

Proposed Minor Modifications to the Revised Proposed Submission Site Allocations and Designations document

Whole Document

Policy/ Paragraph	Detail of Proposed Modification	Justification
N/A	All content to be correctly renumbered and reformatted.	To ensure the accuracy of the final document.

Chapter 2: A Vision for Hillingdon

Page Number Policy/ Paragraph	Proposed Modification	Justification
Page 7 Paragraph 2.3	<p>Growth in Hillingdon</p> <p>2.3 The Local Plan Part 1 sets growth figures that inform the sites allocated in this document. Table 2.1 summarises growth that is expected to take place and the following paragraphs provide an analysis of key growth areas in the Borough. 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.</p>	Proposed change made in response to comments from Barton Willmore on behalf of Countess Goda Estates: ID 121, Rep number 1.

Chapter 3: Identifying sites for new homes

Page Number Policy/ Paragraph	Proposed Modification	Justification
<p>Page 12: Paragraph 3.6</p>	<p>Addition of the following text after paragraph 3.6</p> <p>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.</p>	<p>Additional text proposed by LBH to clarify the status of net completion figures for proposed site allocations that do not have planning permission.</p>
<p>Page 13 Paragraphs 3.12 - 3.15</p>	<p>Delete paragraphs 3.12 - 3.15.</p>	<p>Proposed change made in response to comments from the Greater London Authority: ID 58, Rep number 8.</p> <p>Information on completions will be included in the Council's annual Housing Land Supply Report, Rather than the Site Allocations and Designations document.</p>
<p>Page 26 Policy SA2 The Old Vinyl Factory</p>	<p>Amend the first sentence of policy SA2 as follows:</p> <p>The Old Vinyl Factory</p> <p>In accordance with the approved planning permission (Ref: 59872/APP/2012/1838) or any variations thereafter, the Council will support the development of the following uses on the site:</p>	<p>Text proposed by LBH to ensure the policy takes account of any subsequent planning permissions relating to the site.</p>
<p>Page 27 Policy SA 2 The Gatefold Building</p>	<p>Amend the first sentence of the policy as follows:</p> <p>The Gatefold Building</p> <p>In accordance with the approved planning permission (Ref: 51588/APP/2011/2253) or any variations thereafter, the Council will support the development of the following uses on the site:</p>	<p>Text proposed by LBH to ensure the policy takes account of any subsequent planning permissions relating to the site.</p>

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<p>Page 45 Policy SA 9 Audit and Bellway House, Eastcote</p>	<p>Amend the first sentence of the policy as follows:</p> <p>The Council will support the provision of residential development on the site up to a maximum of 34 47 units in accordance with the approved schemes (Refs: 19365/APP/2017/188 19365/APP/2014/2727 and 18454/APP/2013/2449)</p> <p>Amend the number of units specified for Site A in Site Information table from 22 to 35</p>	<p>Text proposed by LBH to ensure the policy takes account of subsequent planning permissions relating to the site.</p>
<p>Page 63 Policy SA 16 Northwood Station, Green Lane</p>	<p>Bullet point number 8 of the policy should be amended as follows:</p> <p>The redevelopment should sustain and enhance the significance of the adjacent 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</p>	<p>Policy amended in response to comments from Historic England</p>
<p>Page 72 Policy SA 21 Eagle House, The Runway</p>	<p>Amend site Information table to reflect that the site falls within South Ruislip Local Centre.</p>	<p>Site Information table to be amended to reflect that the site falls within South Ruislip Local Centre.</p>
<p>Page 84 Policy SA 26 148-154 High Street/25-30 Bakers Road, Uxbridge</p>	<p>Sixth bullet point of the policy should be amended as follows:</p> <p>The Council will expect redevelopment proposals to reflect the scale and character of the surrounding townscape and have regard to the setting of the nearby Old Uxbridge and Windsor Street 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>
<p>Page 93 Policy SA 30 Grand Union Park, Packet</p>	<p>Grand Union/Packet Boat house has recently been subject to planning approval for 251 units. Site Information Table will be updated to reflect this permission.</p>	<p>Policy amended to reflect the latest planning approval.</p>

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Boat Lane		
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Chapter 4: Rebalancing Employment Land

Page Number Policy/ Paragraph	Proposed Modification	Justification
Page 144: Paragraph 4.48	<p>Amend Paragraph 4.48 as follows:</p> <p>4.48 The Council seeks to protect the designated LSEs and Office Growth Locations on the Heathrow perimeter from further hotel development. Outside of the designated LSEs and Office Growth Locations, the Heathrow perimeter, together with Uxbridge and Hayes Town Centre, constitute the focus for hotel growth in Hillingdon. Map A B below identifies the specific areas of the Heathrow perimeter that are considered suitable for both hotel and office growth.</p>	Proposed change made as a correction to previous document.

Proposed Minor Modifications to the Revised Proposed Submission Development Management Policies document

Whole Document

Page Number Policy/ Paragraph	Proposed Modification	Justification
n/a	References to the Canal and River Trust will be amended to the Canal & River Trust	To ensure the Plan correctly references the C&RT.
n/a	Inclusion of a glossary to make the document more accessible	To ensure that the content of the document can be understood by a non-technical audience.
N/A	All content to be correctly renumbered and reformatted.	To ensure the accuracy of the final document.

Chapter 2: The Economy, Pages 6 - 21

Page Number Policy/ Paragraph	Proposed Modification	Justification
Page 7 Paragraph 2.5	Hillingdon has three PILs – they are the Uxbridge Industrial Estate, Victoria Road / Stonefield Way Industrial Business Area; Area in South Ruislip and the Hayes Industrial Area.	Proposed change made as a correction to previous document.
Page 8 Policy DME 1 Criterion D (i)	Rewording of criterion D (i) to read: There is no realistic prospect of land being used for industrial or warehousing purposes in the future accordance with criterion A, B or C respectively; and	Proposed change made in response to comments from Rapleys on behalf of La Selle Investment Management: ID 19, Rep number 1. Point of clarification to ensure consistency between all parts of the policy.
Page 10 Policy DME 2	Additional criteria (v) to be added to the policy as follows:	Proposed change made in response to comments from Barton Willmore on behalf of Tokoyo Inn: ID 124, Rep

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	The proposed use relates to a specific land use allocation or designation identified elsewhere in the plan.	number 2. Point of clarification to ensure consistency between policy DME 2 and Site Allocations and Designations document.
Page 14 Policy DME 3 Criterion F	F) Proposals for offices outside town centres and identified preferred office growth locations will be required to demonstrate that no other sequentially preferable locations are available. generally not be permitted.	Proposed change in response to comments from Emerson Group on behalf of Orbit Development Ltd: ID 128, Rep number 2. Point of clarification to reflect the sequential test as set out in national policy. Amendment provides additional flexibility for criterion F. Criteria has also been amended to ensure consistency in terminology: preferred office growth locations; identified office growth locations.
Page 15 Paragraph 2.24	Paragraph 2.24 to be amended to: ...Hillingdon has a number of local and regional destinations...	Proposed change made as a correction to previous document.
Page 15 Paragraph 2.24	Addition of Harmondsworth Great Barn to the bulleted list of visitor attractions.	Proposed change made in 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.
Page 20 Policy DMEI 7	Policy to be corrected from DMEI 7 to DME 7	Proposed change made as a correction to previous document.

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Chapter 3: Town Centres, Pages 22 - 35

Page Number Policy/ Paragraph	Proposed Modification	Justification
<p>Page 32 Paragraph 3.21-3.22</p>	<p>The draft London Plan Town Centres SPG identifies the need to control the proliferation of betting shops (Use Class A2) 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 affecting amenity and the continued success of town centres which justify planning authorities to consider the merits of proposals for betting shops.</p> <p>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. For any new 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>	<p>Proposed change in response to comments from Planning Potential on behalf of Paddy Power: ID 113, Rep number 3.</p> <p>Minor amendment as betting shops are now a sui generis use class.</p>

Chapter 4: New Homes, Pages 36-46

Page Number Policy/ Paragraph	Proposed Modification	Justification
<p>Page 37 - 38 Paragraphs 4.6 - 4.9 Table 4.1 Policy DMH 2</p>	<p>Paragraphs 4.6 - 4.9 and Table 4.1 will be deleted and replaced with the following text:</p> <p>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.</p>	<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.</p>
<p>Page 40 Paragraph 4.12</p>	<p>Policy DMH 4: Residential Conversions and Redevelopment aims to address these issues by controlling the number of residential conversions and the size of new the original residential units from which conversions are achieved. 4.13 Policy DMH 5: Houses in Multiple Occupation specifically deals with the conversion of properties into Houses in Multiple Occupation, hostels and secure accommodation.</p>	<p>Proposed change made as a correction to previous document.</p>
<p>Page 46 Paragraph 4.26</p>	<p>Gypsy and Traveller Pitch Provision</p> <p>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 Policy H3 Gypsy and Traveller Pitch Provision of the Local Plan Part 1.</p>	<p>Amendments to reflect the insertion of the new policy.</p>

Chapter 5: Historic and the Built Environment, Pages 48 -98

Page Number Policy/ Paragraph	Proposed Modification	Justification
Page 48 Paragraph 5.1	Improving the quality of the built environment and protecting historic assets is of critical importance if the character and identity of Hillingdon is to be retained and enhanced. The policies in this section of the Plan seek to ensure that new development is of high design quality, sustainable design and that it contributes positively to the local environment. Specific policies on householder development, including residential extensions, can be found at Appendix A.	Proposed change made in response to comments from Historic England: ID 69, Rep number 3.
Page 48 Paragraph 5.4	The Council maintains a rolling programme of review of heritage assets. and 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 and the Council's Townscape Character Study can be found on the Council's website at: www.hillingdon.gov.uk/planning/planning_policies_and_guidance/conservation_and_heritage .	Proposed change made to signpost the Council's Townscape Character Study.
Page 50 Policy DMHB 1 Replace Criteria ii)	Amendments to Part A of the Policy: The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where: ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF.	Proposed change made in response to comments from Historic England: ID 69, Rep number 5.
Page 55 Paragraph 5.15	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	Proposed change made in response to comments from Historic England: ID 69, Rep number 4.

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	Council's Conservation Area Appraisals and Management Plans, where these are available, and other relevant assessments including the Hillingdon Townscape Character Assessment.	
Page 60 Paragraph 5.24	In addition to Scheduled Ancient Monuments, Map 7.1 of t 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. An 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 English Heritage the Greater London Archaeological Advisory Service (GLAAS) which is part of Historic England's London office. who provide specialist advice on archaeology on the Council's behalf.	The Local Plan Part now proposes more than 9 APAs.
Page 63 Paragraph 5.33	High buildings and structures are likely to have a greater impacts-effect on their surroundings than other building types, because of their potential due to impacts such as their 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 the two town centre locations identified in Hillingdon's Townscape Character Study, higher densities tall buildings it can also offer the potential to regenerate an area, and tall buildings, identify when grouped together to form a cluster, 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.
Page 64 Policy DMHB 10	Opening sentence of policy should be worded as follows: Any proposal for a high buildings s-and or structures will be required to respond to the local dominant context and satisfy the criteria listed below.	Proposed change made in response to comments from Historic England: ID 69, rep number 9.

*Substantial pockets of residential uses within town centres are also likely to fall within this category

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Page Number Policy/ Paragraph	Proposed Modification	Justification
<p>Page 96 Paragraph 5.82</p>	<p>Paragraph 5.82 will be amended as follows:</p> <p>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.</p>	<p>Proposed change made following discussions with the Canal & River Trust: ID 64, Rep number 2.</p> <p>Wording has been agreed with the Canal & River Trust</p>

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Chapter 6: Environmental Protection and Enhancement, Pages 100 - 136

Policy/ Paragraph	Detail of Proposed Modification	Justification
Page 101 Paragraph 6.6	<p>Amend first sentence of the paragraph 6.6 to read:</p> <p>The Council will particularly seek living walls and roofs in urban areas with limited green space and where developers are proposing minimal landscaping.</p>	<p>Proposed change made in response to comments from Robin Brown: ID 135, Rep number 5.</p>
Page 107 Policy DMEI 4	<p>Part A of the policy currently refers to 'very exceptional circumstances.' This reference should be changed to 'very special circumstances'.</p>	<p>Proposed change made in response to comments from Ickenham Residents Association, ID 44, Rep number 3.</p> <p>To ensure terminology is consistent with Green Belt policy set out in the National Planning Policy Framework (NPPF).</p>
Page 109 Paragraph 6.26	<p>Paragraph 6.26 will be amended as follows:</p> <p>Policies EM1 and EM7 in Hillingdon's Local Plan Part 1 aim to protect the Council's strategic nature conservation sites, which include SSSI's, Sites of Metropolitan or Borough Grade 1 and 2 Importance and a National Nature Reserve at Ruislip Woods. 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. In addition, the Council has a duty to conserve biodiversity as set out regulation 40 of the Natural Environment and Rural Conservation Act (2006). The NPPF goes further by seeking biodiversity enhancements from new development. Policy DMEM3 is therefore a reflection of the Council's statutory duty and the aims of the NPPF whilst allowing providing sufficient flexibility so as not to heavily constrain development.</p>	<p>Proposed change made in response to comments from Natural England: ID 32, Rep number 2.</p> <p>Amendment is proposed to address comments from Natural England, which sought reference to the Ruislip Woods NNR.</p>
Page 124 Policy DMEI 13	<p>iv) updates in accordance with A-) iv) pertaining to the progress of material importation and disposal in compliance with the approved plans.</p>	<p>Proposed change made as a correction to previous document.</p>

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<p>Page 126 Air Quality</p>	<p>The following additional wording should be added to paragraph 6.64:</p> <p>Planning applications for all relevant residential development (and all types of development) should contain an assessment of the likely future levels of air quality and noise levels in the area over the plan period and take account of the provisions of the Mayor of London's Sustainable Design and Construction SPD. The Council's SPG latest Planning Guidance on Noise and Air Quality sets out how the assessments should be undertaken.</p>	<p>Proposed change made in response to comments from the Greater London Authority: ID 57, Rep number 7.</p>
<p>Page 127 Paragraph 6.67</p>	<p>6.67 The flat topography and lack of natural screening features in the south of the Borough means that workings on the sites areas identified in Policy MIN 1: Safeguarded Areas Preferred Areas of Mineral Extraction for Minerals 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 sites areas identified in Policy MIN 1: Safeguarded Areas for Minerals and Aggregates Railheads as opposed to fragmented or piecemeal proposals. where this would provide a discernibly better scheme.</p>	<p>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.</p>
<p>Page 127 Paragraph 6.69</p>	<p>Delete Paragraph 6.69</p>	<p>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.</p>
<p>Page 136 Policy MIN 3</p>	<p>D) To the reduce the environmental impact of aggregates, the Council will make appropriate use of planning conditions dealing...</p>	<p>Proposed change made as a correction to previous document.</p>

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Chapter 7: Community Infrastructure, Pages 138 - 154

Page 151 Paragraph 7.35	Text amended as Mayoral CIL rates are currently being reviewed The Mayor's CIL Charging schedule, specifies a rate within Hillingdon of £35 per square metre of net increase in floorspace.	Proposed change made to reflect Mayoral CIL review.
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Chapter 8: Transport and Aviation, Pages 156 - 174

Policy/ Paragraph	Detail of Proposed Modification	Justification
<p>Page 158 Policy DMT 1</p>	<p>Amend Part B of the Policy as follows:</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>In addition, it is proposed to delete Table 8.1: Thresholds for Transport Assessment and Travel Plans.</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>
<p>Page 162 Paragraph 8.22</p>	<p>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. Walking and cycling can also promote the river and canal areas (Blue Ribbon Network) as providing the opportunity for transport and water based recreation areas. In accordance with the London Plan, development proposals should take account of TfL's Legible London programme, where possible.</p>	<p>Proposed change made in response to comments from Transport for London: ID 127, Rep number 7.</p>

Proposed Amendments to Appendices, Pages 176-234

Policy/ Paragraph	Detail of Proposed Modification	Justification
Page 190 Paragraph A1.37	<p>Addition of the following wording to the end of the paragraph:</p> <p>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 with the criteria set out in Technical Guidance to the NPPF. Consideration should be given to the addition of a positive pumped device to ensure basements are protected from sewer flooding.</p>	Proposed change made in response to comments from Thames Water: ID 54 Rep number 3.
Page 198 Paragraph B1.11	<p>In works affecting heritage assets, including Listed Buildings and in Conservations Areas, applicants may will be expected to adapt their corporate signage to sustain and/or enhance their significance the character of the building.</p>	Proposed change made in response to comments from Chris Thomas Ltd on behalf of the British Sign & Graphic Association: ID 14, Rep number 2.
Page 199 Paragraph B1.14	<p>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. Indirect illumination is considered to be more suitable, especially in more sensitive contexts.</p>	Proposed change made in response to Chris Thomas Ltd on behalf of the British Sign and Graphic Association: ID 14, Rep number 3.

Proposed Modifications to the Policies Map - Atlas of Changes

Page Number Policy/ Paragraph	Proposed Modification	Justification
N/A	All changes to the Site Allocations and Designations identified above will be reflected on the Policies Map.	To ensure the Policies Map is consistent with the Site Allocations and Designations document.
Page 104 Map 14.1 Proposed Rail Safeguarding, Minet Country Park	Amend wording to refer to Policy DMT 3: Indicative line of approved Hayes by-Pass link.	Amendments proposed to 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.