



Hillingdon Local Plan Part 2 - Consultation on the Main Modifications

Town Planning [REDACTED]

8 May 2019 at 14:24

To: "localplan@hillington.gov.uk" <localplan@hillington.gov.uk>

Our ref: HS2-LBH-PE-008

Dear Sir/Madam,

Thank you for inviting HS2 Ltd to comment on the Hillingdon Local Plan Part Main Modifications consultation. I can confirm that HS2 Ltd has no objections regarding the proposed main modifications.

However, the below comments are provided with the aim of improving the accuracy of the plan and to assist those considering development within the plan area.

As a general cartographic point, having reviewed the Local Plan Part 2 it is noted that land safeguarded for the construction and operation of HS2 Phase 1 by the Secretary of State for Transport is not indicated on the Policies Map. HS2 Ltd has produced guidance for local planning authorities regarding the HS2 Phase 1 safeguarding directions. This guidance can be found using the below link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/735577/Phase_1_SG_Directions_LPA_guidance.pdf

Paragraph 23 of the aforementioned guidance reads as follows:

“Adding information about the extent of the safeguarded area on the Proposals Map is helpful for those considering development in the area, however it is important to note that the requirements of the Safeguarding Directions apply, in the circumstances described above, regardless of whether the safeguarded area is identified on the Proposals Map or not.”

While noting the above is guidance, as the safeguarded area is not shown on the Local Plan's Policies Map currently HS2 Ltd considers that were it to be added this would be beneficial to those considering development within the plan area.

Furthermore, while HS2 Ltd is aware of the local plan's stage towards adoption, the HS2 safeguarding area does interact with a number of proposed allocations within the Local Plan Part 2. These include policies:

1. SA19 Braintree Road, South Ruislip
2. RSA4 London Underground, West Ruislip (Railhead Safeguarding Areas)
3. PTR2 West Ruislip Station

While HS2 Ltd has no comments to make regarding RSA4 or PTR2, it has the following comments regarding allocation SA19.

It is noted that the extent of the allocation as shown on the Policies Map does not reflect the extent of the red line boundary of the planning application on which the allocation is based (Ref: 66819/APP/2014/1600). The planning application red line boundary within SA19, to an extent, avoids safeguarded land to the western section of proposed allocation SA19. While the implemented planning permission within the SA19 allocation largely avoids safeguarded land, the extent of the allocation as shown on the Policies Map includes safeguarded land.

Page 22 and 23 of the London-West Midlands Environmental Statement Volume 2 [Map Book](#) contains drawings which indicate HS2's interests in this location during construction and following. The CT-05 drawing (page 22) shows the extent of land required. This land is to provide a main construction compound, a temporary material stockpile, and a vent shaft and headhouse. The CT-06 drawing (page 23) shows the position of a transformer station, an HS2 access road, and an area of land that is to be returned to a suitable development use once HS2 construction is complete. As the aforementioned features are to be positioned within proposed allocation SA19, HS2 Ltd considers it might be helpful for those considering development in the area - particularly any future development opportunities that might exist or become available within SA19 - to be aware of matters which might be important in terms of future development.

Kind regards

Peter Attwell | Town Planning Advisor | Infrastructure Directorate | HS2 Ltd

From: James Fox
Sent: 27 March 2019 16:26
To: Town Planning [REDACTED]
Subject: FW: Hillingdon Local Plan Part 2 - Consultation on the Main Modifications

From: jjohnson2@hillington.gov.uk [mailto:jjohnson2@hillington.gov.uk] **On Behalf Of** Local Plan
Sent: 27 March 2019 14:40
To: Local Plan <localplan@hillington.gov.uk>
Subject: Hillingdon Local Plan Part 2 - Consultation on the Main Modifications

London Borough of Hillingdon Local Plan Part 2

[Quoted text hidden]

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