

## **Schedule of Proposed Minor 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 Minor Modifications (SOPM) was published in May 2018 to inform the examination hearings. Further minor modifications proposed during the hearing sessions have also now been added to this schedule.

1.3 The Schedule of Minor Modifications is not considered to relate to issues of soundness and therefore is not subject to formal public consultation, but has been prepared for public information.

### 1. Proposed Minor Modifications to the Revised Proposed Submission Site Allocations and Designations document (SA)

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
<b>Whole Document</b>				
<b>SA1</b>	Site Allocations And Designations	Throughout the document.	<i>All content to be correctly renumbered and reformatted.</i>	To ensure the accuracy of the final document.
<b>Making Representations</b>				
<b>SA2</b>	Development Management Policies	Making Representations	<i>Delete section on 'Making Representations'.</i>	This section refers to past consultations which is no longer relevant.
<b>Chapter 2: A Vision for Hillingdon</b>				
<b>SA3</b>	Site Allocations And Designations	<b>Page 7</b> Paragraph 2.2	<i>Insert additional text to existing Paragraph 2.2</i> <b><u>The Council will commence an early review of the Local Plan Part 1 with a view to having a revised document in place in advance of 2026, to take account of population increases and the demands that this places on land use planning across the borough.</u></b>	Proposed change made in response to comments from Barton Willmore on behalf of Countess Goda Estates: ID 121, Rep number 1.
<b>Chapter 3: Identifying sites for new homes</b>				

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

<b>SA4</b>	Site Allocations And Designations	<b>Page 12:</b> Paragraph 3.6	<i>Addition of the following text after paragraph 3.6</i> <b><u>The net completion figures for sites allocated for residential development that do not have planning permission are provided as a baseline, to guide future planning applications and to demonstrate the number of units that could be accommodated. As and when these sites come forward, it is recognised that the final number of units will be determined by a design led process.</u></b>	Additional text proposed by LBH to clarify the status of net completion figures for proposed site allocations that do not have planning permission.
<b>SA5</b>	Site Allocations And Designations	<b>Page 13</b> Paragraphs 3.12 - 3.13	<i>Delete paragraphs 3.12 - 3.13.</i>	Proposed change made in response to comments from the Greater London Authority: ID 58, Rep number 8.  Information on completions will be included in the Council's annual Housing Land Supply Report, Rather than the Site Allocations and Designations document.
<b>SA6</b>	Site Allocations And Designations	<b>Page 24</b> <b>Policy SA 2</b> The Old Vinyl Factory	<i>Amend the first sentence of policy SA2 as follows:</i> <b>The Old Vinyl Factory</b>  In accordance with the approved planning permission (Ref: 59872/APP/2012/1838) <b><u>or any variations thereafter</u></b> , the Council will support the development of the following uses on the site:	Text proposed by LBH to ensure the policy takes account of any subsequent planning permissions relating to the site.

<b>SA7</b>	Site Allocations And Designations	<b>Page 25 Policy SA 2</b> The Gatefold Building	<i>Amend the first sentence of the policy as follows:</i> <b>The Gatefold Building</b> In accordance with the approved planning permission (Ref: 51588/APP/2011/2253) <b><u>or any variations thereafter</u></b> , the Council will support the development of the following uses on the site.”	Text proposed by LBH to ensure the policy takes account of any subsequent planning permissions relating to the site.
<b>SA8</b>	Site Allocations And Designations	<b>Page 31</b> Amendment to new proposed site Crown Trading Estate	<i>Amend the PTAL rating from 3 to 4.</i>	To ensure the accuracy of the information relating to the new site.
<b>SA9</b>	Site Allocations And Designations	<b>Page 45 Policy SA 9</b> Audit and Bellway House, Eastcote	<i>Amend the first sentence of the policy as follows:</i> The Council will support the provision of residential development on the site up to a maximum of <b>34 47</b> units in accordance with the approved schemes (Refs: <b><u>19365/APP/2017/188</u></b> <del>19365/APP/2014/2727 and 18454/APP/2013/2449</del> )	Text proposed by LBH to ensure the policy takes account of subsequent planning permissions relating to the site.
<b>SA10</b>	Site Allocations And Designations	<b>Page 62 Policy SA 16</b> Northwood Station, Green Lane	<i>Bullet point number 8 of the policy should be amended as follows:</i> “The redevelopment should sustain and enhance the significance of the <del>adjacent</del> Conservation Areas and their settings and retain buildings that contribute to the character and appearance of the local area. Justification for any loss of significance will need to accord with the requirements of the NPPF; and”	Policy amended in response to comments from Historic England

<p><b>SA11</b></p>	<p>Site Allocations And Designations</p>	<p><b>Page 89</b> <b>Policy SA 26</b> 148-154 High Street/25-30 Bakers Road, Uxbridge</p>	<p><i>Sixth bullet point of the policy should be amended as follows:</i> “The Council will expect redevelopment proposals to reflect the scale and character of the surrounding townscape and have regard to the setting of the <del>nearby</del> <b><u>Old Uxbridge and Windsor Street</u></b> Conservation Area and Listed Buildings. Whilst the London Plan density guidance indicates a development potential of up to 120 units, capacity on this site should be led by high quality design, taking account of the site's prominent location; and”</p>	<p>Revised wording is proposed by LBH to reflect that the Conservation Area directly affects the site boundary.</p>
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## 2. Proposed Minor Modifications to the Revised Proposed Submission Development Management Policies (DM)

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
<b>Whole Document</b>				
<b>DM1</b>	Development Management Policies	Throughout the document.	<i>All content to be correctly renumbered and reformatted.</i>	To ensure the accuracy of the final document.
<b>DM2</b>	Development Management Policies	Throughout the document.	<i>References to the Canal and River Trust will be amended to the Canal &amp; River Trust.</i>	To ensure the Plan correctly references the C&RT.
<b>DM3</b>	Development Management Policies	Throughout the document.	<i>Inclusion of a glossary to make the document more accessible.</i>	To ensure that the content of the document can be understood by a non-technical audience.
<b>Making Representations</b>				
<b>DM4</b>	Development Management Policies	Making Representations	<i>Delete section on 'Making Representations'.</i>	This section refers to past consultations which is no longer relevant.
<b>Chapter 2: The Economy</b>				
<b>DM5</b>	Development Management Policies	<b>Page 7</b> Paragraph 2.5	Hillingdon has three PILs – they are the Uxbridge Industrial Estate, Victoria Road / Stonefield Way Industrial Business Area; <del>Area in</del> South Ruislip and the Hayes Industrial Area.	Proposed change made as a correction to previous document.
<b>DM6</b>	Development Management Policies	<b>Page 13</b> Paragraph 2.24	<i>Paragraph 2.24 to be amended to:</i> "...Hillingdon has <u>a</u> number of local and regional destinations..."	Proposed change made as a correction to previous document.
<b>DM7</b>	Development	<b>Page</b>	<i>Addition of Harmondsworth Great Barn to the bulleted list of visitor</i>	Proposed change made in

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Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
	Management Policies	13Paragraph 2.24	<i>attractions.</i>	response to comments from Historic England: ID 69, Rep number 1.  The Barn is a Grade 1 Listed building and merits addition to this list.
<b>DM8</b>	Development Management Policies	<b>Page 16</b> Policy DMEI 7	<i>Policy to be corrected from DMEI 7 to DME 7.</i>	Proposed change made as a correction to previous document.
<b>Chapter 3: Town Centres</b>				
<b>DM9</b>	Development Management Policies	<b>Page 27</b> Paragraph 3.21-3.22	<i>Paragraphs 3.21-22 to be reworded as follows:</i>  The London Plan Town Centres SPG identifies the need to control the proliferation of betting shops ( <del>Use Class A2</del> ) and to address the implications this can have on maintaining the vitality and viability of town centres and protecting amenity and safety. It highlights the issues	Proposed change in response to comments from Planning Potential on behalf of Paddy Power: ID 113, Rep number 3.

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			<p>affecting amenity and the continued success of town centres which justify planning authorities to consider the merits of proposals for betting shops.</p> <p><del>As an A2 use, betting shops can occupy former offices or banks and currently do not require planning permission to convert from Use Class A1 (shops) or Use Class A3 (restaurants) uses under permitted development rights.</del> For any planning proposals for betting shops that fall outside permitted development rights, the Council will consider impacts on amenity, concentration of similar uses, security of the locality and proximity to sensitive uses.</p>	Minor amendment as betting shops are now a sui generis use class.
<b>Chapter 4: New Homes</b>				
<b>DM10</b>	Development Management Policies	<b>Page 31-32</b> Paragraph 4.6-4.9  Table 4.1	<p><i>Paragraphs 4.6 - 4.9 and Table 4.1 will be deleted and replaced with the following text:</i></p> <p><b><u>"The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. Applicants proposing residential schemes will be required to demonstrate that this need has been taken into account."</u></b></p>	These paragraphs provide a general description of current housing needs which are contained in evidence base documents. Table 4.1 provides an unnecessary level of detail and is proposed to be removed.
<b>DM11</b>	Development Management Policies	<b>Page 32</b>	<p><i>Link reference to NPPF to 2012 version</i></p> <p>4.740 Paragraph 51 of the NPPF <b>2012</b> supports the conversion of commercial premises to residential use where there is an identified need for additional housing and no strong economic reasons why such development would be inappropriate.</p>	To update reference to the relevant version of the NPPF.



Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
DM12	Development Management Policies	Page 33 Paragraph 4.12	<i>Paragraph 4.12 to be amended to as follows:</i> "Policy DMH 4: Residential Conversions and Redevelopment aims to address these issues by controlling the number of residential conversions <b>and the</b> size of <b>new the original</b> residential units from which conversions are achieved. Policy DMH 5: Houses in Multiple Occupation specifically deals with the conversion of properties into Houses in Multiple Occupation, hostels and secure accommodation."	Proposed change made as a correction to previous document.
<b>Chapter 5: Historic and the Built Environment</b>				
DM13	Development Management Policies	Page 41 Paragraph 5.4	<i>Paragraph 5.4 to be amended to as follows:</i> "The Council maintains a rolling programme of review of heritage assets. Information on this and the current lists of designated and non designated historic assets, as well as links to the Greater London Historic Environment Record, Heritage at Risk, Conservation Area Appraisals and Management Plans <b>and the Council's Townscape Character Study</b> can be found on the Council's website at: <a href="http://www.hillingdon.gov.uk/planning/planningpolicies">www.hillingdon.gov.uk/planning/planningpolicies</a> and <a href="#">guidance/conservation and heritage</a> ."	Proposed change made to signpost the Council's Townscape Character Study.
DM14	Development Management Policies	Page 45 Paragraph 5.15	<i>Amendment to Paragraph 5.15 as follows:</i> Planning applications for development in Conservation Areas should be supported by a Heritage Statement, which demonstrates how the proposals have adopted a design-led approach to take account of the special character of the area. Proposals should also take account of the Council's Conservation Area Appraisals and Management Plans, where these are available, <b>and other relevant assessments including the Hillingdon Townscape Character Assessment.</b>	Proposed change made in response to comments from Historic England: ID 69, Rep number 4.
DM15	Development Management	Page 49 Paragraph 5.24	<del>The Local Plan Part 1 identifies nine 'Archaeological Priority Areas' in the Borough, which are known to have, or have the potential for, deposits of Prehistoric or Saxon/Mediaeval date.</del> An	The Local Plan Part 2 now proposes more than 9

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	Policies		Archaeological Priority Area (APA) is an area, designated by the Council to protect buried archaeological remains from the adverse affects of development. All applications in APAs are referred to, the Greater London Archaeological Advisory Service (GLAAS) which is part of Historic England's London office.	APAs.
<b>DM16</b>	Development Management Policies	<b>Page 51</b> Paragraph 5.33	High buildings and structures are likely to have a greater effect on their surroundings than other building types, because of their potential significant visual impact, impact on the transport network, microclimate and surrounding occupiers' daylight and sunlight. Town centres generally have a greater intensity of uses and density of development and are better able to sustain these impacts. Within <b>the two</b> town centre locations <b>identified in Hillingdon's Townscape Character Study, higher densities tall buildings it</b> can also offer the potential to regenerate an area, and <b>high buildings identify when grouped together to form a cluster</b> , can create and/or emphasise a point of civic or visual significance.	Proposed change made in response to comments from Historic England: ID 69, Rep number 8.
<b>DM17</b>	Development Management Policies	<b>Page 51-52</b> Para 5.32 - 5.35	<i>Replace the word "tall" with "high" throughout these paragraphs.</i>	For consistency of terminology.
<b>DM18</b>	Development Management Policies	<b>Page 52</b> Policy DMHB 10	<i>Amend opening sentence of Policy DMHB 10 as follows:</i> Any proposal for a high building or structure will be required to respond to the local <b>dominant</b> context and satisfy the criteria listed below.	Proposed change made in response to comments from Historic England: ID 69, rep number 9.
<b>Chapter 6: Environmental Protection and Enhancement</b>				

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
DM19	Development Management Policies	Page 74 Paragraph 6.6	<i>Amend first sentence of Paragraph 6.6 to read:</i>  The Council will particularly seek living <b>walls and</b> roofs in urban areas with limited green space and where developers are proposing minimal landscaping.	Proposed change made in response to comments from Robin Brown: ID 135, Rep number 5.
DM20	Development Management Policies	Page 81 Paragraph 6.26	<i>Paragraph 6.26 will be amended as follows:</i>  Policies EM1 and EM7 in Hillingdon's Local Plan Part 1 aim to protect the Council's strategic nature conservation sites, <b>which include SSSI's, Sites of Metropolitan or Borough Grade 1 and 2 Importance and a National Nature Reserve at Ruislip Woods.</b> These sites are significant in helping to protect and enhance the Borough's biodiversity value. However, it is also appropriate to understand the impact of local sites that may not carry designations, including open spaces and gardens, which help to increase the permeability of the urban environment for wildlife.	Proposed change made in response to comments from Natural England: ID 32, Rep number 2.  Amendment is proposed to address comments from Natural England, which sought reference to the Ruislip Woods NNR.
DM21	Development Management Policies	Page 94 Policy DMEI 13	<i>Amend brackets in Policy DMEI 13 as follows:</i>  iv) updates in accordance with A <sub>2</sub> ) iv) pertaining to the progress of material importation and disposal in compliance with the approved plans.	Proposed change made as a correction to previous document.
DM22	Development	Page 95	<i>The following additional wording should be added to Paragraph 6.64:</i>	Proposed change made in

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
	Management Policies	Paragraph 6.64	Planning applications for all relevant development should contain an assessment of the likely future levels of air quality in the area <b>and take account of the provisions of the Mayor of London's Sustainable Design and Construction SPD</b> . The Council's <b>latest Planning Guidance</b> SPG on Air Quality sets out how the assessments should be undertaken.	response to comments from the Greater London Authority: ID 57, Rep number 7.
<b>DM23</b>	Development Management Policies	Page 95 to 100 Minerals	<i>Amendment of all policy labels in the minerals section to DMIN rather than MIN.</i>	To enable referencing to be used within the Council's ICT systems.
<b>DM24</b>	Development Management Policies	<b>Page 95</b> Paragraph 6.67	<i>Paragraph 6.67 will be amended as follows:</i>  The flat topography and lack of natural screening features in the south of the Borough means that workings on the areas identified in Policy MIN 1: <del><b>Safeguarded Areas Preferred Areas of Mineral Extraction for Minerals</b></del> and Aggregates Railheads could potentially be highly visible and severely intrusive. Although mineral working is a 'temporary' use of land, its effects on individuals can be long term, frequently extending over many years. The Council would favour a comprehensive approach to the development of the areas identified in Policy MIN 1: <del><b>Safeguarded Areas for Minerals and Aggregates Railheads</b></del> as opposed to fragmented or piecemeal proposals.	Amendments are proposed to refer to the new policy title, which reflects the guidance for minerals development and the categorisation of sites put forward in the NPPG.
<b>DM25</b>	Development Management Policies	<b>Page 96</b> Paragraph 6.69	<i>Delete Paragraph 6.69.</i>	Paragraph repeats the content of the Local Aggregates Assessment, which will become outdated as new LAAs are produced. This text is not required to support the policy.
<b>DM26</b>	Development Management	<b>Page100</b> Policy MIN 3	<i>Amend the wording in Policy Min 3 as follows:</i>	Proposed change made as a correction to previous

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
	Policies		D) To <del>the</del> reduce <del>the</del> environmental impact of aggregates, the Council will make appropriate use of planning conditions dealing...	document.
DM27	Development Management Policies	Page 105 Para 7.16	<i>Replace the word "its" with "the" as follows:</i>  "Hillingdon includes a wide range of cultural, ethnic and religious communities. In 2010 there were 87 places of public worship in Hillingdon. It is accepted that religious groups often have difficulty in finding suitable locations and funding new buildings and the Council will assist wherever possible through <del>its</del> <u>the</u> inter-faith forum."	To ensure the accuracy of this statement.
DM28	Development Management Policies	Page 121 Paragraph 8.22	<i>Add the following text to Paragraph 8.22:</i>  Walking and cycling are sustainable methods of travel, which free up space and roads and thereby help to address issues relating to capacity and congestion. They also help to improve air quality, local amenity and reduce noise nuisance. <b><u>In accordance with the London Plan, development proposals should take account of TfL's Legible London programme, where possible.</u></b>	Proposed change made in response to comments from Transport for London: ID 127, Rep number 7.
<b>Proposed Amendments to Development Management Policies Appendices</b>				
DM29	Development Management Policies	Page 147 Paragraph A1.37	<i>Addition of the following wording to the end of Paragraph A1.37:</i>  The Council will require the submission of a flood risk assessment with applications for subterranean development in areas identified as being at risk of flooding or in an area where watercourses are present, in line	Proposed change made in response to comments from Thames Water: ID 54 Rep number 3.

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			with the criteria set out in Technical Guidance to the NPPF. <b><u>Consideration should be given to the addition of a positive pumped device to ensure basements are protected from sewer flooding.</u></b>	
<b>DM30</b>	Development Management Policies	Page 153 Paragraph B1.11	<i>Amend Paragraph B1.11 as follows:</i> In works affecting heritage assets, including Listed Buildings and in Conservations Areas, applicants <b><u>may will</u></b> be expected to adapt their corporate signage to sustain and <b><u>or their significance the character of the building.</u></b>	Proposed change made in response to comments from Chris Thomas Ltd on behalf of the British Sign & Graphic Association: ID 14, Rep number 2.
<b>DM31</b>	Development Management Policies	Page 154 Paragraph B1.14	<i>Amend Paragraph B1.14 as follows:</i> <del><b>illuminated signs, lettering and advertising should be used with considerable restraint. Internally illuminated fascia, box and hanging sign are generally bulky and too bright and are therefore, unacceptable on sensitive buildings and in historic areas. Signs that have an adverse impact on the character of a building or the overall amenity of an area will not be permitted.</b></del> Indirect illumination is considered to be more suitable, especially in more sensitive contexts.	Proposed change made in response to Chris Thomas Ltd on behalf of the British Sign and Graphic Association: ID 14, Rep number 3.

### 3. Proposed Minor Modifications to the Revised Proposed Submission Policies Map - Atlas of Changes (PM)

Reference	Document	Page/Policy /Paragraph Number	Proposed Modifications	Justification for change(s)
<b>PM1</b>	Policies Map	Throughout the document.	<i>All changes to the Site Allocations and Designations identified above will be reflected on the Policies Map.</i>	To ensure the Policies Map is consistent with the Site Allocations and Designations document.
<b>PM2</b>	Policies Map	<b>Page 104</b>	<i>Amend wording to refer to Policy DMT 3 and Indicative line of approved</i>	Amendments proposed to

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		<p><b>Map 14.1</b> Proposed Rail Safeguarding, Minet Country Park</p>	<p><i>Hayes by-Pass link.</i></p>	<p>ensure policy reflects the indicative nature of the notation, which is identified on the map to highlight the presence of policy DMT 3 in the Development Management Policies document.</p>
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