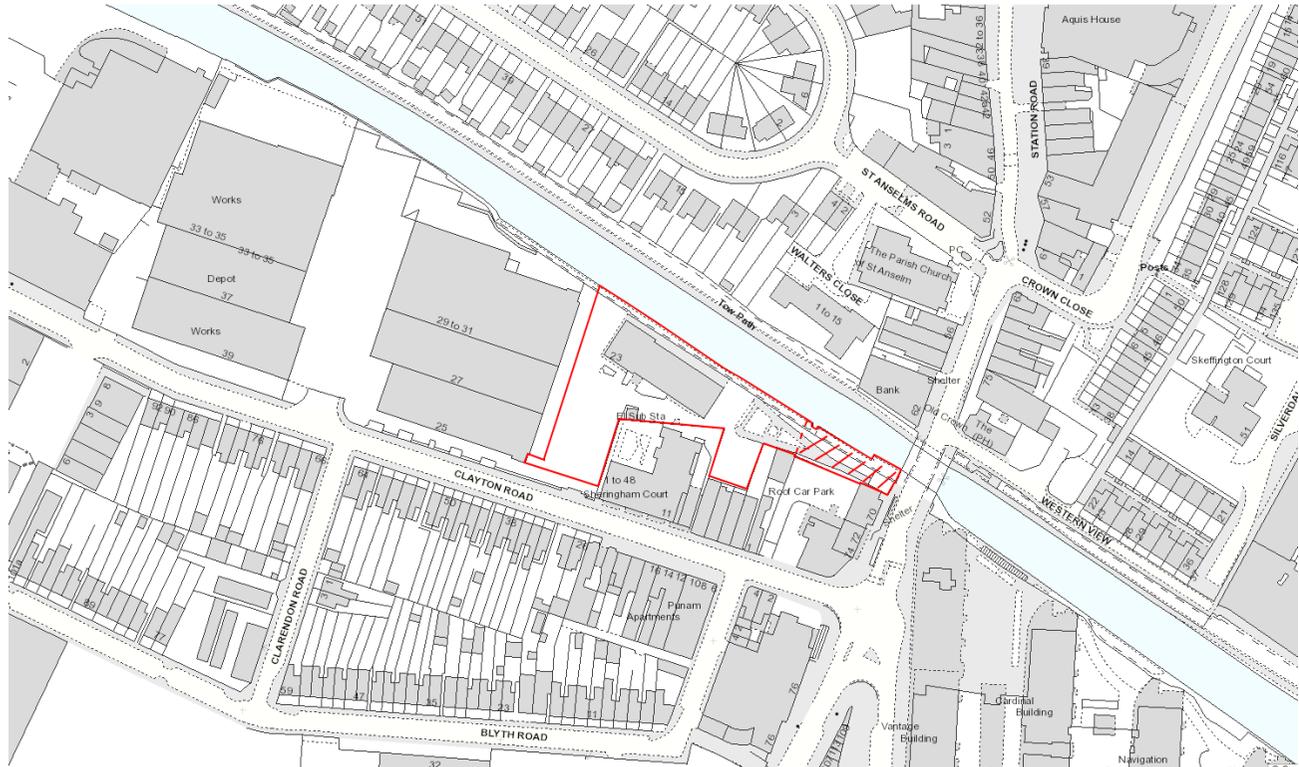
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		<ul style="list-style-type: none"> • The provision of community facilities, and a public park • <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> • Proposals should include a heritage assessment, which considers the retention and reuse of Locally Listed structures. on this site; • Proposals should include high quality design that fully integrates <u>with</u> the Grand Union Canal, ensures canal-side <u>access</u> improvements and maximises the canals recreational potential. • Development should contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon network. <p>Site B and C</p> <ul style="list-style-type: none"> • The provision of up to 97 300 residential units 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 • The provision of appropriate community infrastructure to support the overall quantum of development, including education as necessary. <p>Site C</p> <ul style="list-style-type: none"> • <u>The provision of 500 residential units.</u> • <u>Southern access to Hayes & Harlington station.</u> • <u>Subject to high quality design, the Council will support the provision of tall buildings alongside the canal frontage railway line.</u> <p><u>Key principles for all sites</u></p> <p>As a preference, Sites A, B and C should form a comprehensive development scheme across the whole site. <u>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:</u></p> <ul style="list-style-type: none"> • Sustain and enhance the significance <u>and integrity</u> of the heritage assets, <u>including the Grand Union Canal, Conservation Areas, Areas of Special Local Character and Locally Listed buildings.</u> • Provides pedestrian links to Hayes Town Centre and key transport nodes; and • Reflects the Council's latest evidence of housing need in terms of the type and tenure of residential units; • <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> 	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)												
		<ul style="list-style-type: none"> • <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> • <u>Sufficient setback from Nestles Avenue to allow for the introduction of potential public transport improvements.</u> • <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> <p><u>Subject to the outcome of area specific studies, the Council may consider an approach to car parking which departs from the standards set out in this plan, if supported by relevant public transport improvements and other mitigating measures.</u></p> <p><i>Amend Site Information table as follows:</i></p> <table border="1" data-bbox="560 794 1915 1019"> <thead> <tr> <th data-bbox="560 794 916 924">Site name</th> <th colspan="3" data-bbox="916 794 1915 858">Land South of the Railway, including Nestle Site</th> </tr> <tr> <td data-bbox="560 858 916 924"></td> <th data-bbox="916 858 1249 924">Site A</th> <th data-bbox="1249 858 1570 924">Site B</th> <th data-bbox="1570 858 1915 924">Site C</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 924 916 1019">Proposed number of units</td> <td data-bbox="916 924 1249 1019">500 <u>1,000</u></td> <td data-bbox="1249 924 1570 1019">97 <u>300</u></td> <td data-bbox="1570 924 1915 1019">110 <u>500</u></td> </tr> </tbody> </table>	Site name	Land South of the Railway, including Nestle Site				Site A	Site B	Site C	Proposed number of units	500 <u>1,000</u>	97 <u>300</u>	110 <u>500</u>	
Site name	Land South of the Railway, including Nestle Site														
	Site A	Site B	Site C												
Proposed number of units	500 <u>1,000</u>	97 <u>300</u>	110 <u>500</u>												
Policy SA 7: Union House, Hayes															
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. <u>The site should be developed in accordance with the broad parameters of the approved scheme, subject to site-specific constraints</u> up to a maximum of 46 units, in accordance with the approved scheme (Ref: 35250/APP/2014/4243 <u>35250/APP/2014/3506)</u>. <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></p>	Proposed amendment made following discussions with the Canal & River Trust.												

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
			
<p>Policy SA 9: Audit and Bellway House, Eastcote</p>			
MM41	Site Allocations and Designations document	<p><i>Proposed amendments to the text and the number of units in the Site Information Table.</i></p> <p>Audit and Bellway House, Eastcote</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 <u>22 35</u> residential units. Bellway House sits adjacent to Audit House and is currently used as an educational facility. Prior Approval has been granted for the change of use of</p>	To reflect the latest planning permission for the site.

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																				
	Pages 45 and 46 Introductory text Site Map Policy Wording	<p>Bellway House from B1/D1 use to provide 12 residential flats.</p> <p>The Council will support the provision of residential development on the site. The site should be developed in accordance 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 (Refs: 19365/APP/2014/2727 19365/APP/2017/188 and 18454/APP/2013/2449).</p> <table border="1" data-bbox="562 515 1915 1153"> <thead> <tr> <th data-bbox="562 515 1010 579" rowspan="2">Site name</th> <th colspan="2" data-bbox="1010 515 1915 579">Audit and Bellway House, Eastcote</th> </tr> <tr> <th data-bbox="1010 579 1451 643">Site A Audit House</th> <th data-bbox="1451 579 1915 643">Site B Bellway House</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 643 1010 898">Relevant Planning History (Most recent)</td> <td data-bbox="1010 643 1451 898">Change of use from B1 (Offices) to C3 (Dwelling houses) to create 22 35 self contained flats (Prior Approval). Approval on 25.09.2014. 23.03.2017</td> <td data-bbox="1451 643 1915 898">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</td> </tr> <tr> <td data-bbox="562 898 1010 962">Proposed number of units</td> <td data-bbox="1010 898 1451 962">22 35</td> <td data-bbox="1451 898 1915 962">12</td> </tr> <tr> <td data-bbox="562 962 1010 1026">Existing Units</td> <td data-bbox="1010 962 1451 1026">0</td> <td data-bbox="1451 962 1915 1026">0</td> </tr> <tr> <td data-bbox="562 1026 1010 1090">Net Completions</td> <td data-bbox="1010 1026 1451 1090">22 35 units</td> <td data-bbox="1451 1026 1915 1090">12 units</td> </tr> <tr> <td data-bbox="562 1090 1010 1153">Indicative Phasing</td> <td data-bbox="1010 1090 1451 1153">2011-2016 2016-2021</td> <td data-bbox="1451 1090 1915 1153">2011-16</td> </tr> </tbody> </table>	Site name	Audit and Bellway House, Eastcote		Site A Audit House	Site B Bellway House	Relevant Planning History (Most recent)	Change of use from B1 (Offices) to C3 (Dwelling houses) to create 22 35 self contained flats (Prior Approval). Approval on 25.09.2014 . 23.03.2017	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	Proposed number of units	22 35	12	Existing Units	0	0	Net Completions	22 35 units	12 units	Indicative Phasing	2011-2016 2016-2021	2011-16	
Site name	Audit and Bellway House, Eastcote																						
	Site A Audit House	Site B Bellway House																					
Relevant Planning History (Most recent)	Change of use from B1 (Offices) to C3 (Dwelling houses) to create 22 35 self contained flats (Prior Approval). Approval on 25.09.2014 . 23.03.2017	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																					
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Existing Units	0	0																					
Net Completions	22 35 units	12 units																					
Indicative Phasing	2011-2016 2016-2021	2011-16																					
Policy SA 10: 269-285 Field End Road, Eastcote																							
MM42	Site Allocations and Designations document	<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>POLICY SA 10: 269281-285 Field End Road, Eastcote</p>	Proposed amendment made to reflect the developable area of																				

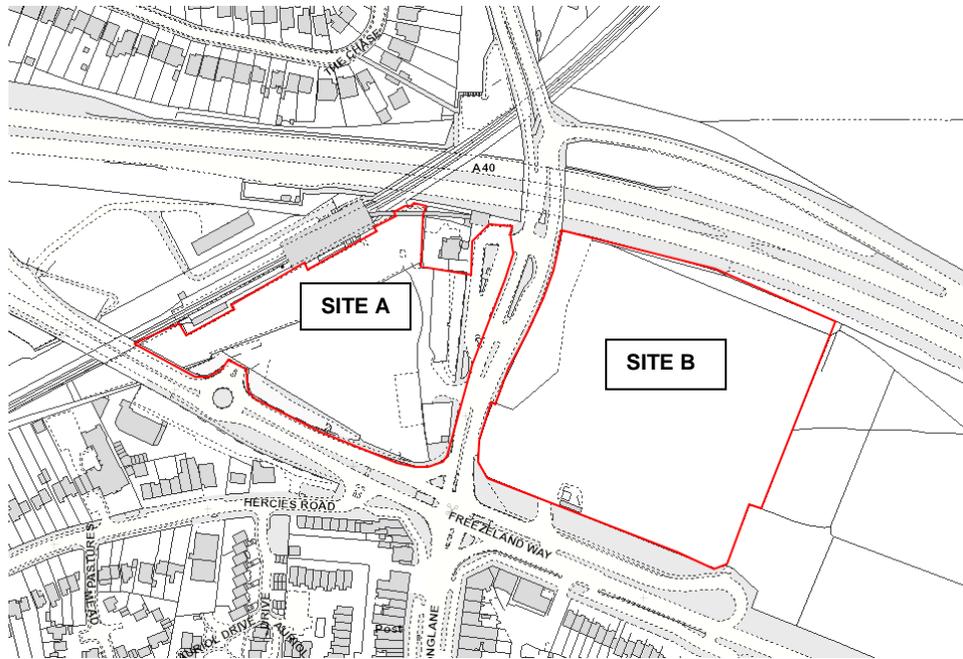
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>Policy Text and site boundary</p> <p>Page 47</p>	<p>The Council will support proposals for residential development on this site. Proposals should meet the following criteria:</p> <ul style="list-style-type: none"> • Provision of up to up to 23 residential units • Adequate parking and landscaping should be provided on the site 	<p>the site. Adjacent sites have been redeveloped for other uses.</p>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
Policy SA 14: Master Brewer and Hillingdon Circus			
MM43	Site Allocations and Designations document Page 57 Introductory text Site Map Site Information Table	<p><i>Proposed amendments to the introductory text, site boundary and the number of units in the Site Information Table.</i></p> <p>Master Brewer and Hillingdon Circus, Hillingdon</p> <p>Hillingdon Circus forms the north western and north eastern corners of land at the junction of Western Avenue and Long Lane. <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. The sites are</u> considered to be suitable for residential-led mixed use development.</p>	<p>Amendments to the policy are proposed by LBH on the basis that the extant permission is now unlikely to be implemented. The revised capacity is based on approximately two thirds of the site being developed at an urban density range appropriate to a PTAL 3 area. Amendments to the site boundary exclude Green Belt land.</p>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		 <p><i>All other aspects of the policy will remain the same, apart from the following amendments:</i></p> <p>Development within the Green Belt should:</p> <ul style="list-style-type: none"> ● <u>Reinforce and enhance the Green Belt Landscape to improve its visual function;</u> ● <u>Improve access to Freezeland Covert to promote open space of recreational value;</u> ● <u>Secure effective management, including planting of woodland at Freezeland Covert</u> 	

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																													
		<ul style="list-style-type: none"> • and the pond; • Enhance ecological and wildlife interest on land west of Freezeland Covert; and • Enhance pedestrian access between the Green Belt areas east and west of Long Lane. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="555 488 1173 647" rowspan="2">Site name</td> <td colspan="2" data-bbox="1173 488 1921 568" style="text-align: center;">Master Brewer and Hillingdon Circus, Hillingdon</td> </tr> <tr> <td data-bbox="1173 568 1547 647" style="text-align: center;">Site A: Hillingdon Circus</td> <td data-bbox="1547 568 1921 647" style="text-align: center;">Site B: Master Brewer</td> </tr> <tr> <td data-bbox="555 647 1173 759">Ward</td> <td data-bbox="1173 647 1547 759" style="text-align: center;">Hillingdon East <u>Uxbridge North</u></td> <td data-bbox="1547 647 1921 759" style="text-align: center;">Uxbridge North <u>Hillingdon East</u></td> </tr> <tr> <td data-bbox="555 759 1173 839">Location</td> <td data-bbox="1173 759 1547 839" style="text-align: center;">Western Avenue/Long Lane</td> <td data-bbox="1547 759 1921 839" style="text-align: center;">Long Lane/Freezeland Way</td> </tr> <tr> <td data-bbox="555 839 1173 919">Area (ha/sqm)</td> <td data-bbox="1173 839 1547 919" style="text-align: center;">9.65 <u>2.1 ha</u></td> <td data-bbox="1547 839 1921 919" style="text-align: center;">3.2 ha <u>3.3 ha</u></td> </tr> <tr> <td data-bbox="555 919 1173 999">PTAL Rating</td> <td data-bbox="1173 919 1547 999" style="text-align: center;">2/3</td> <td data-bbox="1547 919 1921 999" style="text-align: center;">2/3</td> </tr> <tr> <td data-bbox="555 999 1173 1078">Proposed Development</td> <td colspan="2" data-bbox="1173 999 1921 1078" style="text-align: center;">Mixed Use</td> </tr> <tr> <td data-bbox="555 1078 1173 1158">Current UDP Designation</td> <td data-bbox="1173 1078 1547 1158" style="text-align: center;">Local Centre</td> <td data-bbox="1547 1078 1921 1158" style="text-align: center;">Local Centre, Green Belt</td> </tr> <tr> <td data-bbox="555 1158 1173 1302">Proposed New Designation</td> <td data-bbox="1173 1158 1547 1302" style="text-align: center;">None</td> <td data-bbox="1547 1158 1921 1302" style="text-align: center;">Nature Conservation Site of Metropolitan Grade 1 Importance <u>None</u></td> </tr> <tr> <td data-bbox="555 1302 1173 1380">Existing Use</td> <td colspan="2" data-bbox="1173 1302 1921 1380" style="text-align: center;">Site is currently vacant</td> </tr> </table>	Site name	Master Brewer and Hillingdon Circus, Hillingdon		Site A: Hillingdon Circus	Site B: Master Brewer	Ward	Hillingdon East <u>Uxbridge North</u>	Uxbridge North <u>Hillingdon East</u>	Location	Western Avenue/Long Lane	Long Lane/Freezeland Way	Area (ha/sqm)	9.65 <u>2.1 ha</u>	3.2 ha <u>3.3 ha</u>	PTAL Rating	2/3	2/3	Proposed Development	Mixed Use		Current UDP Designation	Local Centre	Local Centre, Green Belt	Proposed New Designation	None	Nature Conservation Site of Metropolitan Grade 1 Importance <u>None</u>	Existing Use	Site is currently vacant		
Site name	Master Brewer and Hillingdon Circus, Hillingdon																															
	Site A: Hillingdon Circus	Site B: Master Brewer																														
Ward	Hillingdon East <u>Uxbridge North</u>	Uxbridge North <u>Hillingdon East</u>																														
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PTAL Rating	2/3	2/3																														
Proposed Development	Mixed Use																															
Current UDP Designation	Local Centre	Local Centre, Green Belt																														
Proposed New Designation	None	Nature Conservation Site of Metropolitan Grade 1 Importance <u>None</u>																														
Existing Use	Site is currently vacant																															

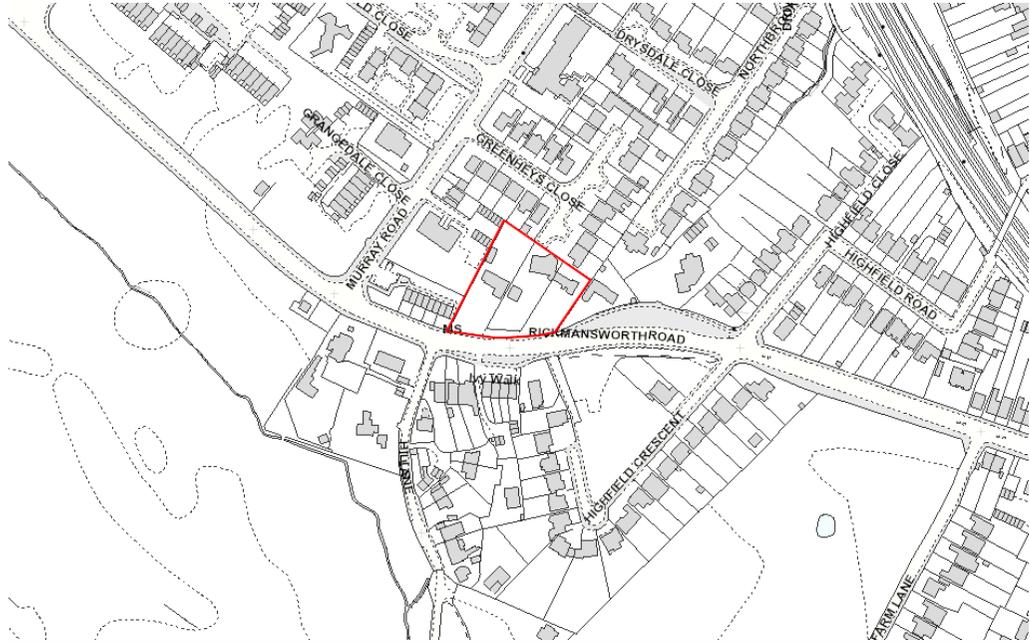
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)
		Relevant Planning History	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	
		Proposed Number of Units	125 - 205 <u>140</u>	125 - 184 <u>250</u>	
		Existing Units	0	0	
		Net Completions	125 - 205 <u>140</u> units	125 <u>250</u> units	
		Infrastructure Considerations and Constraints	To be determined through the planning application process		
		Flood Risk	Flood Zones 3b, 2 and 1; sufficient developable area in Flood Zone 1; flood plain areas to be retained for open space. <u>Flood Zone 1.</u>		
		Contamination	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.	
		Indicative Phasing	2016 - 2021 <u>2021-2026</u>	2016 - 2021 <u>2021-2026</u>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)
		Other information	Site identified in Hillingdon's Housing Trajectory to deliver 125 140 units.	Site identified in Hillingdon's Housing Trajectory to deliver 125 250 units.	
New Site Policy SA 16A 36-40 Rickmansworth Road					
MM44	New Policy	<p data-bbox="553 628 1883 687"><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 data-bbox="553 722 909 751"><u>36-40 Rickmansworth Road</u></p> <p data-bbox="553 786 1861 845"><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></p> <p data-bbox="553 880 1115 909"><u>POLICY SA16A: 36-40 Rickmansworth Road</u></p> <p data-bbox="553 944 1883 1003"><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></p>			36-40 Rickmansworth Road has planning consent for residential development.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)						
		 <p><u>Site Information</u></p> <table border="1" data-bbox="555 1125 1915 1364"> <tr> <td data-bbox="555 1125 1093 1204"><u>Site name</u></td> <td data-bbox="1093 1125 1915 1204"><u>36-40 Rickmansworth Road</u></td> </tr> <tr> <td data-bbox="555 1204 1093 1284"><u>Ward</u></td> <td data-bbox="1093 1204 1915 1284"><u>Northwood</u></td> </tr> <tr> <td data-bbox="555 1284 1093 1364"><u>Location</u></td> <td data-bbox="1093 1284 1915 1364"><u>Rickmansworth Road</u></td> </tr> </table>	<u>Site name</u>	<u>36-40 Rickmansworth Road</u>	<u>Ward</u>	<u>Northwood</u>	<u>Location</u>	<u>Rickmansworth Road</u>	
<u>Site name</u>	<u>36-40 Rickmansworth Road</u>								
<u>Ward</u>	<u>Northwood</u>								
<u>Location</u>	<u>Rickmansworth Road</u>								

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	

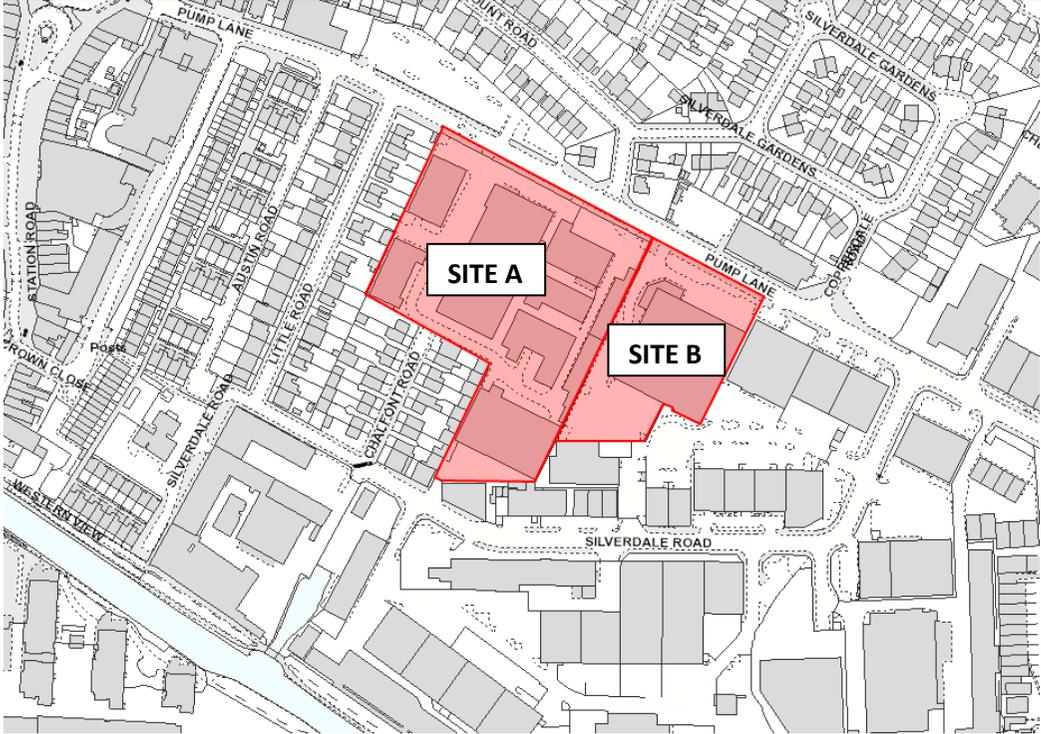
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	
Policy SA 19: Braintree Road, South Ruislip				
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>		To reflect the latest planning permission for the site.
Site name		Policy SA 19: Braintree Road, South Ruislip		
Location		Braintree Road		
Proposed number of units		432 <u>163</u>		
Existing Units		0		
Net Completions		432 <u>163</u> units		
Policy SA 20: Bourne Court South Ruislip				
MM46	Site Allocations and Designations document Page 71	<i>Amend Site information Table to include the following proposed number of residential units.</i>		To reflect the latest planning permission for the site.
Site name		Policy SA 20: Bourne Court, South Ruislip		
Location		Southern part of Odyssey Business Park - road access provided by Cavendish Avenue and Bourne Court		

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)						
	Site Information table	<table border="1"> <tr> <td>Proposed number of units</td> <td><u>69</u></td> </tr> <tr> <td>Existing Units</td> <td>0</td> </tr> <tr> <td>Net Completions</td> <td><u>69 units</u></td> </tr> </table>	Proposed number of units	<u>69</u>	Existing Units	0	Net Completions	<u>69 units</u>	
Proposed number of units	<u>69</u>								
Existing Units	0								
Net Completions	<u>69 units</u>								
Policy SA 21 Eagle House									
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>	Change agreed in the Statement of Common Ground with Rapleys on behalf of La Salle Investment Management: ID 19.						
Policy SA 22 Chailey Industrial Estate, Pump Lane									
MM48	Site Allocations and Designations document Page 74 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>Chailey Industrial Estate, Pump Lane</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>	<p>Amendments to the policy are proposed in response to comments made on behalf of the London Diocesan Fund (LDF).</p> <p>The area currently occupied by the Matalan store was included in Policy SA18 of the Site Allocations and Designations Proposed</p>						

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		 <p><i>Addition of the following development principles to Policy SA 22:</i></p> <ul style="list-style-type: none"> • <u>Development proposals should maintain the current setback from Pump Lane, to allow for the introduction of potential public transport improvements.</u> • <u>Ground floor uses along Pump Lane should maintain an active frontage.</u> 	<p>Submission Version 2014.</p> <p>Discussions with the landowner at the time indicated that the site was unlikely to come forward for development. It was therefore not included in the allocation, as shown in Policy SA22 of the October 2015 Revised Proposed Submission Site Allocations and Designations document.</p> <p>Since this time the LDF has acquired the Matalan site and discussions indicate that it is now available for mixed use residential/retail development that retains the existing retail use.</p>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

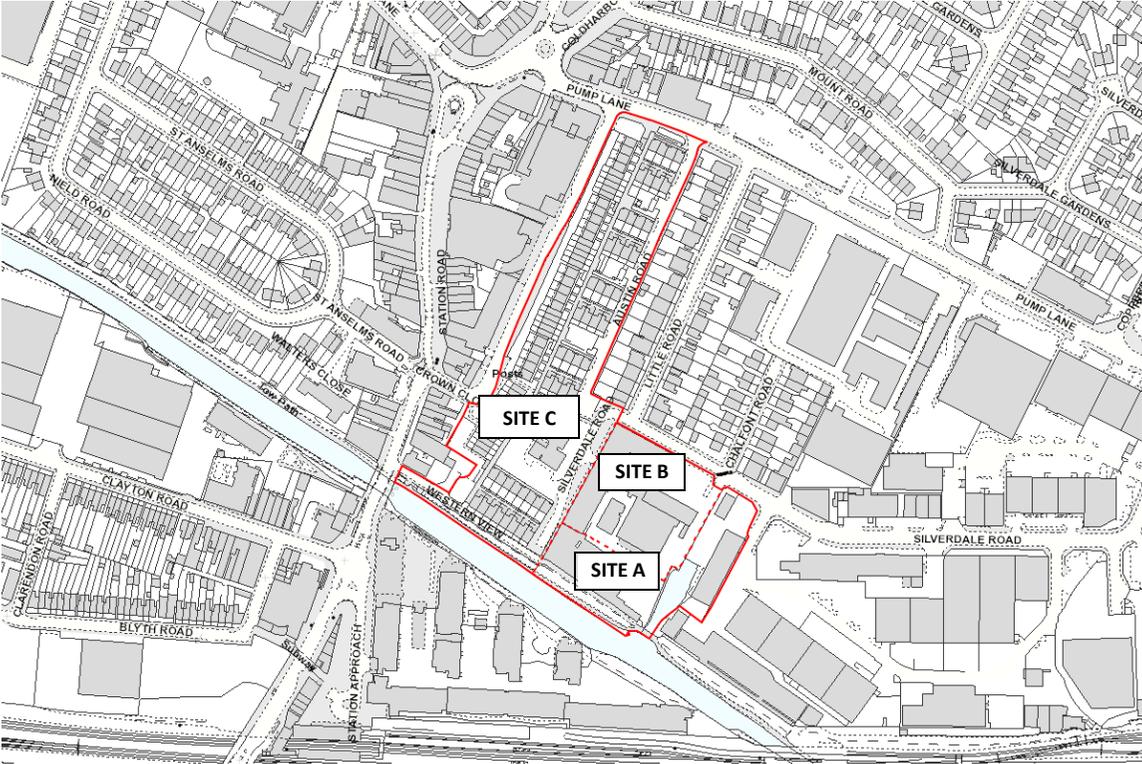
Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																																									
		<i>Subsequent amendments to the Site Information Table as follows:</i>																																										
		<table border="1"> <tr> <td rowspan="2">Site name</td> <td colspan="2">Chailey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

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)	
				<i>design.</i>		
		Infrastructure Considerations and Constraints	To be negotiated as part of the planning application			
		Flood Risk	Flood Zone 1; surface water ponding; Flood Risk Assessment required.			
		Contamination	Potentially contaminated due to former land use. Land remediation may be required.			
		Indicative Phasing	2016-2021			
		Other information	<p><u>The number of residential units will be determined through a design-led process, to be agreed with Council officers.</u></p> <p>Site is identified for release to other uses in Hillingdon's Employment Land Study and Housing Trajectory.</p>			
Policy SA 23: Silverdale Road/Western View						
MM49	Site Allocations and Designations document Page 76 Introductory Text Site Map Policy wording Site	<i>Amend policy wording and proposed site boundaries as follows:</i>			Amendments are proposed by LBH in response to the designation of the Hayes Housing Zone.	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Information table	 <p>Silverdale Road/Western View is considered suitable for release to residential-led mixed use development, including residential development at a density range of 120 – 135 units per hectare; subject to the following criteria:</p> <p>Site A</p>	

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		<ul style="list-style-type: none"> • The net provision of up to 60 residential units in accordance with, taking account of the Council's latest evidence for housing need. <u>The provision of residential-led mixed use development on the site of 122 units.</u> • 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. • An appropriate play space should be provided on site and the regeneration of Shackles Dock. <p>Site B</p> <ul style="list-style-type: none"> • The provision of up to 144 119 residential units in accordance with the appropriate London Plan density range, taking account of to reflect the Council's latest evidence of on housing need. • <u>The retention of Locally Listed Buildings, which make a significant contribution to the character and historic value of the site.</u> • <u>The proposals should include improved connectivity between Silverdale Road, Austin Road and Hayes Town Centre.</u> • <u>The provision of appropriate new public open space.</u> <p>Site C</p> <ul style="list-style-type: none"> • <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> • <u>The proposals should include improved connectivity between Silverdale Road, Western View, Austin Road and Hayes Town Centre.</u> • <u>The provision of appropriate new public open space.</u> • <u>Proposals should include high quality design to fully integrate with the Grand Union Canal, ensure</u> 	

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																																
		<p><u>canal-side access and promote canal-side activity to maximise recreational potential.</u></p> <ul style="list-style-type: none"> <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> <p>Sites A, and B and C</p> <p><i>Subsequent text remains unchanged.</i></p> <p><i>Site Information</i></p> <table border="1" data-bbox="557 608 1912 1367"> <thead> <tr> <th data-bbox="557 608 844 675">Site Name</th> <th colspan="3" data-bbox="844 608 1912 675">Silverdale Road/Western View</th> </tr> <tr> <td></td> <th data-bbox="844 675 1232 738">Site A</th> <th data-bbox="1232 675 1581 738">Site B</th> <th data-bbox="1581 675 1912 738">Site C</th> </tr> </thead> <tbody> <tr> <th data-bbox="557 738 844 802">Ward</th> <td data-bbox="844 738 1232 802">Townfield</td> <td data-bbox="1232 738 1581 802">Townfield</td> <td data-bbox="1581 738 1912 802"><u>Townfield</u></td> </tr> <tr> <th data-bbox="557 802 844 991">Location</th> <td data-bbox="844 802 1232 991">West of Silverdale Road, east of Station Approach <u>Craufurd Business Park, Silverdale Road</u></td> <td data-bbox="1232 802 1581 991">North Western View, south of Silverdale Road <u>Craufurd Business Park, Silverdale Road</u></td> <td data-bbox="1581 802 1912 991"><u>East of Crown Close</u></td> </tr> <tr> <th data-bbox="557 991 844 1054">Area (ha/sqm)</th> <td data-bbox="844 991 1232 1054">0.6 <u>0.7</u></td> <td data-bbox="1232 991 1581 1054">1.2 ha <u>0.7</u></td> <td data-bbox="1581 991 1912 1054"><u>2.3</u></td> </tr> <tr> <th data-bbox="557 1054 844 1118">PTAL Ratings</th> <td colspan="3" data-bbox="844 1054 1912 1118"><u>3 to 5</u></td> </tr> <tr> <th data-bbox="557 1118 844 1214">Proposed Development</th> <td colspan="3" data-bbox="844 1118 1912 1214"><u>Residential-led mixed use</u></td> </tr> <tr> <th data-bbox="557 1214 844 1367">Current UDP Designations</th> <td data-bbox="844 1214 1232 1367">Hayes Town Centre; <u>Industrial Business Area;</u> adjacent to Strategic Canal and River Corridor, Listed</td> <td data-bbox="1232 1214 1581 1367">Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to</td> <td data-bbox="1581 1214 1912 1367"><u>Hayes Town Centre;</u> <u>adjacent to Strategic Canal and River Corridor, adjacent to</u></td> </tr> </tbody> </table>	Site Name	Silverdale Road/Western View				Site A	Site B	Site C	Ward	Townfield	Townfield	<u>Townfield</u>	Location	West of Silverdale Road, east of Station Approach <u>Craufurd Business Park, Silverdale Road</u>	North Western View, south of Silverdale Road <u>Craufurd Business Park, Silverdale Road</u>	<u>East of Crown Close</u>	Area (ha/sqm)	0.6 <u>0.7</u>	1.2 ha <u>0.7</u>	<u>2.3</u>	PTAL Ratings	<u>3 to 5</u>			Proposed Development	<u>Residential-led mixed use</u>			Current UDP Designations	Hayes Town Centre; <u>Industrial Business Area;</u> adjacent to Strategic Canal and River Corridor, Listed	Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to	<u>Hayes Town Centre;</u> <u>adjacent to Strategic Canal and River Corridor, adjacent to</u>	
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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications				Justification for change(s)
			Buildings	Strategic Canal and River Corridor	<u>Locally Listed Buildings</u>	
		Proposed New Designations	None <u>Adjacent to Strategic Industrial Location</u>	<u>Adjacent to Strategic Industrial Location</u> None	<u>Hayes Town Centre</u>	
		Existing Use	Residential and public house <u>Industrial</u>	Industrial	<u>Residential</u>	
		Relevant Planning History (Most Recent)	No relevant history <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>	<u>No relevant planning history</u> <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>	<u>No relevant planning history</u>	

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications				Justification for change(s)
		Proposed Number of Units	60 <u>122</u>	144 <u>119</u>	400 <u>400</u>	
		Existing Units	24 <u>0</u>	0	278 <u>278</u>	
		Net Completions	36 <u>122</u> units	144 <u>119</u>	122 <u>122</u>	
		Infrastructure Considerations	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.			
		Flood Risk	Flood Zone 1; Flood Risk Assessment required.			
		Contamination	Potentially contaminated land due to former land use. Land remediation may be required.			
		Indicative Phasing	2021-2026	2021-2026	2021-2026 <u>2021-2026</u>	
		Other information	Includes Council-owned land; 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.	Includes Council owned land; consultation will be required with the Canal & River Trust <u>Includes Council owned land; consultation will be required with the Canal & River Trust</u>	
Policy SA 24 Benlow Works, Silverdale Road						
MM50	Site Allocations and Designations document Page 79	<i>Amend second bullet policy of the policy as follows:</i> <ul style="list-style-type: none"> 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. <u>Development proposals should integrate with surrounding industrial uses and including suitable mitigation measures from neighbouring uses</u> 				Amendments are proposed to reflect surrounding industrial uses and to provide an anticipated

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Policy Wording	<u>where required.</u> <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>	quantum of development.
Policy SA 25 297 - 299 Long Lane, Hillingdon			
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>	To reflect the latest planning permission for the site.
Policy SA 27: St Andrews Park, Annington Homes Site			
MM52	Site Allocations and Designations document Page91 Site Information	<i>Amend Proposed Number of Units and Net Completions specified in Site Information Table from '120' to '330'.</i>	Proposed net completions for the site have been updated to reflect current London Plan density guidelines.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)	
	table			
Policy SA 30: Grand Union Park, Packet Boat Lane				
MM53	Site Allocations and Designations document Page 93 Site Information table	<i>Amend Site information Table to include the following proposed number of residential units.</i>		To reflect the latest planning permission for the site.
		Site name	Policy SA 30: Grand Union Park, Packet Boat Lane	
		Location	Units 1-8, Packet Boat Lane, Cowley	
		Proposed number of units	110-190 <u>251</u>	
		Existing Units	0	
Net Completions	110-190 <u>251</u> units			
Policy SA 31: Fassnidge Memorial Hall, Uxbridge				
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>		To reflect the latest planning permission for the site.
		Site name	Policy SA 31: Fassnidge Memorial Hall	
		Location	High Street, Uxbridge	
		Proposed number of units	48 <u>80</u>	
		Existing Units	0	
Net Completions	48 <u>80</u> units			

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
NEW POLICY SA31A Waterloo Wharf, Uxbridge			
MM55	Site Allocations and Designations document Page101 New Policy	<p><i>Addition of Waterloo Wharf, Uxbridge as a new site after Policy SA31: Fassnidge Memorial Hall</i></p> <p><u>Waterloo Wharf</u></p> <p><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></p> 	<p>Waterloo Wharf has planning consent for residential development.</p>

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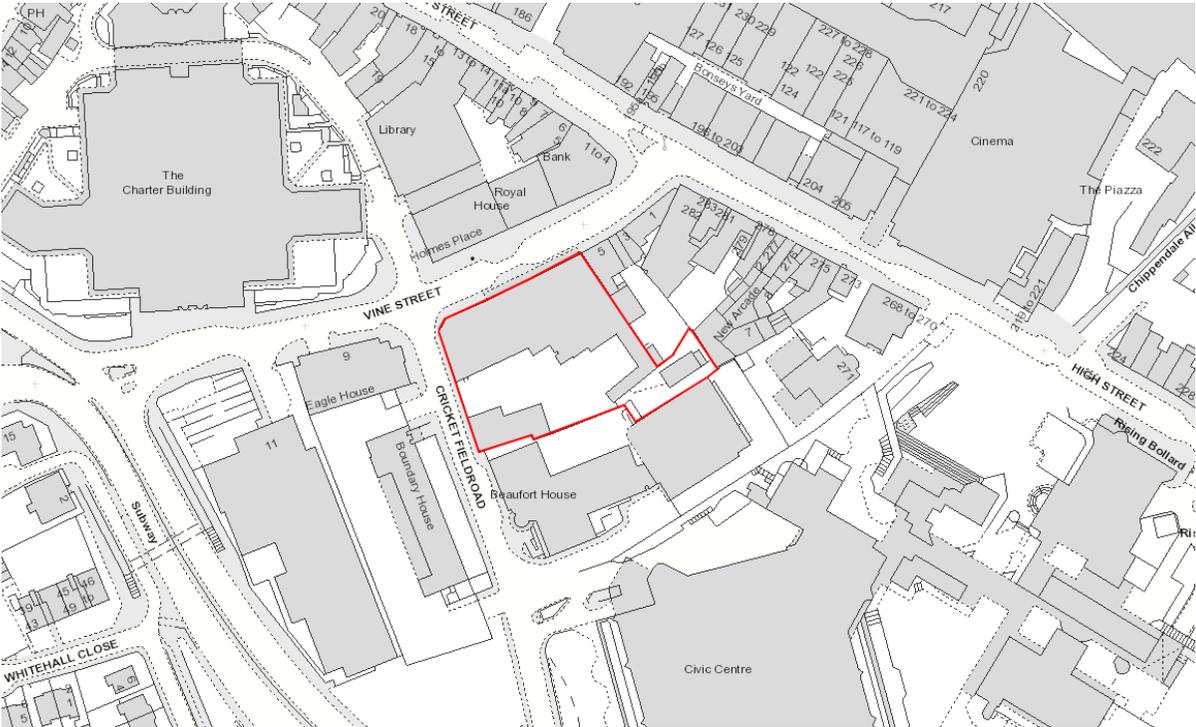
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																		
		<p><u>POLICY SA31A WATERLOO WHARF, UXBRIDGE</u></p> <p><u>The Council will support the provision of a residential development on the site of 52 units.</u></p> <p><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></p> <p><u>Site Information</u></p> <table border="1" data-bbox="560 590 1912 1173"> <tr> <td data-bbox="560 590 1240 654"><u>Site name</u></td> <td data-bbox="1240 590 1912 654"><u>Waterloo Wharf, Uxbridge</u></td> </tr> <tr> <td data-bbox="560 654 1240 718"><u>Ward</u></td> <td data-bbox="1240 654 1912 718"><u>Uxbridge South</u></td> </tr> <tr> <td data-bbox="560 718 1240 782"><u>Location</u></td> <td data-bbox="1240 718 1912 782"><u>Waterloo Road</u></td> </tr> <tr> <td data-bbox="560 782 1240 845"><u>Area (ha/sqm)</u></td> <td data-bbox="1240 782 1912 845"><u>0.4</u></td> </tr> <tr> <td data-bbox="560 845 1240 909"><u>PTAL Rating</u></td> <td data-bbox="1240 845 1912 909"><u>3</u></td> </tr> <tr> <td data-bbox="560 909 1240 973"><u>Proposed Development</u></td> <td data-bbox="1240 909 1912 973"><u>Residential-led mixed use</u></td> </tr> <tr> <td data-bbox="560 973 1240 1037"><u>Current UDP Designation</u></td> <td data-bbox="1240 973 1912 1037"><u>Conservation Area</u></td> </tr> <tr> <td data-bbox="560 1037 1240 1101"><u>Proposed New Designation</u></td> <td data-bbox="1240 1037 1912 1101"><u>None</u></td> </tr> <tr> <td data-bbox="560 1101 1240 1173"><u>Existing Use</u></td> <td data-bbox="1240 1101 1912 1173"><u>Commercial Units</u></td> </tr> </table> <p><u>Relevant Planning History</u></p> <p><u>Application Ref: 43016/APP/2016/2840</u></p> <p><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></p>	<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>Site name</u>	<u>Waterloo Wharf, Uxbridge</u>																				
<u>Ward</u>	<u>Uxbridge South</u>																				
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<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>																				

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																
		<table border="1"> <tr> <td><u>Proposed Number of Units</u></td> <td><u>52</u></td> </tr> <tr> <td><u>Existing Units</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Net Completions</u></td> <td><u>52</u></td> </tr> <tr> <td><u>Infrastructure Considerations and Constraints</u></td> <td><u>In line with the conditions of the planning application.</u></td> </tr> <tr> <td><u>Flood Risk</u></td> <td><u>Flood Zone 1</u></td> </tr> <tr> <td><u>Contamination</u></td> <td><u>Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.</u></td> </tr> <tr> <td><u>Indicative Phasing</u></td> <td><u>2016-2021</u></td> </tr> <tr> <td><u>Other information</u></td> <td><u>None</u></td> </tr> </table>	<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 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>	
<u>Proposed Number of Units</u>	<u>52</u>																		
<u>Existing Units</u>	<u>0</u>																		
<u>Net Completions</u>	<u>52</u>																		
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<u>Indicative Phasing</u>	<u>2016-2021</u>																		
<u>Other information</u>	<u>None</u>																		
NEW POLICY SA31B Randalls Building Uxbridge																			
MM56	<p>Site Allocations and Designations document</p> <p>Page 96</p> <p>Addition of new site after Waterloo Wharf, Uxbridge</p>	<p><i>Addition of New Policy SA31B Randalls Building, Uxbridge</i></p> <p><u>Former Randalls Building, Uxbridge</u></p> <p><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></p>	<p>Randalls Building has planning consent for residential development.</p>																

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		 <p><u>POLICY SA31B RANDALLS BUILDING, UXBRIDGE</u></p> <p><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></p> <p><u>Site Information</u></p>	

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

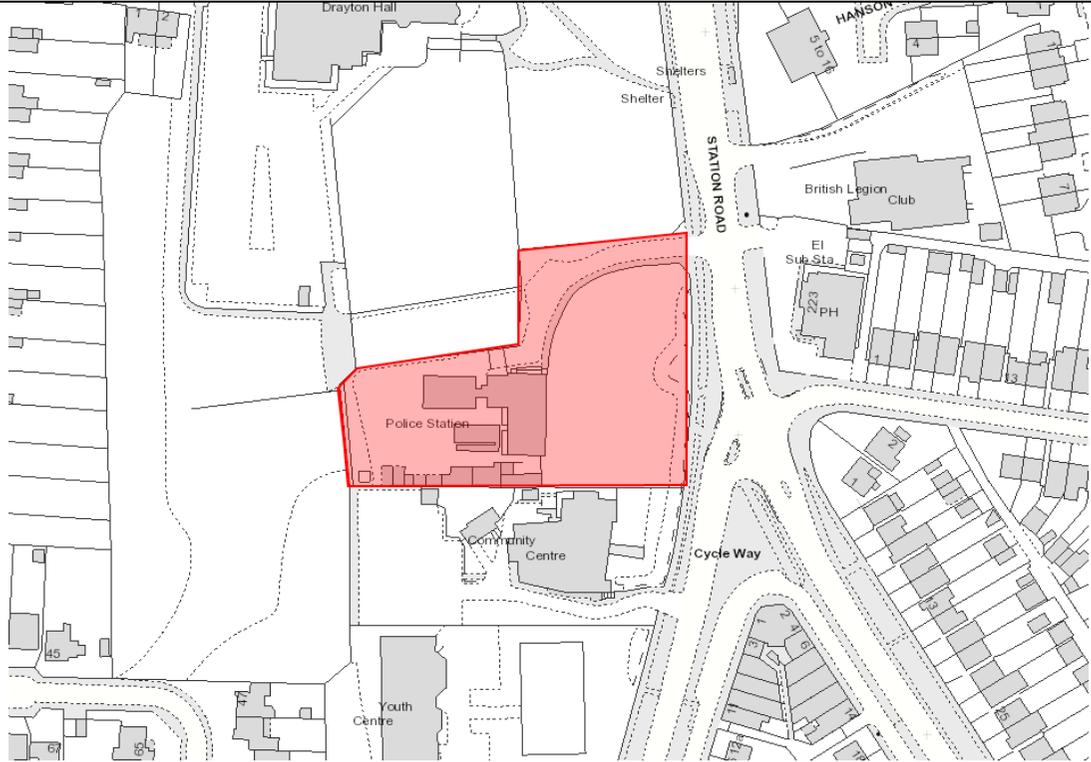
Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<u>Site name</u>	<u>Randalls Building, Uxbridge</u>	
		<u>Ward</u>	<u>South Uxbridge</u>	
		<u>Location</u>	<u>Vine Street</u>	
		<u>Area (ha/sqm)</u>	<u>0.3</u>	
		<u>PTAL Rating</u>	<u>5</u>	
		<u>Proposed Development</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 PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	
NEW POLICY SA34A West Drayton Police Station				
MM57	Site Allocations and Designations document New Policy after existing policy SA34 Page 111	<i>Addition of New Policy SA34A West Drayton Police Station</i> <u>West Drayton Police Station</u> <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>		West Drayton Police Station site has planning consent for residential development.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)		
		 <p><u>POLICY SA34A WEST DRAYTON POLICE STATION</u></p> <p><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></p> <table border="1" data-bbox="555 1300 1921 1378"> <tr> <td data-bbox="555 1300 1164 1378"><u>Site name</u></td> <td data-bbox="1164 1300 1921 1378"><u>West Drayton Police Station</u></td> </tr> </table>	<u>Site name</u>	<u>West Drayton Police Station</u>	
<u>Site name</u>	<u>West Drayton Police Station</u>				

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	
NEW POLICY SA34B Former Royal British Legion Building				
MM58	Site Allocations and Designations document Page 113 Addition of new site after New Policy SA34A West Drayton	<i>Addition of Former Royal British Legion Building as a new site.</i> <u>Former Royal British Legion Building</u> <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>		Former Royal British Legion Building has planning consent for residential development

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Police Station	 <p><u>POLICY SA34B: Former Royal British Legion Building</u></p> <p><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></p> <p><u>Site Information</u></p>	

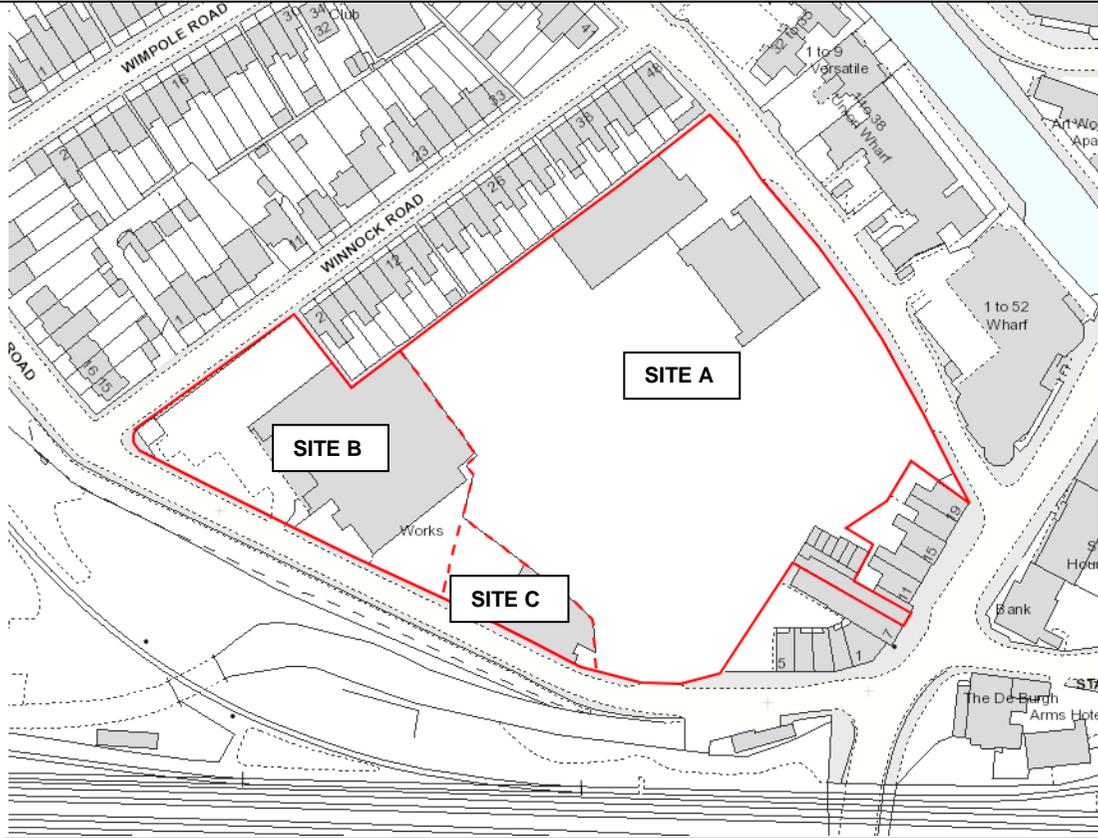
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<u>Site name</u>	<u>Former Royal British Legion Building</u>	
		<u>Ward</u>	<u>West Drayton</u>	
		<u>Location</u>	<u>Station Road</u>	
		<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>Former Royal British Legion Building</u>	
		<u>Relevant Planning History</u>	<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>	
		<u>Proposed Number of Units</u>	<u>13</u>	
		<u>Existing Units</u>	<u>0</u>	
		<u>Net Completions</u>	<u>13</u>	
		<u>Infrastructure Considerations and Constraints</u>	<u>In line with the conditions of the planning application.</u>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
		<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>	
Policy SA 38: Padcroft Works, Tavistock Road, Yiewsley				
MM59	Site Allocations and Designations document Page 121 Introductory Text Policy wording Site Information table	<i>Amend introductory text, policy wording and Site information Table to include the latest planning consents on the site.</i> Padcroft Works, Tavistock Road, Yiewsley 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.		To reflect the latest planning permission for the site.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		 <p>POLICY SA 38: Padcroft Works and COMAG</p> <p><u>Site A: Padcroft Works</u></p> <p><u>The Council will ensure that development on the site is undertaken in accordance with the approved scheme</u> The site should be developed in accordance with the broad parameters of the approved scheme</p>	

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																												
		<p><u>subject to site-specific constraints</u> (Ref: 45200/APP/2014/3638).</p> <p><u>Site B: COMAG I</u> <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></p> <p><u>Site C: COMAG II</u> <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></p> <p><u>Key principles for all three sites</u> <u>As a preference, Sites A, B and C should form a comprehensive development scheme across the whole site.</u></p> <table border="1"> <thead> <tr> <th>Site name</th> <th><u>Site A: Padcroft Works</u></th> <th><u>Site B: COMAG I</u></th> <th><u>Site C: COMAG II</u></th> </tr> </thead> <tbody> <tr> <td>Ward</td> <td colspan="3"><u>Yiewsley</u></td> </tr> <tr> <td>Location</td> <td>Tavistock Road</td> <td><u>Winnock Road</u></td> <td><u>Winnock Road</u></td> </tr> <tr> <td>Area (ha/sqm)</td> <td>1.6 ha</td> <td><u>0.3</u></td> <td><u>0.06</u></td> </tr> <tr> <td>PTAL Rating</td> <td>2, 3 and 4</td> <td><u>3</u></td> <td><u>3</u></td> </tr> <tr> <td>Proposed Development</td> <td><u>Residential Mixed-use</u></td> <td><u>Residential-led</u></td> <td><u>Residential-led</u></td> </tr> <tr> <td>Current UDP</td> <td colspan="3"><u>Industrial Business Area</u></td> </tr> </tbody> </table>	Site name	<u>Site A: Padcroft Works</u>	<u>Site B: COMAG I</u>	<u>Site C: COMAG II</u>	Ward	<u>Yiewsley</u>			Location	Tavistock Road	<u>Winnock Road</u>	<u>Winnock Road</u>	Area (ha/sqm)	1.6 ha	<u>0.3</u>	<u>0.06</u>	PTAL Rating	2 , 3 and 4	<u>3</u>	<u>3</u>	Proposed Development	<u>Residential Mixed-use</u>	<u>Residential-led</u>	<u>Residential-led</u>	Current UDP	<u>Industrial Business Area</u>			
Site name	<u>Site A: Padcroft Works</u>	<u>Site B: COMAG I</u>	<u>Site C: COMAG II</u>																												
Ward	<u>Yiewsley</u>																														
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Area (ha/sqm)	1.6 ha	<u>0.3</u>	<u>0.06</u>																												
PTAL Rating	2 , 3 and 4	<u>3</u>	<u>3</u>																												
Proposed Development	<u>Residential Mixed-use</u>	<u>Residential-led</u>	<u>Residential-led</u>																												
Current UDP	<u>Industrial Business Area</u>																														

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)	
		Designation				
		Proposed New Designation	None			
		Existing Use	<u>Industrial</u>			
		Relevant Planning History	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 Residential-led mixed use development	<u>None</u>	<u>None</u>	

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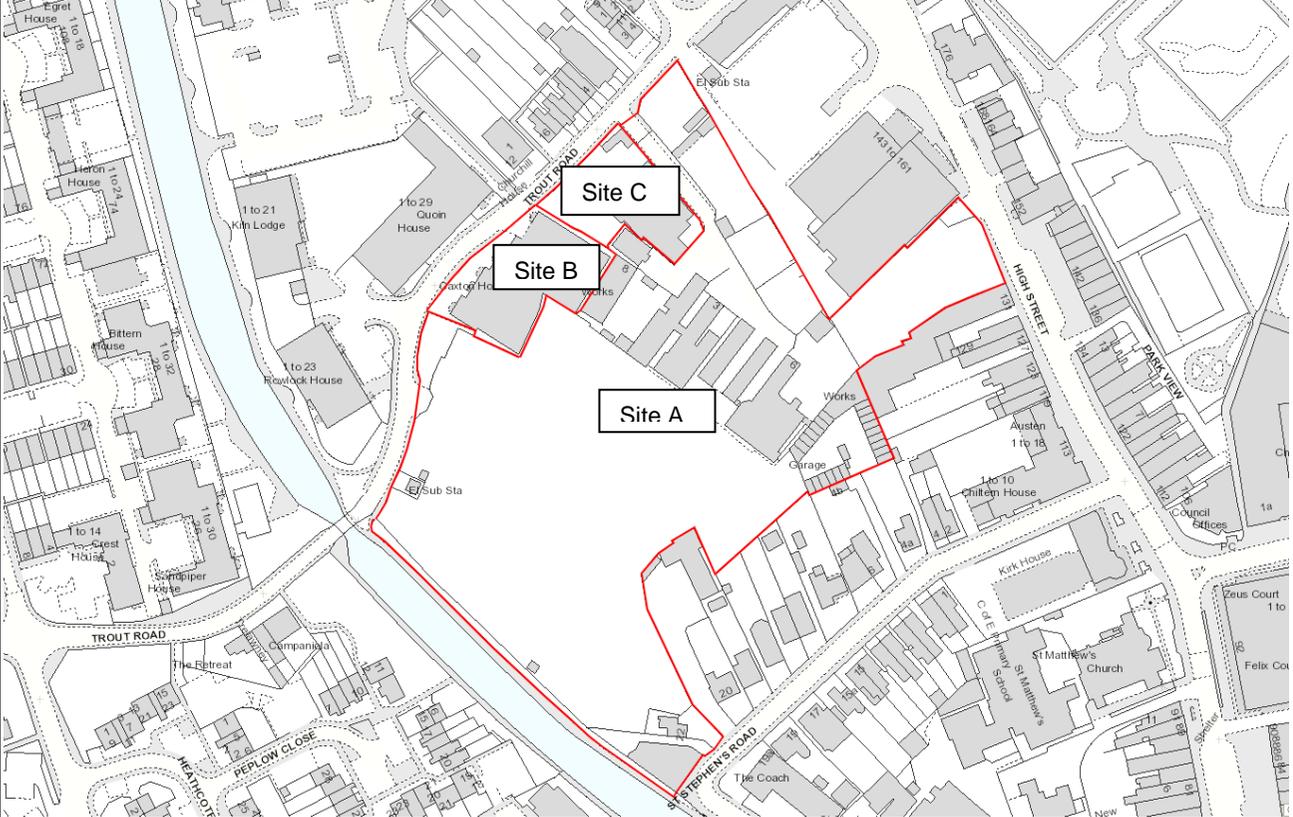
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)
			to deliver 315 units (ref 45200/APP/2014/3638). Approved subject to S106.		
		Proposed Number of Units	<u>308 315</u>	<u>100</u>	<u>To be determined by design</u>
		Existing Units	<u>None</u>	<u>None</u>	<u>None</u>
		Net Completions	<u>308 315</u>	<u>100</u>	<u>To be determined by design</u>
		Infrastructure Considerations and Constraints	Drainage strategy is in place	<u>To be negotiated as part of the planning application for development on the site.</u>	<u>To be negotiated as part of the planning application for development on the site.</u>
		Flood Risk	Flood Zone 1, Surface Water Flooding		
		Contamination	Any potential contamination will be addressed through the discharge of an appropriate planning condition		
		Indicative Phasing	2016-2021	<u>2021-2026</u>	<u>2021-2026</u>
		Other information	None Crossrail and HS2 200 metre buffer zone. Site identified in the Hillingdon Housing Trajectory.	<u>None</u>	<u>None</u>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
Policy SA 39 Trout Road, Yiewsley			
MM60	Site Allocations and Designations document Page 125 Introductory Text Site Map Policy wording Site Information table	<i>Amendment to the introductory text, site map, policy text and site information table to include Onslow Mills as Site C.</i> Trout Road, Yiewsley The site comprises a parcel of land bound to the south by the Grand Union Canal and St Stephen's Road and to the North-West by Trout Road. The Council has granted planning permission for the provision of 99 149 residential units as part of a mixed used development on Site A and 44 residential units on Site 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>	The Council supports the development of this part of the site for residential use.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
		 <p>Policy SA 39: Trout Road, Yiewsley</p> <p>Site A</p> <p><u>The Council will seek to secure the development of the site in accordance with the existing permission</u> <u>The site should be developed in accordance with the broad parameters of the approved scheme, subject to</u></p>	

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																																
		<p><u>site-specific constraints</u> (Ref: 38058/APP/2013/1756).</p> <p>Site B The Council will seek to secure the development of the site in accordance with the existing permission The site should be developed in accordance with the broad parameters of the approved scheme, subject to <u>site-specific constraints</u> (Ref: 3678/APP/2013/3637).</p> <p>Site C The principle of residential development is supported, subject to the agreement of design, layout and massing details with the Council.</p> <table border="1" data-bbox="557 699 1921 1335"> <thead> <tr> <th data-bbox="557 699 871 762">Site Name</th> <th colspan="3" data-bbox="871 699 1921 762">Trout Road, Yiewsley</th> </tr> <tr> <td></td> <th data-bbox="871 762 1182 826">Site A</th> <th data-bbox="1182 762 1547 826">Site B</th> <th data-bbox="1547 762 1921 826"><u>Site C</u></th> </tr> </thead> <tbody> <tr> <th data-bbox="557 826 871 890">Ward</th> <td data-bbox="871 826 1182 890">Yiewsley</td> <td data-bbox="1182 826 1547 890">Yiewsley</td> <td data-bbox="1547 826 1921 890"><u>Yiewsley</u></td> </tr> <tr> <th data-bbox="557 890 871 1018">Location</th> <td data-bbox="871 890 1182 1018">Rainbow and Kirby Industrial Estates, Trout Road</td> <td data-bbox="1182 890 1547 1018">Caxton House, Trout Road</td> <td data-bbox="1547 890 1921 1018"><u>Onslow Mills</u></td> </tr> <tr> <th data-bbox="557 1018 871 1082">Area (ha/sqm)</th> <td data-bbox="871 1018 1182 1082">2.7</td> <td data-bbox="1182 1018 1547 1082">0.18</td> <td data-bbox="1547 1018 1921 1082"><u>0.13</u></td> </tr> <tr> <th data-bbox="557 1082 871 1145">PTAL Ratings</th> <td data-bbox="871 1082 1182 1145">2</td> <td data-bbox="1182 1082 1547 1145">2</td> <td data-bbox="1547 1082 1921 1145"><u>2</u></td> </tr> <tr> <th data-bbox="557 1145 871 1241">Proposed Development</th> <td data-bbox="871 1145 1182 1241">Mixed Use</td> <td data-bbox="1182 1145 1547 1241">Residential</td> <td data-bbox="1547 1145 1921 1241"><u>Residential</u></td> </tr> <tr> <th data-bbox="557 1241 871 1335">Current UDP Designations</th> <td colspan="3" data-bbox="871 1241 1921 1335">Industrial Business Area; Yiewsley Town Centre; Archaeological Priority Zone</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 Development	Mixed Use	Residential	<u>Residential</u>	Current UDP Designations	Industrial Business Area; Yiewsley Town Centre; Archaeological Priority Zone			
Site Name	Trout Road, Yiewsley																																		
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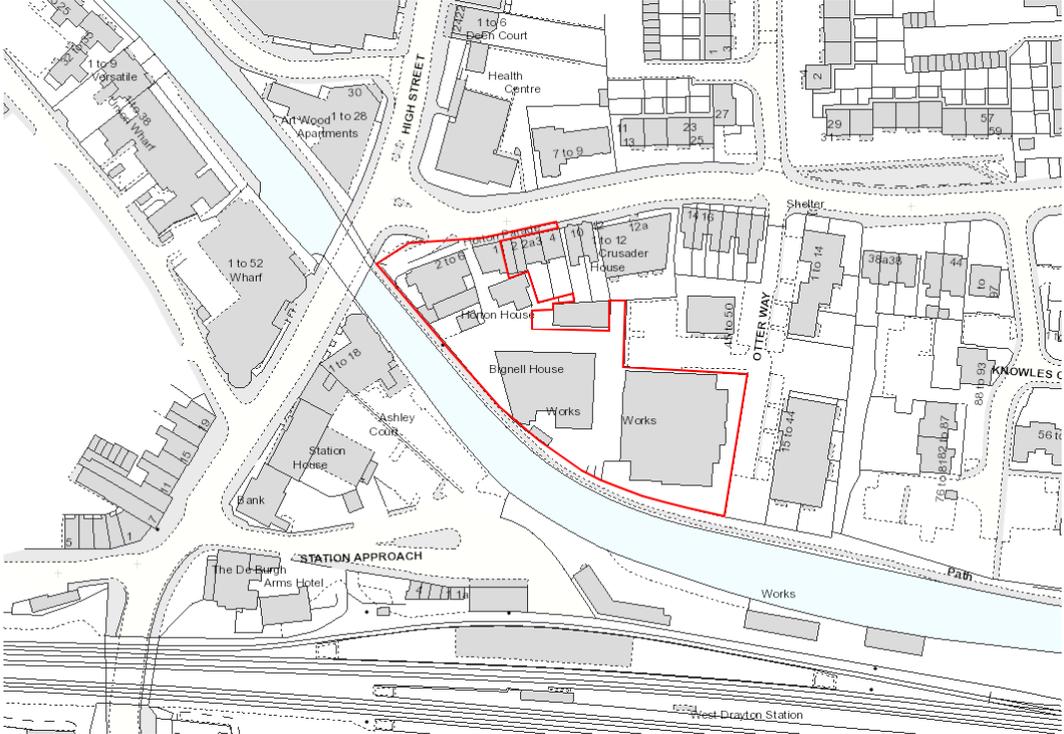
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)
		Proposed New Designations	None	None	<u>None</u>
		Existing Use	Industrial buildings	Industrial buildings	<u>Industrial buildings</u>
		Relevant Planning History (Most Recent)	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.	<u>Application for residential development submitted</u>
		Proposed Number of Units	<u>99 149</u>	44	<u>24</u>
		Existing Units	0	0	<u>0</u>
		Net Completions	<u>99 149</u> units	44 units	<u>24</u>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications				Justification for change(s)	
		Infrastructure Considerations	As per extant consent	As per extant consent	<p><u>Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage.</u></p> <p><u>Further infrastructure considerations to be negotiated as part of the planning application.</u></p>		
		Flood Risk	Flood Zone 1	Flood Zone 1, surface flooding, Drainage Statement in place.	<u>Flood Zone 1</u>		
		Contamination	Any potential contamination will be addressed through the implementation and discharge of a suitable planning condition.				
		Indicative Phasing	2016 - 2021	2016 - 2021	<u>2021-2026</u>		
		Other information	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.	<u>None</u>		

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
<p>NEW POLICY SA 39A Land to the rear of 2-24 Horton Road</p>			
<p>MM61</p>	<p>Site Allocations and Designations Document Page 129 Addition of new site after Policy SA 39: Trout Road, Yiewsley</p>	<p><i>Addition of Policy SA39A Land to the rear of 2-24 Horton Road as a new site.</i></p> <p><u>Land to the rear of 2-24 Horton Road</u></p> <p><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></p> 	<p>Land to the rear of 2-24 Horton Road has planning consent for residential development.</p>

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)																		
		<p><u>POLICY SA39A: Land to the rear of 2-24 Horton Road</u></p> <p><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></p> <p><u>Site Information</u></p> <table border="1" data-bbox="557 528 1921 1107"> <tr> <td><u>Site name</u></td> <td><u>Land to the rear of 2-24 Horton Road</u></td> </tr> <tr> <td><u>Ward</u></td> <td><u>Yiewsley</u></td> </tr> <tr> <td><u>Location</u></td> <td><u>Horton Road</u></td> </tr> <tr> <td><u>Area (ha/sqm)</u></td> <td><u>0.5</u></td> </tr> <tr> <td><u>PTAL Rating</u></td> <td><u>3</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>Yiewsley Town Centre</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>Industrial Units</u></td> </tr> </table> <p><u>Relevant Planning History</u></p> <p><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.</u></p>	<u>Site name</u>	<u>Land to the rear of 2-24 Horton Road</u>	<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>Site name</u>	<u>Land to the rear of 2-24 Horton Road</u>																				
<u>Ward</u>	<u>Yiewsley</u>																				
<u>Location</u>	<u>Horton Road</u>																				
<u>Area (ha/sqm)</u>	<u>0.5</u>																				
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<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>																				

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications		Justification for change(s)
			<u>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>	
		<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>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
Chapter 4. Rebalancing Employment Land, Hotel and Office Growth Locations			
Locally Significant Industrial and Employment Locations			
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"> ○ Salamander Quay, Harefield ○ Stockley Park ○ Bath Road, Hayes 	
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>	
POLICY SEA 2: Hotel and Office Growth Locations			

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
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 on the Heathrow perimeter and boundaries have been drawn to include those areas that are already in hotel or office use. <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>	To ensure consistency with national planning policy including the Airports National Policy Statement.
MM63	Site Allocations and Designations document Policy SEA 2: Hotel and Office Growth Locations	<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"> • Uxbridge Town Centre, defined by the area shown on Map N; and • Heathrow perimeter (outside of Bath Road LSEL), as defined as the areas shown on Map O. ii) The following areas are designated for office growth only: <ul style="list-style-type: none"> • Stockley Park LSEL, as defined by the area shown on Map P; and • Heathrow perimeter (Bath Road LSEL), as defined by the area shown on Map Q. iii) The following area is designated for hotel growth only: <ul style="list-style-type: none"> • Hayes Town Centre, as defined by the area shown on Map R. 	To ensure consistency with national planning policy including the Airports National Policy Statement.
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 and the Heathrow perimeter, including the Bath Road LSEL , all 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.	To ensure consistency with national planning policy including the Airports National Policy Statement.
MM63	Site Allocations	<i>Amend the supporting text as follows:</i>	To ensure

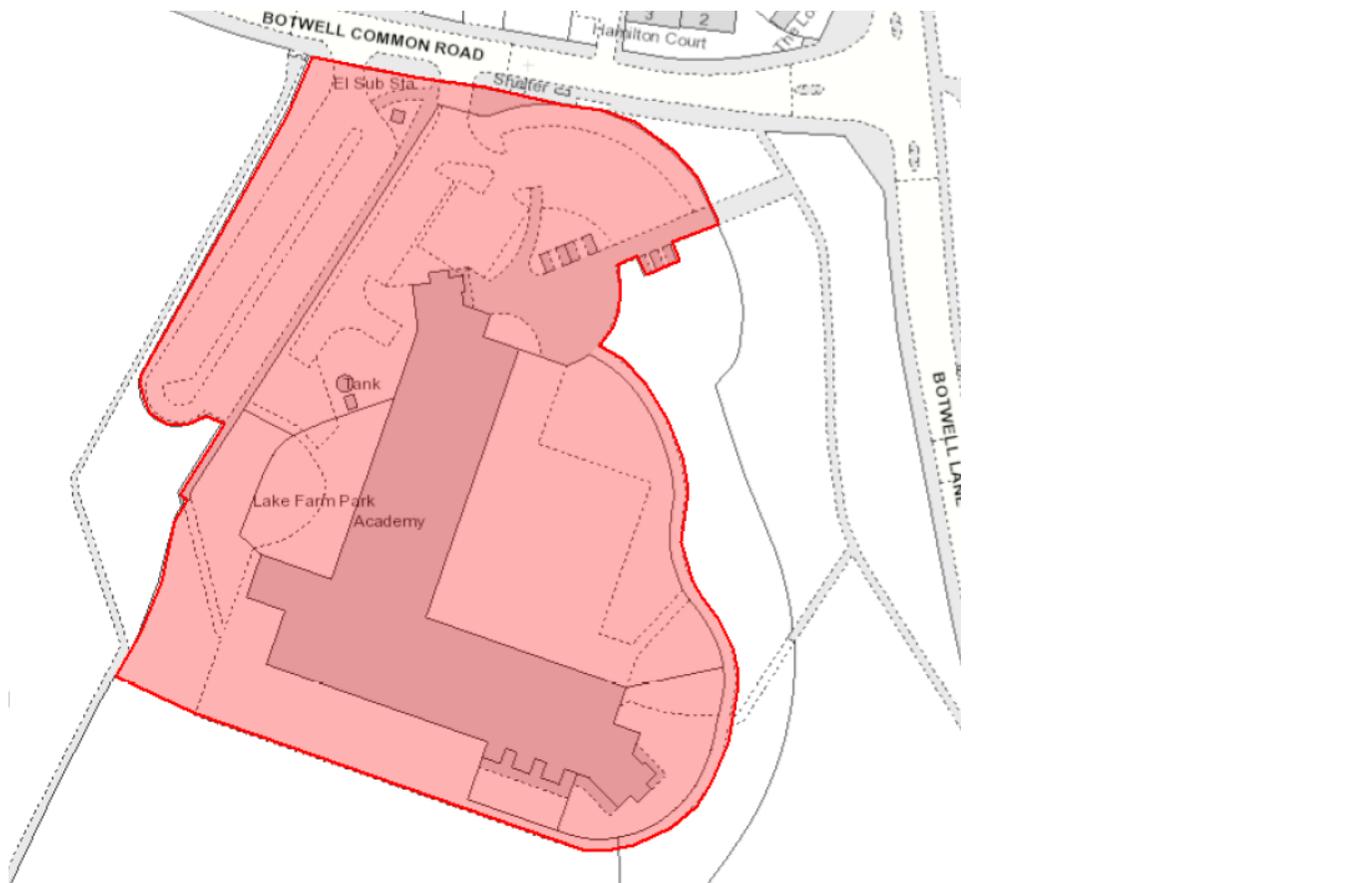
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	and Designations document Page 156 Paragraph 4.47	Stockley Park LSEL and Bath Road LSEL have has been designated elsewhere in this chapter as a Locally Significant Employment Locations s and are is therefore already identified as a preferred locations s for offices and other employment generating uses. In addition to the LSEL designation, Stockley Park LSEL and Bath Road LSEL are is designated as an Office Growth Locations s . The dual designation is justified on the basis of the site's ^s strategic significance for office growth at a local and regional level.	consistency with national planning policy including the Airports National Policy Statement.
MM63	Site Allocations and Designations document Pages 158-160 Paragraphs 4.48 to 4.54 Map O, Bath Road Clusters 1-7	<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>	To ensure consistency with national planning policy including the Airports National Policy Statement.
MM63	Site Allocations and Designations document Page 162	<i>Delete Map Q Heathrow Perimeter (Bath Road LSEL) Office Growth Location</i>	To ensure consistency with national planning policy including the Airports National Policy Statement.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
Chapter 5: Green Belt, Metropolitan Open Land, Areas forming links in the Green Chain, Nature Conservation Sites			
MM64	Site Allocations and Designations document Page 173-174	<i>Amendment to the proposed Green Belt deletion around Lake Farm School, Hayes to reduce the extent of the deletion to follow the apron of the school building.</i>	To ensure that there is minimal reduction on the green belt and its purposes are maintained.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

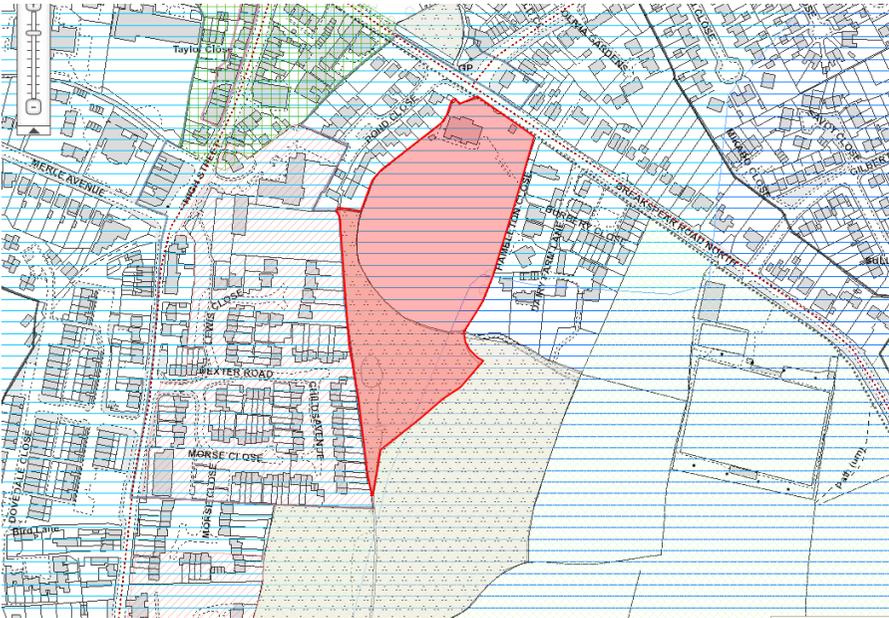
Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
			
MM65	Site Allocations and Designations document	<p><i>Amendment to Green Belt Boundary shown on page 161 to follow boundary of property at 8 Woodfield Terrace.</i></p> <p><i>Proposed amendment show in red, with existing Green Belt boundary underlain in green.</i></p>	Change agreed in the Statement of Common Ground with Anthony Wilkinson: ID 47 in

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

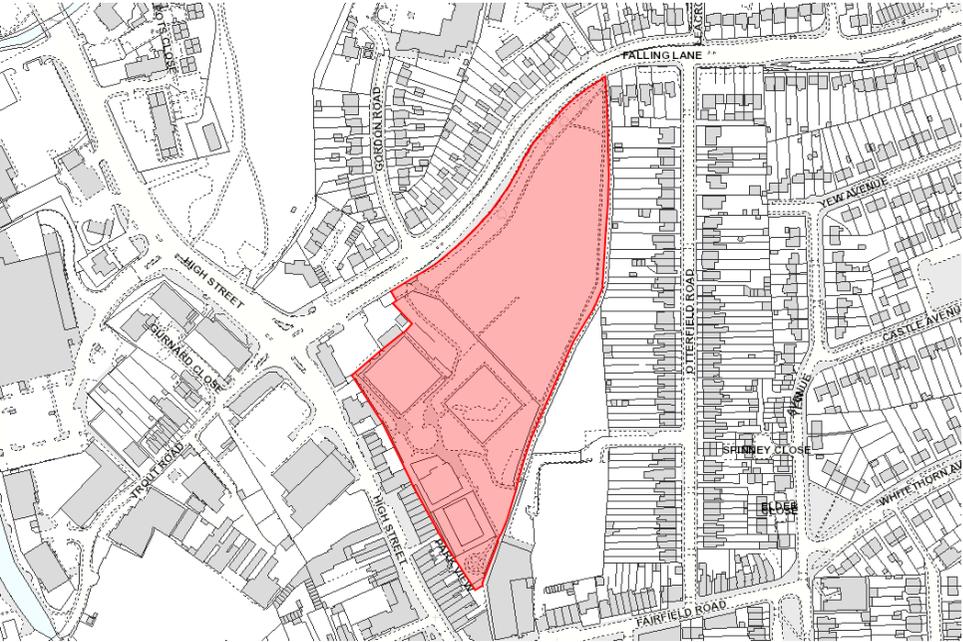
Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Page 176		order to correctly follow the boundary of the property.

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
MM66	Site Allocations and Designations document Page 162 6) The Dairy Farm and Spinney, Harefield	<p><i>Site is proposed to be renamed:</i></p> <p>The Dairy Farm Cricket Ground and Spinney, Harefield.</p> <p><i>The site boundary should be amended to exclude new development to the east of Dairy Farm Lane. The proposed new site boundary is as follows:</i></p> 	Proposed boundary has been formulated to exclude area of new development on Dairy Farm Lane.
MM67	Site Allocations and	<p><i>The extent of the Metropolitan Open Land (MOL) designation will be as follows.</i></p>	Change suggested by LBH during

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>Designations document</p> <p>Page 172</p> <p>Falling Lane Recreation Ground, Yiewsley</p>	 <p><i>Amendment to be applied to all documents and maps for consistency.</i></p>	<p>Hearing sessions to cover the full extent of the recreation ground.</p> <p>This is the final position and will be reflected throughout the three documents and associated maps</p>
MM68	Site Allocations and Designations	<p><i>As currently defined, the Green Belt cuts through the middle of the car park to the rear of Duval House. The 2013 Green Belt Assessment recommends that the boundary should be amended in accordance with the following plan. The red line shows the proposed new Green belt boundary.</i></p>	To reflect the conclusions of the Council's 2013

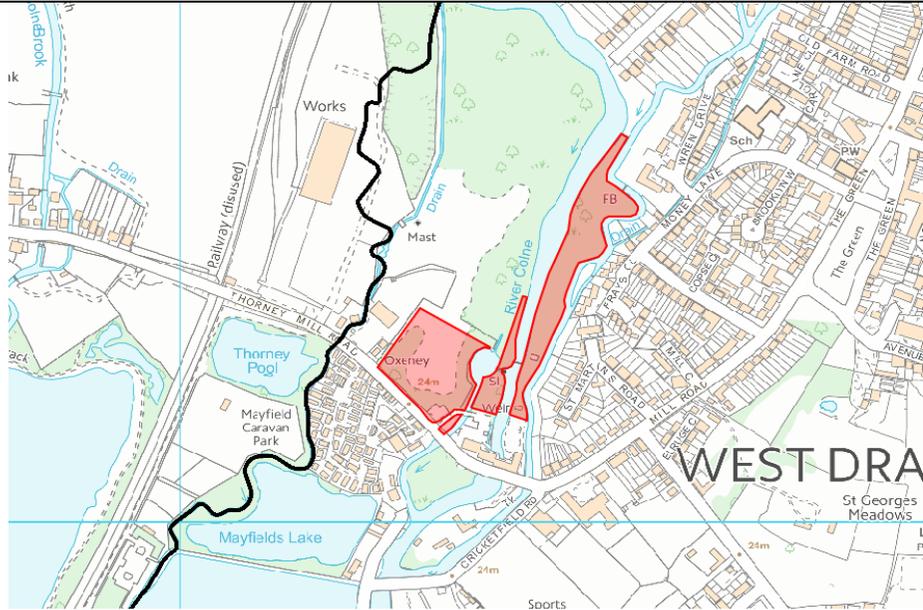
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>document and Policies Map</p> <p>Proposed new amendment to the Green Belt boundary.</p> <p>Duval House Car Park, Harmondsworth.</p>		<p>Green Belt Assessment, ensuring that the Green Belt follows a clearly defined physical boundary.</p>
MM69	Site Allocations and Designations	<p><i>The Green Belt boundary currently overlaps the property western property boundary of 63 Daleham Drive. The proposed deletion would result in the Green Belt boundary following the clearly defined boundary of the property.</i></p>	<p>To reflect the conclusions of the Council's 2013</p>

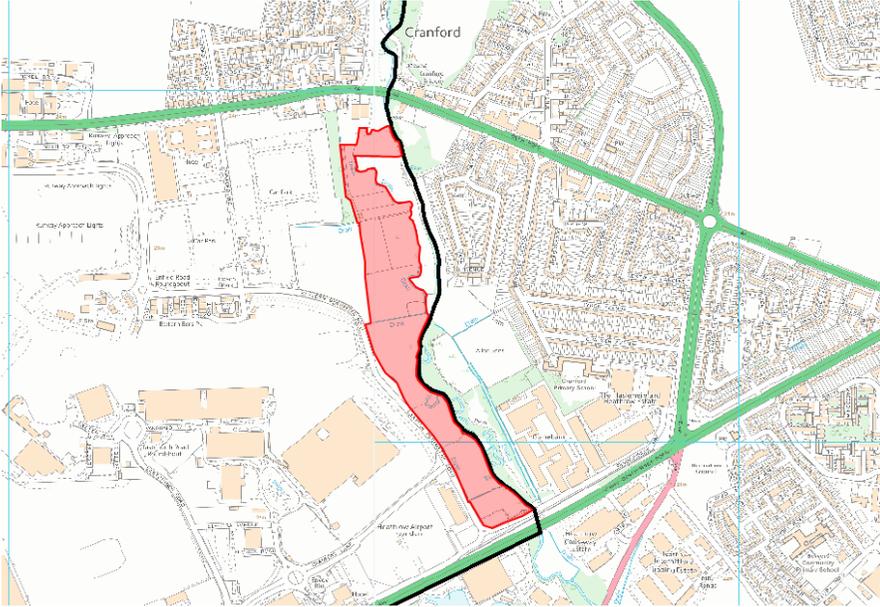
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>document and Policies Map</p> <p>Proposed new amendment to the Green Belt boundary</p> <p>Land to the rear of 63 Daleham Drive.</p>		<p>Green Belt Assessment, ensuring that the Green Belt follows a clearly defined physical boundary.</p>
MM70	<p>Policies Map</p> <p>Proposed new amendment to Frays Island and Mabey's</p>		<p>To accurately reflect the extent of the nature reserve.</p>

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

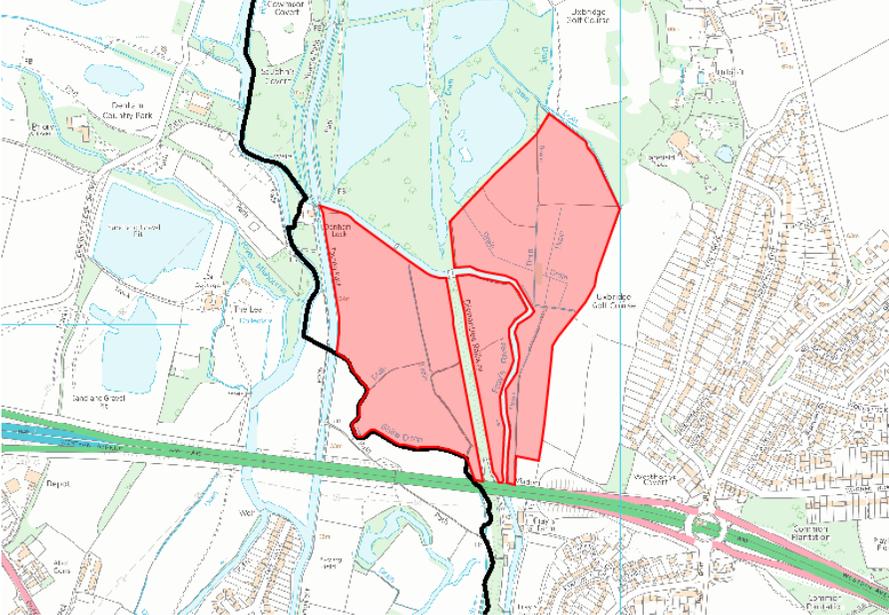
Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	Meadow nature reserve boundary		

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
MM71	Policies Map Proposed inclusion of Huckerby's Meadow nature reserve boundary		To include the most recently designated nature reserves.
MM72	Policies Map Proposed		To include the most recently designated

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>inclusion of Frays Farm Meadows nature reserve boundary</p>		<p>nature reserves.</p>
<p>Chapter 7: Community Infrastructure Sites</p>			

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
MM73	Site Allocations and Designations Page 233 - 246 Chapter 7: Community Infrastructure Sites	<p><i>Delete paragraphs 7.1 to 7.17 and replace with the following text:</i></p> <p><u>School Place Provision</u></p> <p><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></p> <p><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></p> <p><u>New Forms of Entry</u></p> <p><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></p> <p><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 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></p> <p><u>Meeting the Needs</u></p> <p><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></p> <p><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,</u></p>	The following text has been prepared to reflect the current position in the borough regarding education and healthcare needs.

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

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)												
		<p><u>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></p> <p><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></p> <p><u>Health Care Provision</u></p> <p><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></p> <p><u>Primary Care Provision</u></p> <table border="1" data-bbox="573 911 1924 1383"> <thead> <tr> <th data-bbox="573 911 1021 991"><u>Description</u></th> <th data-bbox="1021 911 1476 991"><u>Requirement</u></th> <th data-bbox="1476 911 1924 991"><u>Delivery Aim</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="573 991 1021 1150"><u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u></td> <td data-bbox="1021 991 1476 1150"><u>New building of approximately 700 sqm for out of hospital services and improved access to health facilities.</u></td> <td data-bbox="1476 991 1924 1150"><u>By 2019</u></td> </tr> <tr> <td data-bbox="573 1150 1021 1310"><u>New out of hospital hub in Uxbridge and West Drayton</u></td> <td data-bbox="1021 1150 1476 1310"><u>New building of approximately 2,300 sqm for out of hospital services and improved access to health facilities.</u></td> <td data-bbox="1476 1150 1924 1310"><u>By 2019/20</u></td> </tr> <tr> <td data-bbox="573 1310 1021 1383"><u>New primary care facility on the former Woodside Care Home</u></td> <td data-bbox="1021 1310 1476 1383"><u>New building of approximately 900 sqm to address population</u></td> <td data-bbox="1476 1310 1924 1383"><u>By 2018</u></td> </tr> </tbody> </table>	<u>Description</u>	<u>Requirement</u>	<u>Delivery Aim</u>	<u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u>	<u>New building of approximately 700 sqm for out of hospital services and improved access to health facilities.</u>	<u>By 2019</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</u>	<u>New building of approximately 900 sqm to address population</u>	<u>By 2018</u>	
<u>Description</u>	<u>Requirement</u>	<u>Delivery Aim</u>													
<u>New out of hospital hub in North Hillingdon at Mount Vernon Hospital.</u>	<u>New building of approximately 700 sqm for out of hospital services and improved access to health facilities.</u>	<u>By 2019</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</u>	<u>New building of approximately 900 sqm to address population</u>	<u>By 2018</u>													

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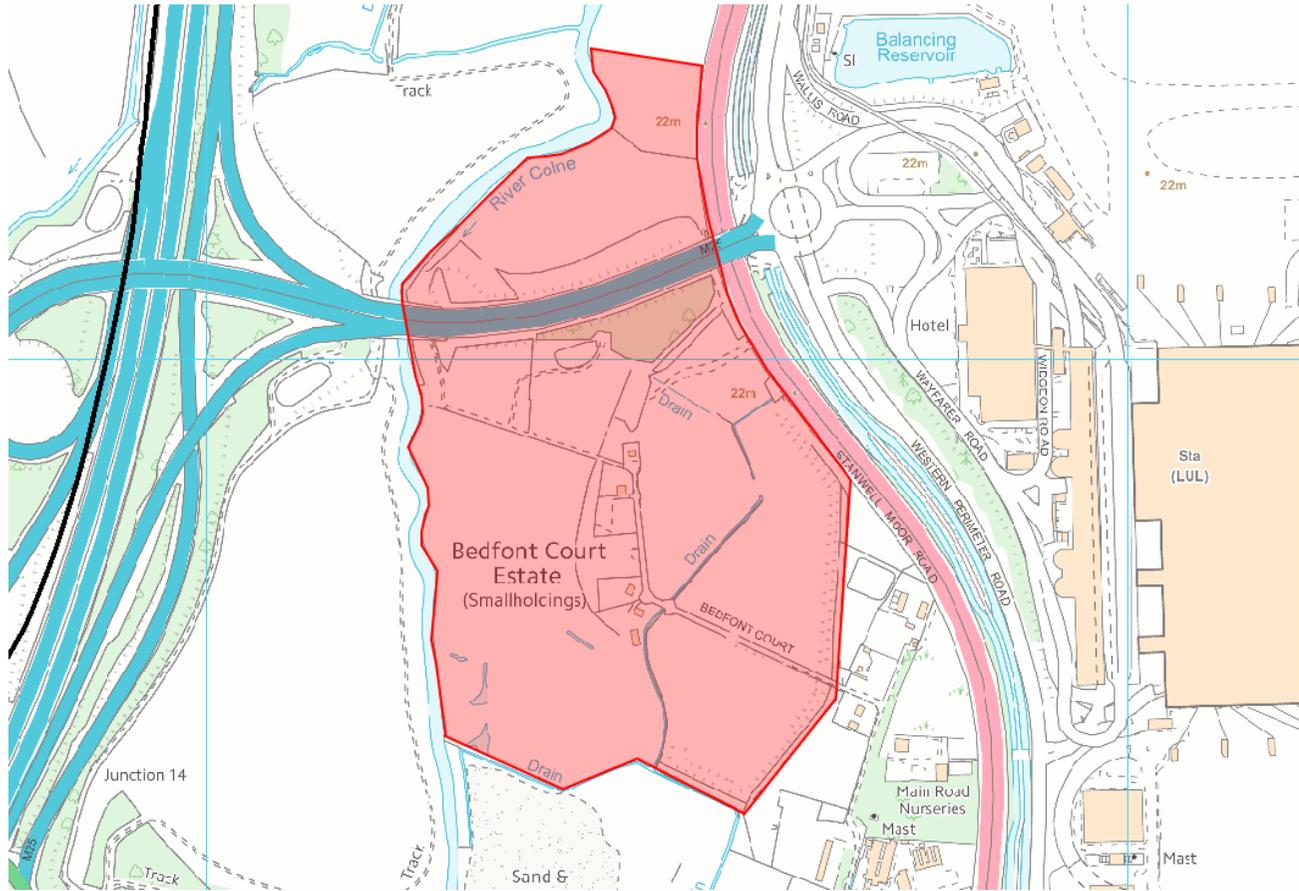
SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications			Justification for change(s)
		<u>site</u>	<u>growth and resulting increased demand for healthcare facilities.</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 & 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>			
<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>					
Chapter 8: Minerals Safeguarding					

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
MM74	New Chapter name	<i>Chapter title to be changed</i> MINERALS SAFEGUARDING to be deleted replaced with MINERALS DEVELOPMENT	To ensure compliance with National Planning Policy Guidance.
MM75	Site Allocations and Designations document Page 247 Paragraph 8.1	<p><i>Proposed deletion of paragraphs 8.1-8.4 to be replaced with the following text:</i></p> <p><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></p> <p><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></p> <ul style="list-style-type: none"> • <u>Land to the west of Harmondsworth Quarry (Preferred Area)</u> • <u>Land north of Harmondsworth (Preferred Area), and</u> • <u>Land at Sipson Lane, east of the M4 spur (Specific Site)</u> <p><u>In addition to the above sites, Land at Bedford Court has previously been granted planning approval for extraction and is also identified as an Area of Search.</u></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>	<p>Proposed amendments have been made to reflect current London Plan Policies.</p> <p>To ensure compliance with National Planning Policy Guidance.</p>
MM76	Site Allocations and	<i>Addition of a new site at Bedford Court Estate as an Area of Search</i>	

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

Ref	Document/ Page/Para Number	Proposed Modifications	Justification for change(s)
	<p>Designations and Policies Map Page 252 Addition of new designation</p>	<p><u>Area Of Search</u> <u>Bedfont Court Estate</u></p>  <p>The map shows the Bedfont Court Estate (Smallholdings) in red, bounded by a 22m buffer zone. Key features include the River Colne, Balancing Reservoir, and roads such as Wallis Road, Waterfarer Road, and Bedfont Court. Other landmarks like Junction 14, Main Road Nurseries, and a Mast are also visible.</p>	

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SCHEDULE OF PROPOSED MAIN MODIFICATIONS

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