



Marine  
Management  
Organisation



25 April 2013

Our Ref: 186

By email: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

Dear Sir / Madam,

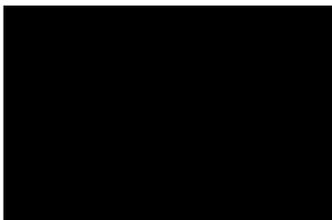
**Re: Public Consultation on Part 2 of the Hillingdon Local Plan**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation.

I can confirm that the MMO has no comments on this document as the geographical area it covers does not include any area of the sea or tidal river and is therefore not within our remit.

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website [www.marinemanagement.org.uk](http://www.marinemanagement.org.uk)

Yours sincerely



Angela Atkinson  
Stakeholder and Networks Officer



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## Public Consultation on Part 2 of the Hillingdon Local Plan

1 message

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Hall, Stephen [REDACTED]  
To: "ldfconsultation@hillingsdon.gov.uk" <ldfconsultation@hillingsdon.gov.uk>

16 May 2013 13:53

Jales Tippell  
LDF Team 3N/02  
Planning  
Environment and Community Services  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

Dear Mr Tippell

### **Public Consultation on Part 2 of the Hillingdon Local Plan (19 April – 31 May 2013)**

#### **Notice of Preparation of a Local Plan Document under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2013**

Thank you for you for inviting the Highways Agency (HA) to comment on the above documents produced by the London Borough of Hillingdon.

The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport. In the case of Hillingdon, this relates to the M25 Junctions 14 to 17, the M4 Junctions 3 to 4b, the M40 Junctions 1 and 1a and the A3113. Sections of the M4 and M25 are currently congested during the peak hour period. Consequently, we would be concerned if any material increase in traffic were to occur on these sections of the SRN as a result of development in Hillingdon without careful consideration of mitigation measures.

DfT circular 02/2007 (Planning and the Strategic Road Network) sets out how the HA will take part in the development of Local Plans from the earliest stages. Please see HA Planning protocols guidance. <http://www.highways.gov.uk/our-road-network/planning/>

On an advisory basis, we also reiterate the importance of the production of Transport Assessments in order to support any development likely to have significant transport implications. The HA will be particularly interested to see reference to transport and infrastructure.

The HA support the inclusion of the Infrastructure Schedule within the Core Strategy to identify the schemes planned within the borough. The infrastructure schedule currently lists the HA Managed Motorways programme of works. We are currently considering how the Managed Motorways might be delivered on the M4 between Junctions 3 and 12.

I hope that the above information is helpful. Please do not hesitate to contact me to discuss anything further.

Yours sincerely

**Stephen Hall, Asset Manager M25 DBFO North West**  
Highways Agency [REDACTED]

Web: <http://www.highways.gov.uk>

GTN: 3904 TBC

Safe roads, reliable journeys, informed travellers  
Highways Agency, an executive agency of the Department for Transport.

The original of this email was scanned for viruses by the Government Secure Intranet virus scanning service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2009/09/0052.) On leaving the GSi this email was certified virus free.

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Martin Moss

**Are you:** ~~A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):~~

**Telephone No:**

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

Representations can be made in the following ways:

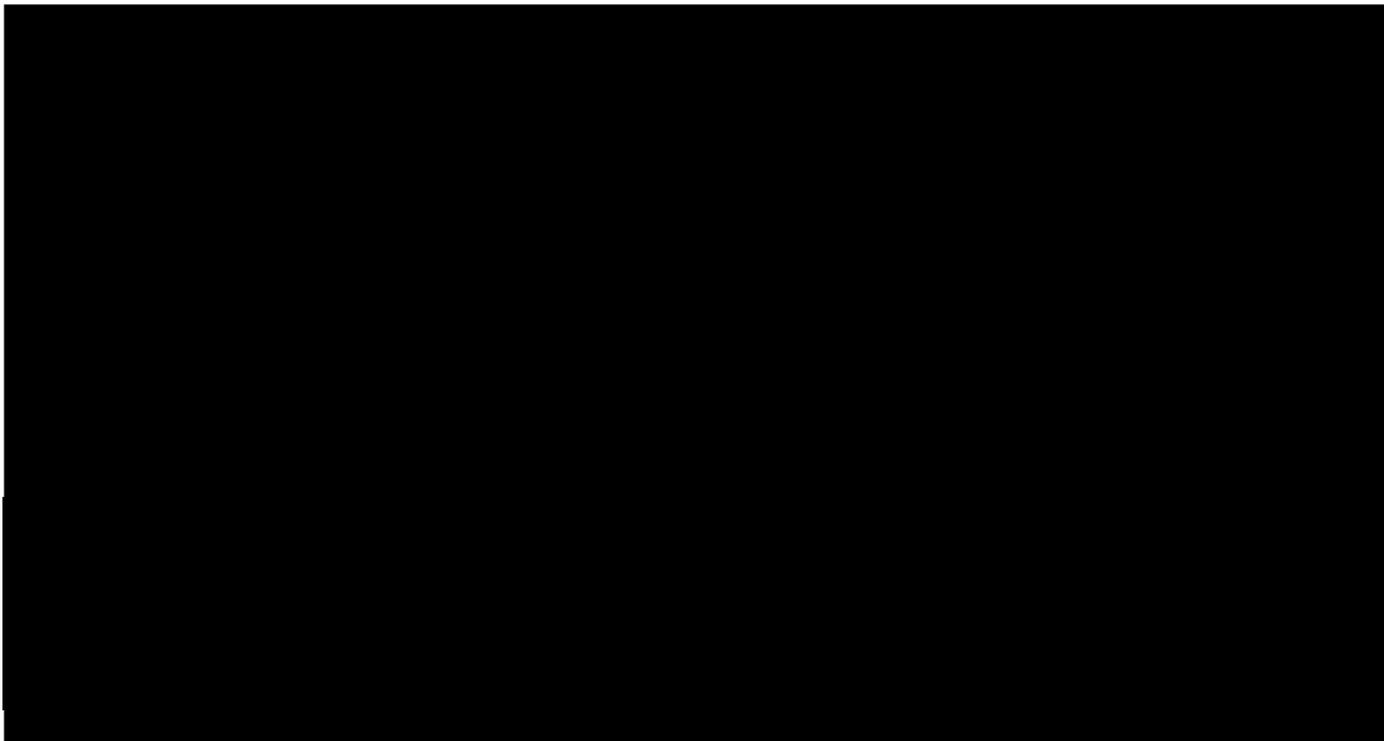
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

## Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
✓	Site Specific Allocations
✓	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Proposals Map</b></p>	<p><b>Minor amendment to the Green Belt boundary adjacent to Harmondsworth</b></p> <p>The UDP Proposals Map was adopted in 1998, prior to the construction of Duval House and so the car park is identified on the Proposals Map as a field within the Green Belt. As the car park is tarmacked and defined by boundary walling and planting, it is not open in character and is visually distinct from the adjacent Green Belt to the North.</p> <p>Accordingly it is considered necessary to redress this anomaly, by redrawing the Green Belt boundary on the emerging Policies Map to the Local Plan (in accordance with Strategic Policy EM2 of the Local Plan) so that the car park is removed from the Green Belt.</p>
<p><b>Site Specific Allocations</b></p>	<p><b>Allocation of Duval House and car park, Harmondsworth for residential development</b></p> <p>Duval House and car park has been put forward for consideration as a potential allocation, as it represents a significant site within the village of Harmondsworth with potential for residential development to contribute to meeting the Borough's housing needs.</p> <p>The offices are isolated from other employment uses and lie within a small village containing predominantly residential accommodation.</p> <p>Harmondsworth is located within the Heathrow Opportunity Area, beyond the 'proposed areas for growth for hotel and office' identified in the Strategic Policies of the Local Plan and is identified as one of the 'Heathrow Villages' by the document, where the Council will seek to address issues relating to employment growth in the forthcoming Hillingdon Local Plan: Part 2- Heathrow Area Policies Local Development Document (LDD).</p> <p>The strategy to direct growth in office development away from Harmondsworth to the north and south as identified by the Strategic Policies of the Local Plan will however make Duval House even more of an anomaly in the local office market, and it is expected that re-letting the building from 2016 is likely to prove extremely challenging and potentially unviable.</p> <p>Whilst Policy SO15 of the Local Plan's Strategic Policies seeks to Protect land for employment use, it promotes the managed release of surplus employment land for other uses. Although the site is not included within an area specifically identified for 'managed release of employment land' by Policy E1 and Map 5.1, it is not a Strategic Industrial Location, a Locally Significant Industrial Site (LSIS) or a Locally Significant Employment Locations (LSEL), within which employment uses are protected by the policy.</p> <p>On the basis that the anomaly of the car park being within the Green Belt is redressed, there is potential to deliver redevelopment across the whole site and secure the most efficient use of brownfield land for housing in accordance with strategic Policy H1 of the Local Plan whilst supporting the strategy of directing employment away from the village of Harmondsworth. As development of the site is deliverable in the next 4-5 years, it is requested it be formally allocated for residential development in the emerging Local Plan Site Allocations document and the Policies Map</p>

**Please continue on a separate sheet if necessary and attach to the original.**

**Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential.** All responses must be received by the Council by 5.00 pm on Friday 31 May 2013. **If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)**

Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

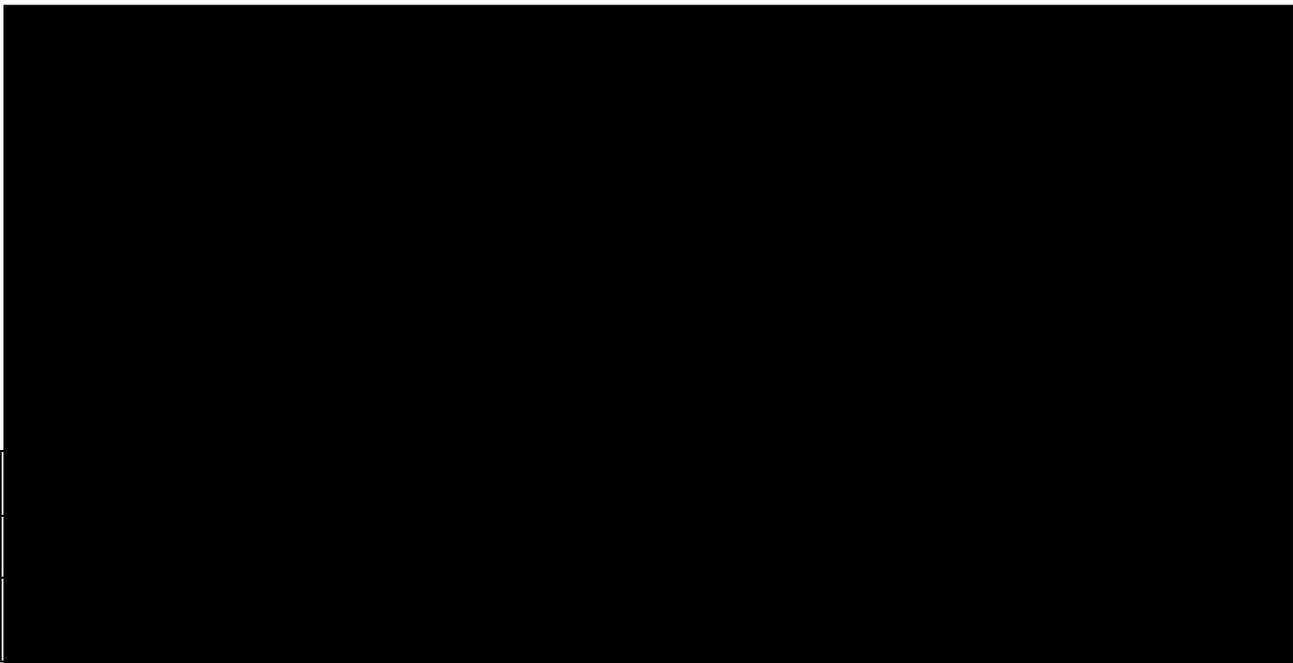
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	-
Company (if applicable)	La Salle Investment Management
Address:	C/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Gerald Eve LLP
Full Name:	Martin Moss
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Duval House, High Street, Harmondsworth, West Drayton, Middlesex, UB7 0BT																
Gird Reference (if known)	-																
Site Area (square metres or hectares):	0.2ha (see Section10)																
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
Commercial/ industrial																	
Residential																	
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	<p>Planning permission ref.17762AB /98/1831 - Granted 04/03/99 - Erection of an office block comprising part one, two and three storey elements</p> <p>Conservation area consent ref 17762/AC/99/0136 – Granted 17-03-99 - Demolition of western boundary wall and demolition of southern boundary wall (Application for Conservation Area Consent)</p>																
If the site is vacant, has it been previously developed for uses other than agriculture?	N/A																

If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	N/A
Current number of people employed on the site (if any).	Unknown

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	Yes / No
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No N/A
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	N/A

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	✓
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓ (none through the site)	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site			✓
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other	✓		
If Other, please specify – Green Belt (part)			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	✓
5 – 10 Years	✓
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	
<p>The existing lease is set to expire in September 2016; the property is not situated within a recognised office location and the owner's knowledge of the local office market is that it will be very difficult to re-let the building, indeed it is unlikely to be viable to do so.</p>	

<b>10. Other Relevant Information</b>
<p>Although extending to just below 0.25 ha, the site has been put forward for consideration as a potential allocation, as it represents a significant site within the village of Harmondsworth with potential for residential development to contribute to meeting the Borough's housing needs.</p> <p>Although developed only relatively recently, the offices on site (Duval House) are isolated from other employment uses and lie within a small village containing predominantly residential accommodation.</p> <p>Harmondsworth is located within the Heathrow Opportunity Area, beyond the 'proposed areas for growth for hotel and office' identified in the Strategic Policies of the Local Plan and is identified as one of the 'Heathrow Villages' by the document, where the Council will seek to address issues relating to employment growth in the forthcoming Hillingdon Local Plan: Part 2- Heathrow Area Policies Local Development Document (LDD).</p> <p>The strategy to direct growth in office development away from Harmondsworth to the north and south as identified by the Strategic Policies of the Local Plan will however make Duval House even more of an anomaly in the local office market, and it is expected that re-letting the building from 2016 is likely to prove extremely challenging and potentially unviable.</p> <p>Whilst Policy SO15 of the Local Plan's Strategic Policies seeks to Protect land for employment use, it promotes the managed release of surplus employment land for other uses. Although the site is not included within an area specifically identified for 'managed release of employment land' by Policy E1 and Map 5.1, it is not a Strategic Industrial Location, a Locally Significant Industrial Site (LSIS) or a Locally Significant Employment Locations (LSEL), within which employment uses are protected by the policy.</p> <p>Whilst the property has potential to be converted to residential use without the need for planning permission under recently introduced temporary permitted development rights (subjects to early</p>



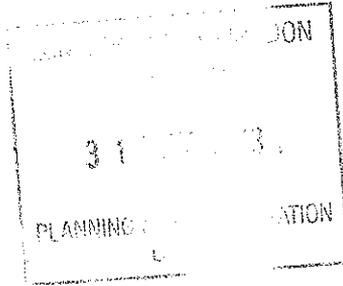
Duval House and Car Park, Harmondsworth, Middlesex, UB7 0BT



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Ref: G6141



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Liverpool/Reading/Weybridge

[www.BroadwayMalyan.com](http://www.BroadwayMalyan.com)

LDF Team  
Transportation  
Planning Policy and Community Engagement  
London Borough of Hillingdon  
Civic Centre  
Uxbridge  
UB8 1UW

29<sup>th</sup> May 2013

Ref:23825

Dear Sir/ Madam,

**Response to Public Consultation on Part 2 of the Hillingdon Local Plan (19 April – 31 May 2013)**

I am instructed on behalf of the Hillingdon Hospitals NHS Foundation Trust (the Trust), to submit a representation in response to your public consultation on Part 2 of the Hillingdon Local Plan (19 April – 31 May 2013).

In accordance with your guidance we have included a plan to identify the site boundaries and can confirm the following information.

**The Site:** Mount Vernon Hospital

**Site Area:** 23 hectares

**Owner:** The Hillingdon Hospitals NHS Foundation Trust

**Contact Details:** Jon Bishop  
Broadway Malyan  
3 Weybridge Business Park  
Addlestone Road  
Weybridge  
Surrey  
KT15 2BW

**The Site**

The site is wholly owned by the Trust, but is occupied by a range of other health providers, the largest of which is East and North Herts NHS Trust.

The Trust is currently involved in a wide ranging review of the 23 ha site with a view to identifying land and buildings within the site which are surplus to requirements and would be suitable for redevelopment.

The Mount Vernon site comprises two distinct areas, the northern part which includes all the existing buildings in a compact zone, and the southern area which is mainly open space and fields. The original hospital is a long narrow building running east to west. The site is identified on the Hillingdon Proposals Map as being within the Green Belt and most of the southern area is also designated as a Countryside Conservation Area.

Although the site is located within the Green Belt the surplus area is considered to be appropriate for residential development in accordance with current government guidance. The northern part of the site is previously developed land and almost entirely covered by buildings and hard standing. The site has been developed to such an extent that it no longer performs a Green Belt function and therefore we are proposing that the northern part of the site is removed from the Green Belt. We accept that the southern part of the site should remain within the Green Belt. In addition it is important to note that a number of buildings on the northern section of the site have recently been demolished and replaced by surface level car parking. In accordance with the guidance relevant at the time of demolition (PPG2) the size and location of these buildings which were demolished were recorded in order that buildings of an equivalent scale could be re-provided elsewhere on the site.

The original hospital ward is a long narrow period building running east to west in the centre of the site and is Grade 2 listed. To the east of the original ward building there is an attractive Grade 2\* listed chapel which was constructed at the same time as the original hospital wards. The original ward building is currently in use but is unsuitable for modern healthcare provision and is therefore largely surplus to requirements. The setting of the chapel and the original ward building has been significantly eroded as the hospital site has grown incrementally over time with many new healthcare and related buildings being added. The majority of these buildings are utilitarian and functional structures which have been designed with no regard to the setting of the listed buildings. As part of any planned and comprehensive redevelopment of the hospital site the long term use and preservation of these important buildings will be secured.

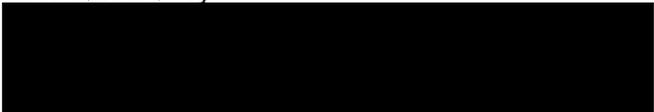
As noted previously significant parts of the Mount Vernon Hospital site will, in future, become surplus to healthcare requirements and the Trust is therefore considering a number of redevelopment options. The redevelopment of the site to provide much needed new housing will make efficient use of a previously developed site in line with the guidance contained within the NPPF. In addition the redevelopment of the site for housing will make an important contribution towards meeting the housing needs of the Borough. We are therefore recommending that the site is identified as a housing allocation within Part 2 of the Hillingdon Local Plan.

The site is deliverable in accordance with paragraph 47 of the NPPF being available for development, within a suitable location for residential development and achievable with a realistic prospect that housing will be delivered on site within 5 years. Although part of the site is leased to a range of healthcare providers the site is within single ownership and all parties are committed to working with the Council to secure an appropriate redevelopment of the site which will deliver much needed housing and improved healthcare facilities for the borough.

In conclusion the site is well suited to a residential and healthcare development in accordance with national planning policy given that it directly adjoins the settlement of Northwood to the east and the extent of the existing development on the site and should therefore be allocated for development. In addition the site no longer performs a Green Belt function as almost entirely developed with buildings and hard standing and therefore should be removed from the Green Belt.

Should you require any additional information please do not hesitate to contact me.

Yours Sincerely

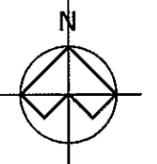


Jon Bishop  
**Principal Planner**

Cc: Steve Turner, The Hillingdon Hospitals NHS Foundation Trust



do not scale dimensions from this drawing



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**BroadwayMalvan  
Planning**

3 Weykbridge Business Park  
Addlestone Road  
Weykbridge, Surrey KT15 2BW  
T: 01932 845599  
F: 01932 846043  
E: [enq@broadwaymalvan.com](mailto:enq@broadwaymalvan.com)

Client  
**The Hillingdon Hospital  
NHS Trust**  
Project  
**Mount Vernon Hospital  
Rickmansworth Road  
Northwood**  
Description  
**Location Plan  
incorporating  
Site Survey Drawing**

Status  
**FOR IDENTIFICATION ONLY**

Scale	Drawn	Date
1:2500 @ A1	rw/os	09 March 2005
1:5000 @ A3		
Job number	Drawing number	Revision
23825	01 / 25	SS
Original size 100mm	Copyright Broadway Malvan Limited	

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Jon Bishop

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



c) <input type="checkbox"/> Asian or Asian British	f) <input type="checkbox"/> Other ethnic group
--	--

**Which section of Part 2 of the Local Plan are you making a representation on?**  
 (Please tick the appropriate section and use a separate form for each representation)

	<b>Development Management Policies</b>
X	<b>Site Specific Allocations</b>
X	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Site Specific Allocations</b></p>	<p><b>The Site</b></p> <p>The Mount Vernon site comprises two distinct areas, the northern part which includes all the existing buildings in a compact zone, and the southern area which is mainly open space and fields. The original hospital is a long narrow building running east to west. The site is identified on the Hillingdon Proposals Map as being within the Green Belt and most of the southern area is also designated as a Countryside Conservation Area.</p> <p><b>Site Specific Allocations</b></p> <p><b>We recommend that the site is formally allocated for residential and healthcare development within the Hillingdon Local Plan: Part 2.</b></p> <p><u>Suitability for residential development</u></p> <p>Although the site is presently located within the Green Belt it is considered to be appropriate for residential development. Current government guidance within the National Planning Policy Framework (NPPF) promotes the redevelopment of previously developed sites. Specifically in relation to previously developed sites which are located in the Green Belt, paragraph 89 of the NPPF states that,</p> <p><i>'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:</i></p> <ul style="list-style-type: none"> <li>• <i>Limited infilling or the partial or complete redevelopment of a previously developed site (brownfield land), whether redundant or in continued use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'</i></li> </ul> <p>The northern part of the Mount Vernon Hospital site is almost entirely developed and is categorised as a 'previously developed site'. Therefore partial or complete redevelopment of the site would not constitute inappropriate development provided that the new development would not have a greater impact on the openness of the Green Belt.</p> <p>Furthermore the site has been developed to such an extent that it no longer performs a Green Belt function. The northern area of the site is almost entirely developed with buildings and hard standing. A large number of the existing healthcare buildings on the site are old and in need of considerable maintenance and repair. In addition many of the buildings are now redundant and are no longer in use. Consequently a large proportion of the site is currently vacant and entirely suited to residential development as part of an emerging masterplan comprising a mix of healthcare and new residential uses. (Continues on next page)</p>

<b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b>	<b>Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b>
<b>Site Specific Allocations (continued)</b>	<p>The site is available for development and would provide much needed housing which will make an important contribution to meeting the housing needs of the borough.</p> <p>The site is deliverable in accordance with paragraph 47 of the NPPF. The site is available for development, within a suitable location for development and achievable with a realistic prospect that housing will be delivered on site within 5 years. Although the site is in use by more than one NHS Trust the site is within single ownership and all parties are committed to an appropriate redevelopment of the site which will deliver much needed housing and improved healthcare facilities.</p> <p>In conclusion the site is well suited to a residential and healthcare development in accordance with national planning policy given that it directly adjoins the settlement of Northwood to the east and the extent of the existing development on the site. In addition the site no longer performs a Green Belt function as almost entirely developed with buildings and hard standing and therefore should be removed from the Green Belt. The Site is available and achievable and should be formally allocated within Part 2 of the Local Plan for residential and healthcare development.</p>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Green Belt/ Proposals Map	<p><b>In respect of the Hillingdon Local Plan: Part 2 Proposals Map we recommend that the northern part of the Mount Vernon site should be removed from the Green Belt.</b></p> <p>We have in the past made representations to the Hillingdon Local Plan: Part 1, stating that we consider that the northern section of the Mount Vernon Site should be removed from the Green Belt since the site does not fulfil any of the purposes or uses of Green Belt as set out in the NPPF. Policy EM2 of the Hillingdon Local Plan: Part 1 confirms that adjustments to the Green Belt boundary will be undertaken in the Hillingdon Local Plan: Part 2 – Site Specific Allocations LDD. In addition the revised Green Belt Study (which will inform the Local Plan) will identify areas that no longer serve Green Belt Purposes. Where appropriate these areas will be brought forward in the Hillingdon Local Plan: Part 2 – Site Specific Allocations LDD.</p> <p>As the Local Plan progresses we will re-iterate why we are recommending that the northern part of the Mount Vernon site should be removed from the Green Belt. We specifically request that Mount Vernon is considered as part of the forthcoming Green Belt Study.</p> <p>Current government guidance within the National Planning Policy Framework (NPPF) promotes the redevelopment of previously developed sites. The site has been developed to such an extent that it no longer performs a Green Belt function. The northern area of the site is almost entirely developed with buildings and hard standing. A large number of the existing healthcare buildings on the site are old and in need of considerable maintenance and repair. In addition many of the buildings are now redundant and are no longer in use. Consequently a large proportion of the site is currently vacant and entirely suited to residential development as part of an emerging masterplan comprising a mix of healthcare and new residential uses.</p> <p><b>Due to the extent of the development on site it clearly no longer performs a Green Belt function and therefore we recommend that the Proposals Map should be amended to remove the Green Belt annotation from the northern part of the Mount Vernon site.</b></p> <p>In conclusion the site is well suited to a residential and healthcare development and the site no longer performs a Green Belt function as it is almost entirely developed with buildings and hard standing. Therefore the northern part of the Mount Vernon site should be removed from the Green Belt.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## LONDON BOROUGH OF HILLINGDON

### HILLINGDON LOCAL PLAN: PART 2

#### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### CALL FOR SITES FORM

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

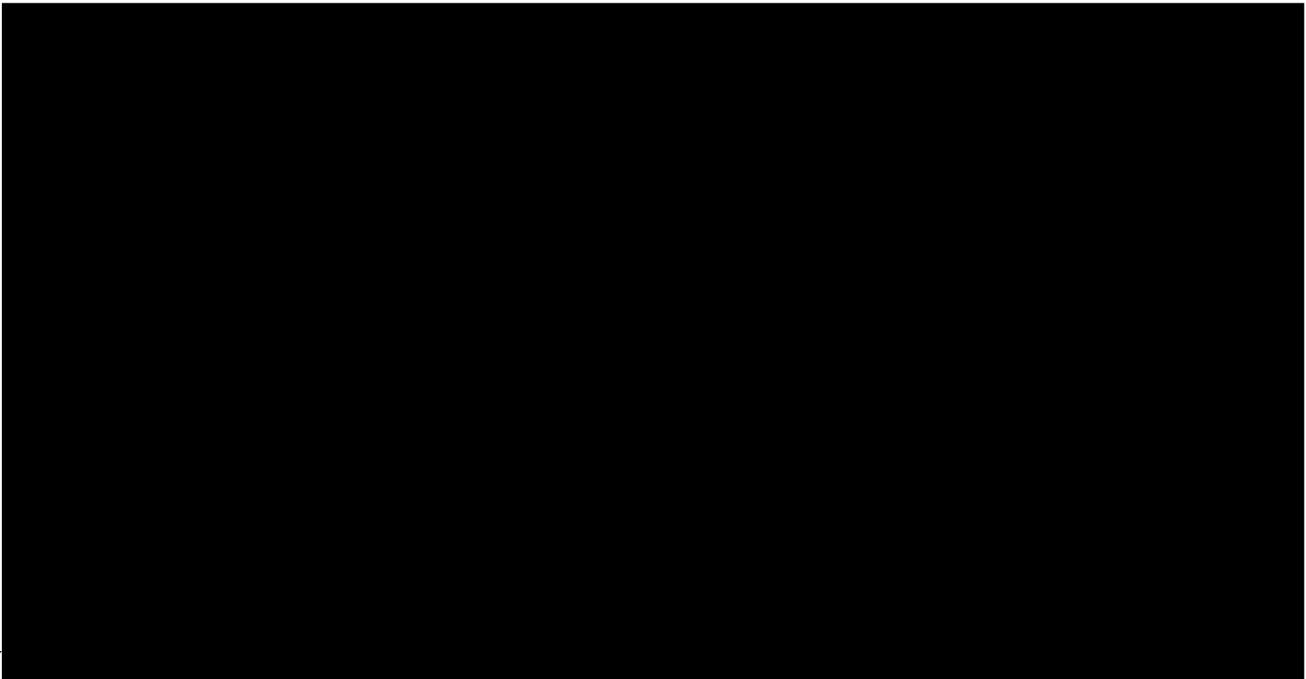
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	Steve Turner
Company (if applicable)	The Hillingdon Hospitals NHS Foundation Trust
Address:	[REDACTED]
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Jon Bishop
Full Name:	Broadway Malyan
Address:	[REDACTED]
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details			
Site address/ location: (please provide full postal address)	Mount Vernon Hospital Rickmansworth Road Northwood Middlesex HA6 2RN		
Gird Reference (if known)			
Site Area (square metres or hectares):	23 Hectares		
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td> <input type="checkbox"/> Agriculture  <input type="checkbox"/> Commercial/ industrial  <input type="checkbox"/> Residential  <input type="checkbox"/> Community  <input type="checkbox"/> Retail  <input type="checkbox"/> Open space/ recreation  <input type="checkbox"/> Other  <i>If other, please state use:</i> </td> <td> <input checked="" type="checkbox"/> Hospital         </td> </tr> </table>	<input type="checkbox"/> Agriculture <input type="checkbox"/> Commercial/ industrial <input type="checkbox"/> Residential <input type="checkbox"/> Community <input type="checkbox"/> Retail <input type="checkbox"/> Open space/ recreation <input type="checkbox"/> Other <i>If other, please state use:</i>	<input checked="" type="checkbox"/> Hospital
<input type="checkbox"/> Agriculture <input type="checkbox"/> Commercial/ industrial <input type="checkbox"/> Residential <input type="checkbox"/> Community <input type="checkbox"/> Retail <input type="checkbox"/> Open space/ recreation <input type="checkbox"/> Other <i>If other, please state use:</i>	<input checked="" type="checkbox"/> Hospital		

Relevant planning history: (include any planning application reference number (s) if known)	The site has been subject to numerous planning applications
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	N/A
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	Freehold owner of the whole site
Are you a leaseholder of site/building?	N/A
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	N/A
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	N/A

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	X (C3)	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		

Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	Market testing indicates that there is interest in the site
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	X		
Mains Sewerage	X		
Electrical Supply	X		
Gas Supply	X		
Access to Public Highway	X		
Landline telephone/Broadband	X		
Public rights of way	X		
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site	X		
Contamination			X
Access constraints		X	
Trees and/or mature hedges on site or on the boundary	X		
Tree Protection Orders on site	X		
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other			

If Other, please specify

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature \_\_\_\_\_



Date: 29-05-2013

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Eastcote Village Conservation Area Advisory Panel

**Are you:** Community Group

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**  
[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
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**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

**Please tick here if you wish to be kept informed of the progress of the Local Plan.**

yes
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#### Monitoring Questions

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[REDACTED]

<b>Which section of Part 2 of the Local Plan are you making a representation on?</b> (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies x
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Environmental Improvements.	<p>Policies EM2 &amp; EM3.</p> <p>The River Pinn runs through the Eastcote meadows and this area is classed as a Site of Importance for Nature Conservation. Hi. L. 02 grid ref TQ 109 890. Area 11.53 ha</p> <p>Forms part of the Mayor of London's All London Green grid.</p> <p>The area is also in a Proposed Archaeological Priority Area, this should also be upgraded to an Archaeological Priority Area, as part of the area is within the Eastcote Village Conservation Area.</p> <p>Currently this area is classed as Green Chain, also Blue Ribbon.</p> <p>In line with Policy EM2 of HLP part 1, this area should be considered for Metropolitan Open Land Status.</p> <p>This area is part of the Colne Valley Catchment, LBH is a stakeholder in the Colne Catchment Action network which is working to achieve the standards set down in the European Framework Directive. This involvement should continue.</p> <p>Recommendations.</p> <p>The area is upgraded to Metropolitan Open Land and to an Archaeological priority Area, continues to be classed as Blue Ribbon. Involvement with the Colne Catchment Action Network continues.</p>

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## HILLINGDON LOCAL PLAN: PART 2

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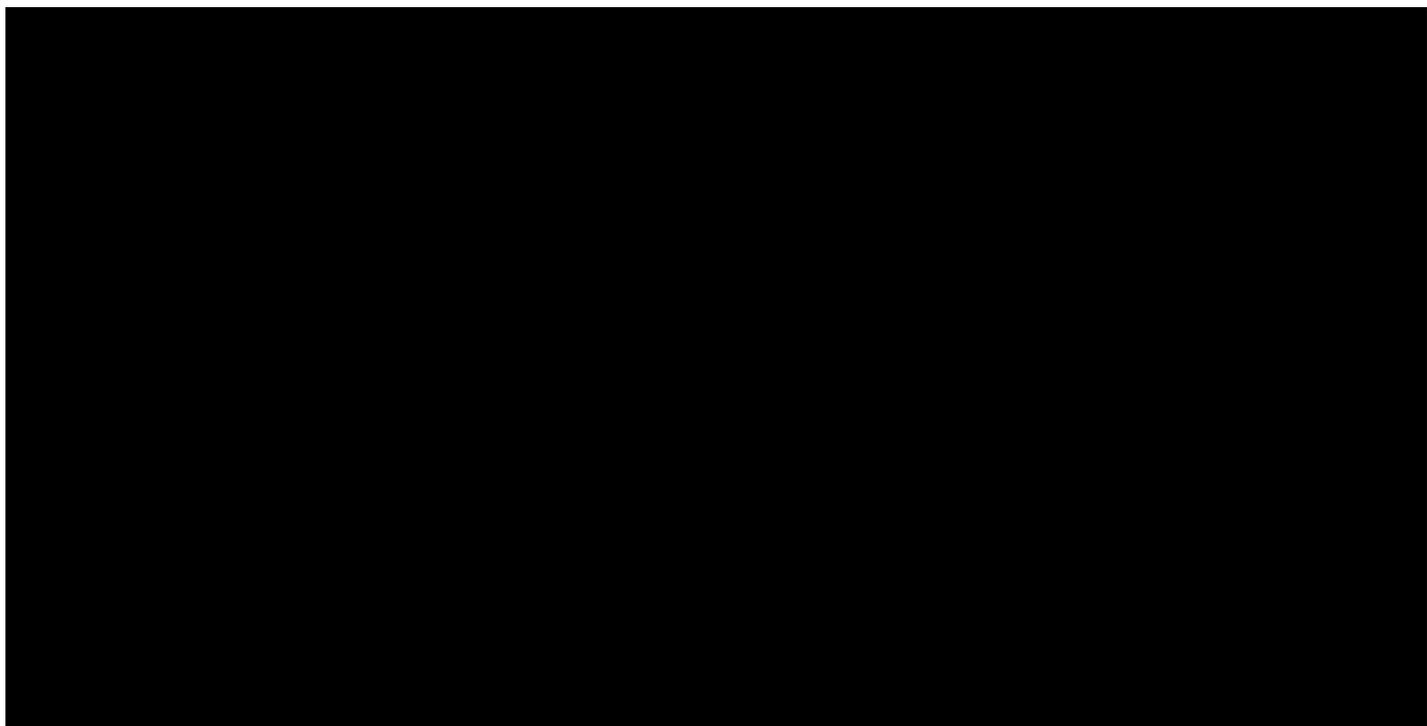
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

yes
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#### Monitoring Questions

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Historic and Built Environment.	<p>There are three Conservation Areas in Eastcote :- Eastcote Village CA, Eastcote Park Estate CA and Morford Way CA.</p> <p>Morford Way Conservation Area.</p> <p>There is a draft appraisal for the Morford Way Conservation Area in which one recommendation is to extend the CA to include the part of the Field End Road shopping centre that is unchanged from the 1930s when it was built. This is an area of good quality Metro-Land suburb and to include this into the CA would be consistent with Policy HE1. This appraisal is with the Specialist Planning Team, Charmain Baker.</p> <p>Recommendation. The Morford Way CA be extended as per the recommendations made in the draft appraisal. 2012.</p> <p>Eastcote Village CA.</p> <p>Eastcote Village was one of the original Conservations Areas, this area would benefit from an up to date Appraisal.</p> <p>The EVCA is included in an Proposed Archaeological Priority Area This should be upgraded to an Archaeological Priority Area. Recent archaeological digs at Eastcote House Gardens and Bishop Ramsey School have produced evidence of late iron age remains.</p> <p>Recommendations.</p> <p>An Appraisal of Eastcote Village CA be made a priority</p> <p>The Proposed Archaeological Priority Area be up graded to an Archaeological Priority Area.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:**

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): *AMISHI RESIDENTS ASSOCIATION*

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**  
[REDACTED]

Representations can be made in the following ways:

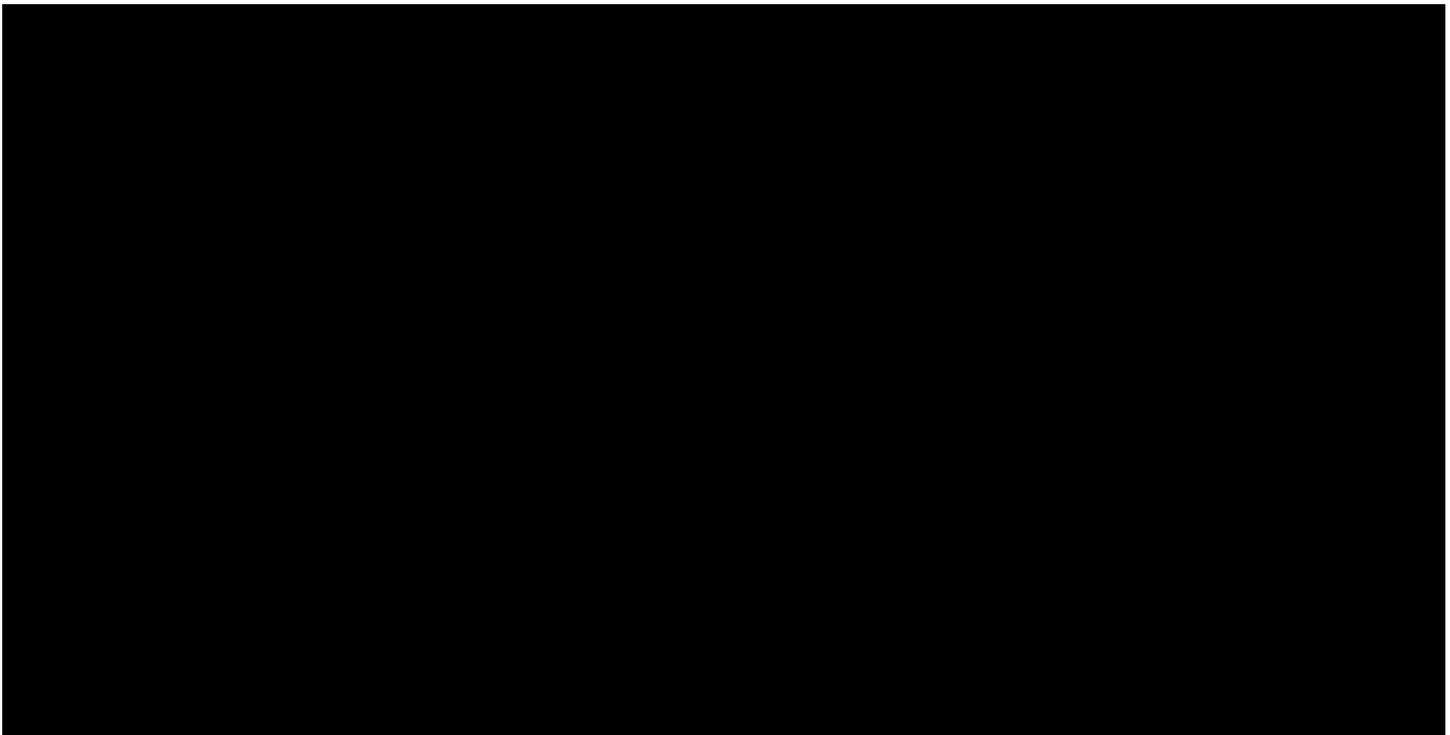
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#### Monitoring Questions

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Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies ✓
	Site Specific Allocations ✓
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements/ Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
ALL THESE THINGS	SEE ATTACHED RESPONSES / COMMENTS HATCHED IN GREEN.

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

# London Borough of Hillingdon

## Hillingdon Local Plan: Part 2 Consultation Paper

### Ruislip Residents' Association Response Our comments are in Green

**Introduction** - the Hillingdon Local Plan: Part 1 - Strategic Policies were formally adopted by the Council on 8th November 2012 and set out the Council's overall vision and objectives for future development in the borough. Together with the National Planning Policy Framework and London Plan, the Plan provides up-to-date strategic land use planning policies through to 2026.

Part 2 of the Hillingdon Local Plan will comprise three main components:

- Development Management Policies - a set of detailed local planning policies.
- Site Allocations – a series of recommendations for the future development of a number of major sites.
- Policies Map – this will take the form of an atlas of proposed changes to the existing Hillingdon Unitary Development Plan Proposals Map.

This public consultation is a first step in the preparation of Part 2. Its aim is to seek initial views as to what this part of the Plan should contain, gives an opportunity for you to tell us about any alternative policy approaches that you would like us to consider, and also calls for sites for possible inclusion in the Plan.

The new Local Plan (Parts 1 and 2) will fully replace the existing 2007 Saved Unitary Development Plan policies in due course and it will be used by the Council in conjunction with the London Plan to guide development and determine future planning applications and appeals.

**Content of the Local Plan:** Part 2 - the Council proposes that the detailed planning policies and proposals contained in Part 2 of the Local Plan should be set out under the same five separate principle headings used in Part 1:

- a) The Economy
- b) New Homes
- c) Historic and Built Environment
- d) Environmental Improvement
- e) Transport and Infrastructure.

## **Proposed Development Management Policies**

It would appear the Council has produced a comprehensive list of proposed policies and we look forward to seeing the detail in due course. Unfortunately some of the good intentions expressed in the list will have been nullified by the recent relaxation of the planning law. However we trust that in preparing the new policies of the Council will, wherever possible, recognise and endeavour to retain, the urban character of the area.

### **a) The Economy**

These policies will address a range of issues including the supply of employment land, locations for employment growth, retailing and small and medium sized businesses:

#### **1. Supply of Employment Land**

Protecting the use of land allocated for employment uses

We do not believe we have any left!

#### **2. Locations for Employment Growth**

Protecting the locations of land allocated for employment uses

#### **3. Change of Use within Industrial Development**

Protecting light industrial uses from change of use to heavy industrial uses

#### **4. Office Development**

Support for office development in town centres

We suggest that existing empty office space be reused before constructing new office space or allowing change of use to offices.

#### **5. Hotel Development**

Support for hotel and similar uses in Uxbridge and other town centres

We are not overly served by hotels in the north of the borough at present.

#### **6. Uxbridge**

Support for the development of Uxbridge as a major Metropolitan Centre

#### **7. Safeguarding retail uses in Town, District and Neighbourhood Centres**

Protecting retail uses in the Town, District and Neighbourhood Centres

We suggest that sympathetic parking policies will help in this.

#### **8. Restaurants and Hot Food Takeaways**

Protecting retail uses and preventing change of use to restaurants and hot food take aways where appropriate

## **9. Small and Medium Sized Businesses**

Supporting the development of affordable accommodation for small and medium-sized businesses in appropriate sustainable locations throughout the borough

### **b) New Homes**

These policies will address house conversions and include specific policies on the provision of affordable housing and on sites for gypsies and travellers:

#### **1. Conversion or Subdivision of Dwellings**

Conversion or subdivision of residential dwellings into additional units

OK where suitable and where facilities, such as parking, are available. Give preference to sites close to public transport hubs.

#### **2. Houses in Multiple Occupation (HMOs)**

Change of use of dwellings to Houses in Multiple Occupancy

These need strong monitoring from the council and this appears not to be available at present.

#### **3. Affordable Housing**

Provision of affordable housing in residential development schemes

What price is considered affordable? An important principle but needs to be implemented with more vigour by the Council.

#### **4. Provision for Gypsy and Travellers**

Criteria governing the location and suitability of sites for Gypsy and Travellers.

### **c) Historic and Built Environment**

These policies will cover a range of issues including historic heritage assets, conservation areas and listed buildings, detailed local planning standards for new housing development and policies on shop front design and advertisements:

#### **1. Heritage Assets**

Development having an adverse impact of Heritage Assets and their settings

We agree that we need to protect those assets that we still have.

#### **2. Archaeological Remains**

Proposals affecting archaeological sites and the need for detailed site

appraisals

**3. Listed Buildings**

Development affecting listed building and their settings

**4. Conservation Areas**

Development affecting the character and appearance of Conservation Areas

These are important for preserving the character of our towns and villages. There should be no development within a conservation area without planning consent.

**5. Areas of Special Local Character**

Preventing development that is harmful to the character and appearance of Areas of Special Local Character

**6. Heritage and Climate Change**

Mitigating against the effects of climate change and their impacts on Heritage Assets

**7. Planning Applications**

Scope of the design content of planning applications

**8. Public and Private Amenity Space in Residential Developments**

Provision of public and private amenity space in residential development

Developers are trying to cram too many properties onto each site.

**9. Trees and Landscaping**

Protection and provision of trees and landscaping

We need better enforcement and more tree protection orders where appropriate. Where trees that *have* to be taken down, more mature, larger stock should be used for replacement. We have tree nurserys in our own borough.

**10. Internal Floorspace Standards**

Minimum floorspace requirements in residential dwellings

**11. Garden Sizes**

Provision of garden areas relative to the size of dwelling

Please see item 8 above.

**12. Garages**

Size standards for garages

**13. Security in Residential Development**

Designing out crime in residential developments

**14. Lifetimes Homes**

Adaptability of homes including providing for wheelchair users

**15. Implementing Building for Life Standards**

Standards in residential development to satisfy Building for Life standards

**16. Carbon Reduction in Residential and Non Residential Development**

Phased reduction of CO2 emission for all types of development

**17. Storage for Refuse and Recyclables in Residential Development**

Provision of refuse facilities in residential development

**18. Noise and Air Quality in Residential Development**

Levels of noise and air quality requirements in residential development

**19. Car Parking Standards for residential development**

Car parking standards for residential development

We suggest you look into under-provision in new planning applications.

**20. Electric Car Charging Points**

Provision of electric charging points in residential development

**21. Safeguarding Gardens from Development**

Safeguarding residential gardens from development

We fully support this, indeed there has been a lot of local activism on this very point.

**22. Rear Extensions**

Scale of residential rear extensions

**23. Side Extensions**

Scale of residential side extensions

**24. Roof Extensions**

Scale of residential roof extensions

We believe the design needs to be sympathetic to the local vernacular.

**25. Over Dominant Extensions**

Overly large residential extensions

Consideration should be given to the effect on neighbours' access to light.

**26. Privacy and Overlooking**

The retention of privacy and amenity for residential dwellings

**27. Basements**

Design criteria for basement conversions

**28. Retention of Off-Street Parking**

Retention of car parking for residential dwellings

We believe off-street parking is greatly preferable to on-street parking. Only allow conversion of garages to residential use if there is still suitable off-street parking.

**29. Hard Surfacing**

Hard surfacing in residential gardens

We suggest that when a front garden is replaced with hard surfacing that compensatory landscaping to improve the street scape is required. Otherwise front gardens will become one long strip of hard surfacing behind the pavement. We also recommend that the curb drop be limited to maintain on-street parking where practicable. We have concerns about drainage to prevent flash flooding and wonder if water-permeable surfaces can be recommended.

**30. Public Realm in Town, District Centres and in Retail Parades**

Improvements to the public realm

**31. Design of Shop Fronts**

Design criteria for new shop fronts

We would like the design criteria to try and prevent 'blind' shop fronts which are not inviting ie. shopfronts that have no traditional window display area, nor even a clear window into the shop. Examples of such 'blind' shop fronts are Ruislip Post Office and M&S Ruislip.

**32. Advertisements on Retail Premises**

Design criteria for advertisements on retail premises

These must be as agreed or approved. Enforcement is key.

**33. Hoardings**

Temporary hoardings on vacant sites

These must be properly maintained and be removed on schedule. Again enforcement is key.

**34. External Lighting**

Design criteria for external lighting

We suggest this include consideration of the impact of flood lighting on

surrounding areas and the night skyline, eg. from sport pitches. Planning conditions on light installations should be enforced.

### **35. Telecommunications Aerials and Apparatus**

Location of telecommunications equipment in designated and other areas

The Council has always had a strong policy on this and we hope it will continue with its previous practice.

## **d) Environmental Improvements**

These policies will cover climate change, green belt and other open land, flood risk and water management:

### **1. Low Carbon and Renewable Energy Systems in Residential dwellings**

Use of low carbon and renewable energy sources in dwellings

### **2. Decentralised Energy**

Designing major developments to be able to connect to a Decentralised Energy Network (DEN)

### **3. Living Walls and Roof**

Incorporating living roofs into major developments

We support this concept and hope it will be applied to the surface structures of HS2.

### **4. Development in the Metropolitan Green Belt or on Metropolitan Open land**

Development affecting the Green Belt and Metropolitan Open Land

We suggest you add Green Chains to this policy.

### **5. Dwellings in the Green Belt and Metropolitan Open Land**

Alterations and extensions to dwellings in the Green Belt or on Metropolitan Open Land

### **6. Farm Diversification**

Farm diversification for employment related uses

### **7. Tourist, Facilities in the Countryside**

Tourism facilities in the countryside

### **8. Outdoor Advertising in Rural Areas**

Outdoor advertisement displays in the countryside

### **9. Development in Green Edge Locations**

Development in fringe locations to the Blue Ribbon Network and Green Spaces

We suggest you add Green Chains to this policy.

**10. Blue Ribbon Network**

Development affecting the delivery of the Catchment Management Plans for the River Crane and Colne.

Design and access requirements for waterside

We will need a new site and new facilities for Hillingdon Outdoor Activities Centre (HOAC) as the HS2 viaduct across the Colne Valley will make the current site unusable.

**11. Critical Drainage Areas**

Development affecting Critical Drainage Areas

**12. Management of Flood Risk**

Development proposed in Flood Risk Zones

**13. Sustainable Urban Drainage Systems**

Use of sustainable urban drainage systems, the control of surface water run off rates and the use of water efficiency

**14. Safeguarding of Biodiversity**

Protection and enhancement of biodiversity features

**15. Development of Land Affected by Contamination**

Restoration of contaminated land

**16. Water Quality**

Water quality targets for new development

**17. Protection of Ground Water resources**

Development within a Source Protection Zone, Safeguard Zone or Water Protection Zone

**18. Water Efficiency in Homes**

Residential development and the Code for Sustainable Homes

**19. Water Efficiency in Non Residential Development**

Non residential development and BREEAM standards for water efficiency

**20. Air**

Development to be 'air quality neutral'

**21. Noise**

Ambient noise level standards

## **22. Minerals and Waste**

Protection, extraction processing of aggregates and restoration of mineral sites, operation of waste disposal sites and operation of rail depot facilities

We need a policy that will cover HS2 worksites and tunnel spoil removal.

## **e) Transport and Infrastructure**

These policies will cover improving access to local destinations, car parking standards for different types of development and community infrastructure provision:

### **1. Accessibility and Transport Objectives**

Improving accessibility and meeting sustainable transport objectives

We recommend that the policy include an overall review of the current and projected volume of traffic and the primary routes, with a view to introducing measures to avoid future gridlock. Review access to South Ruislip industrial/retail park to avoid HGVs travelling through Ruislip / Ruislip Manor town centres.

### **2. Heathrow Airport**

Development at Heathrow Airport; maintaining air transport movements within current limits; improving air quality and reducing levels of congestion

### **3. RAF Northolt**

Civil flights at RAF Northolt

This policy need to include plans to mitigate the effects of increases in aircraft movements on traffic in West End Road.

### **4. Car Parking Standards**

Car parking standards for different type of uses, the submission of travel plans and transport assessments and the provision of electric charging points for vehicles

### **5. Safeguarding Recreational, Leisure and Community Facilities**

Safeguarding the use of recreational, leisure and community facilities

### **6. Medical and Health Facilities**

Provision of medical and health facilities within town centres

We believe existing facilities need more parking provision for patients, especially badge holders.

### **7. Religious Worship and Assembly**

New build and conversion of buildings for religious facilities

## **8. Developer Contributions to the Provision of Local Infrastructure**

Funding of local infrastructure.

## **9. Educational Facilities**

Include a review of future demand for educational facilities.

## **Site Allocations**

The goal of the Site Specific Allocations is to identify sites to meet the Council development requirements over the plan period, and to identify areas which should be protected from unsuitable development.

A series of draft proposals will be made for the future development of a number of major sites to provide the land needed to deliver the growth targets outlined in Part 1 of the Hillingdon Local Plan. This section of Part 2 will propose allocating sites to meet objectively assessed development needs in the borough including retail development, housing, employment, community uses, site requirements for gypsies and travellers, leisure facilities and transport needs.

We would request that the plan includes adequate protection against future development of all playing fields/sports grounds (eg. Grosvenor Vale), open spaces (eg. Park Way open space), recreational grounds, Green Chains and Metropolitan Open Land.

With regard to the latter items, we note that in Part 1 of the Local Plan Policy EM2 states that all Green Chains will be reviewed for designation as Metropolitan Open Land. With regards to those Green Chains in our area, ie. the Yeading Brook and River Pinn Corridors, we would only wish that to happen if it offered greater protection against any form of development other than that apparently afforded by the current policy. In this respect we would refer particularly to the Planning officer's report to the North Area Planning Committee on 26/03/2013 in respect of the planning application by Eastcote Hockey Club (EHC) at King's College Road, Ruislip (application No. 2414/APP/2012/2812). A designation of MOL would not appear to offer the same protection. Our concern being that if the status of these spaces were raised to MOL the Council might have to consider approval of an application such as the EHC proposal under the "special circumstances test."

## **Policies Map**

This will take the form of an atlas of proposed changes to the existing Hillingdon Unitary Development Plan Proposals Map, setting out the Council's proposed land use allocations on sites across the borough in map form, including proposals such as Green Belt alterations, new conservation areas and local industrial designations.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: **Friends of Pinn Meadows**

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body /

**Community Group** / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]  
[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

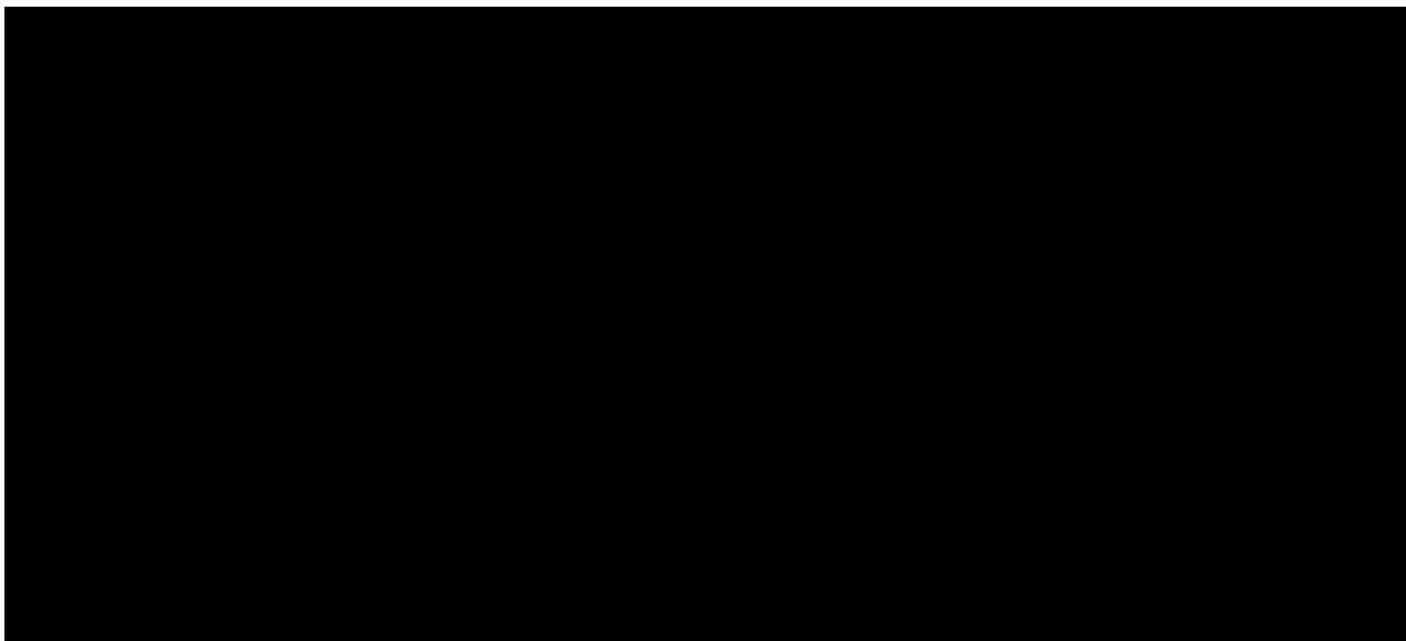
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.



#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



<b>Which section of Part 2 of the Local Plan are you making a representation on?</b> <b>(Please tick the appropriate section and use a separate form for each representation)</b>	
	<b>Development Management Policies</b>
	<b>Site Specific Allocations</b>
<input checked="" type="checkbox"/>	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Green Chain Designation of Pinn Meadows area between Bury Street and Elmbridge Drive, Ruislip</b></p>	<p>The Council will be aware of the very strong opposition by local residents to recent proposals from Eastcote Hockey Club to construct a second all- weather pitch with fencing and floodlighting on Pinn Meadows. The most recent application number 2414/APP/2012/2812 was recommended for refusal in an officer report to the 26<sup>th</sup> March 2013 North Planning Committee on a number of grounds including that it was contrary to Green Chain Policy EM2 which states: “Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the Green Chain.”</p> <p>The proposal to re-designate the Pinn Meadows as Metropolitan Open Land would amend the protection provided to this area of land to a different form of wording set out in Policy EM2 which applies to Green Belt and Metropolitan Open Land. This states: “Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.”</p> <p>Although it may be thought in general that designation of an area as MOL might provide a greater level of protection than other designations including Green Chain it is our concern that this form of words may not protect the land at Pinn Meadows against a proposal to build an all-weather pitch with fencing and floodlighting. We are aware for example of other fenced and floodlit pitches which have been granted permission by Hillingdon Council on Green Belt land.</p> <p>Also, any decision on any planning application will be dependent upon the interpretation of the relevant policies by officers, members, and ultimately a planning inspector if the matter is referred to appeal. This leaves open the possibility that a change of designation of this land to MOL, ostensibly to provide greater protection could result in the perverse effect of planning permission being granted for this form of development, which as indicated by a recent petition of over 5,000 signatures, is overwhelmingly opposed by the vast majority of local residents.</p> <p>Friends of Pinn Meadows therefore believes that this area should remain protected by the current Green Chain Policy which appears to be more explicit and which has already been used by planning officers as a reason for recommending the refusal of the last planning application by Eastcote Hockey Club.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

Date: 22 May 2013  
Our ref: 84893  
Your ref:

The logo for Natural England, featuring the words "NATURAL" and "ENGLAND" stacked vertically in a bold, sans-serif font. The text is white and set against a yellow rectangular background.

Local Development Framework Team  
Residents Services  
London Borough of Hillingdon  
3N/02, Civic Centre  
High Street  
Uxbridge  
UB8 1UW

**BY EMAIL ONLY**

Dear Sir/Madam

### **Public Consultation on Part 2 of the Hillingdon Local Plan and Call for Sites**

Thank you for your recent correspondence in respect of the above consultation document, seeking the views and comments of Natural England.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England must be consulted by the Local Planning Authority on planning applications that may impact on nationally protected nature conservation sites, and applications that require an Environmental Impact Assessment.

The Council aims to identify policies under five principle headings and this approach is in line and similar to other planning authority approaches, these headings broadly cover the areas that Natural England would expect to see considered by such a document.

#### Heading C – Historic and Built Environment

Under Policy 9 Tree and Landscaping: Natural England welcomes the inclusion here and would encourage the Council and developers to look at “soft/green” landscaping options, linking in with other policies and headings to help strengthen the document.

Similarly Policy 30 Public Realm in Town, District Centre and in Retail Parades: Consideration of “green/soft” landscaping should be incorporated, provision of green infrastructure can be linked to Policy 9 above as well as heading D – Environmental Improvements.

#### Heading C Environmental Improvements

Hillingdon is close to the South West London Water Bodies RAMSAR and Special Protection Area (SPA), includes the Ruislip Woods National Nature Reserves as well as several Sites of Special Scientific Interest (SSSI's).

Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. This should be made explicit in the Local Plan and policies included to ensure the borough's green infrastructure is designed to deliver multiple functions.

The council should consider the role of the natural environment under this section/objective, together with the Carbon Reduction identified under heading C (16). Incorporating the natural environment into the built environment can significantly contribute to climate change adaptation including through flood storage, reducing rainwater runoff and ameliorating the urban heat island effect. We recommend that the role the natural environment can play in climate change adaptation is drawn out further in the Local Plan, and policies tightened to reflect this.

Policy 3) Living Walls and Roofs is welcomed and to be encouraged, it could also be linked to Policy C (30) above.

Policies (4) and (5) Green Belt and Metropolitan Open Land, looks at impacts and potential for development and dwellings within these areas and is to be encouraged.

Policies (9) and (10) relate to Development in Green Edge Locations and the Blue Ribbon Network which is also welcomed.

Policy (13) Sustainable Urban Drainage systems (SUDs) are welcomed and have a role to play in enhancing biodiversity and ecology within an area, together with helping to alleviate urban heat island affects. The policy can be linked green infrastructure provision as part of a holistic approach to development opportunities.

Safeguarding of Biodiversity (policy -14) refers to the protection and enhancements of biodiversity features, this is welcomed in view of the proximity of Nationally Designated sites within and adjacent to the Borough. See also comments below in respect to Local Wildlife Sites.

#### **Local wildlife sites**

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

#### **Biodiversity enhancements**

Development applications can provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Hillingdon should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

#### **Landscape enhancements**

Application also provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

#### **Call for Sites**

As a non-departmental public body, Natural England's purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Therefore we do not call forward sites for development consideration.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

For clarification of any points in this letter, please contact David Hammond on [REDACTED]. For any new consultations or issues, please contact [REDACTED].

Yours faithfully

David Hammond  
Lead Advisor  
Land Use Ops Team



## LONDON BOROUGH OF HILLINGDON

### HILLINGDON LOCAL PLAN: PART 2

#### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### CALL FOR SITES FORM

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	HPH A LTD
Address:	C/O Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Rapleys LLP
Full Name:	Jason Lowes
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Hyde Park Hayes, Millington Road, Hayes, Middlesex, UB3 4AZ																
Gird Reference (if known)																	
Site Area (square metres or hectares):	0.418ha																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"><tr><td>Agriculture</td><td></td></tr><tr><td>Commercial/ industrial</td><td></td></tr><tr><td>Residential</td><td></td></tr><tr><td>Community</td><td></td></tr><tr><td>Retail</td><td></td></tr><tr><td>Open space/ recreation</td><td></td></tr><tr><td>Other</td><td></td></tr><tr><td colspan="2"><i>If other, please state use:</i></td></tr></table>	Agriculture		Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
Commercial/ industrial																	
Residential																	
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	No relevant planning history																
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this	Vacant  Please see cover letter																



ceased.	
Is the site subject to any unimplemented planning consents?	No
If yes, please provide details.	
Current number of people employed on the site (if any).	0

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:	Yes / No
Do you know who owns the site (whole or part), if so please provide their details?	
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)		✓
Business Use: Office, Research & Development, Light Industrial (B1)		✓
General Industrial (B2)		✓
Storage or Distribution: Warehousing/Logistics (B8)		✓
Retail (A1, 2, 3, 4 & 5) Please specify		✓
Community Facilities (D1 & 2) Please specify		✓
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		



6. Market Interest	
	Comments
Site is owned by a developer	Yes
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way			
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary		✓	
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other			
If Other, please specify			



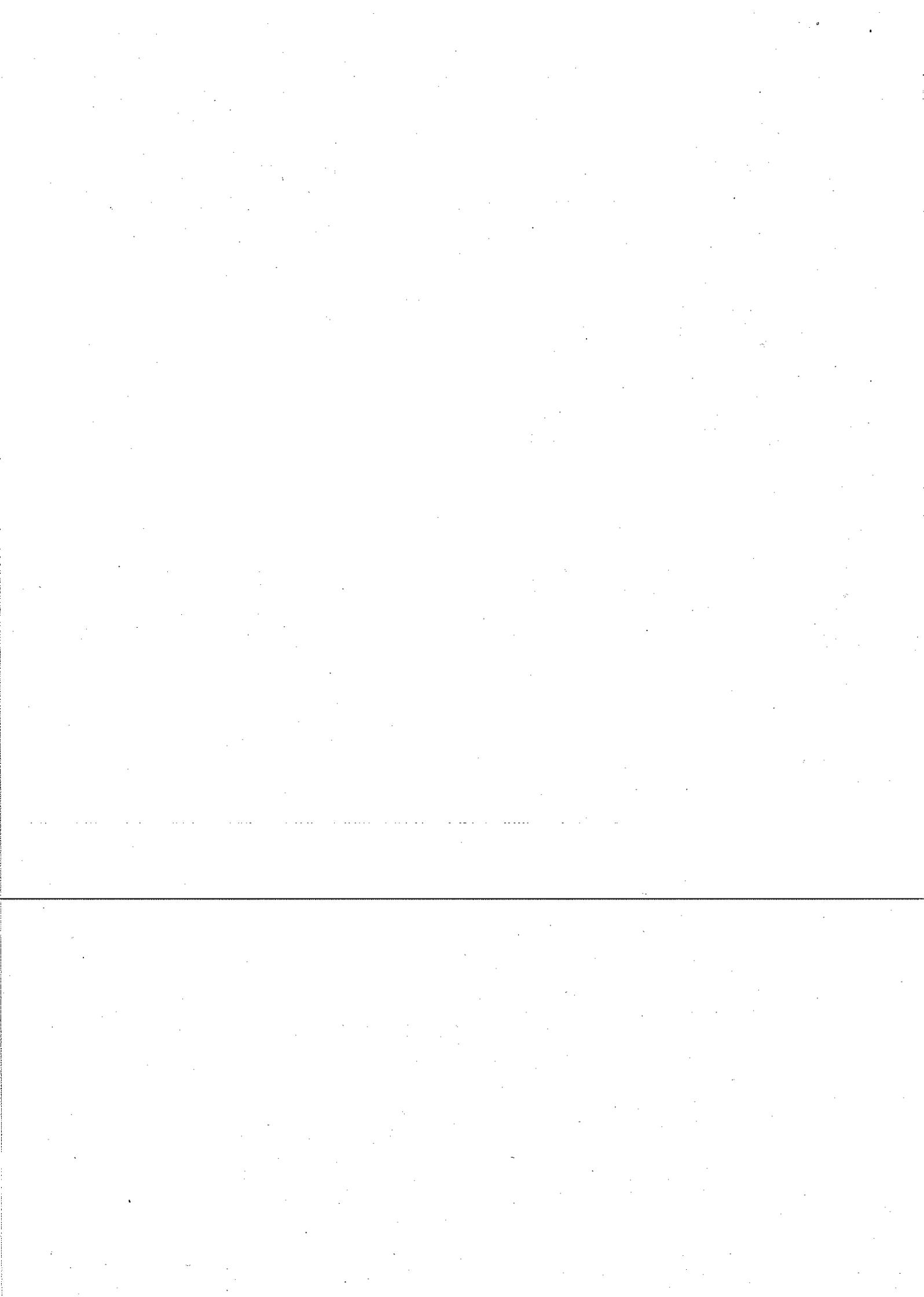
9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	
N/A	

10. Other Relevant Information
Please use this space for additional information or further explanation on any of the topics covered in this form.
Please see cover letter

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature \_\_\_\_\_

Date: 31/05/13



JSW/lh/1020/61/1

31 May 2013

LDF Team Transportation  
Planning Policy and Community Engagement  
London Borough of Hillingdon  
Civic Centre  
Uxbridge  
UB8 1UW

Dear Sir/Madam

**RE: HYDE PARK HAYES BUSINESS PARK - LAND AT MILLINGTON ROAD - PART 2 OF THE HILLINGDON LOCAL PLAN + CALL FOR SITES CONSULTATION**

We act on behalf of HPH A Ltd and write in respect of the above consultation, including a request that part of the site be allocated for development within the current "call for sites". This letter should be read in conjunction with the completed call for sites application form and site location plan.

The site is part of the Hyde Park Hayes Business Park at Millington Road, Hayes (HPH). HPH was historically operated as the former Safeway Headquarters, prior to its sale and rebranding for marketing purposes.

The proposed development site forms part of an on-going scheme of enhancement at the HPH campus, at present the campus consists of three office buildings and their associated parking facilities (including a multi-storey car park). In addition, the campus includes three plots that historically accommodated employment-related and supporting uses (including some substantial structures), but are currently cleared and vacant.

There are two planning applications with the Council for the redevelopment of two vacant plots to provide approximately 21,000 sq.m of class B1a office space within two office buildings. The two proposals promise to bring and retain approximately 3,000 jobs to Hayes, and will significantly improve the physical character and economy of Hayes. These applications benefit from a committee resolution to grant planning permission and negotiations in respect of the S106 agreement is at a final stage.

In this context, the Development Plan should recognise Hyde Park Hayes as being an office location, outside of any other strategic employment designation. Further, the Development Plan should confirm that redevelopment of land within Hyde Park Hayes for office purposes (including floorspace additional to that existing and within the current applications) will be acceptable in



principle, in order to ensure that the campus can evolve and thrive, to secure additional jobs in the area, and promote the continued regeneration of Hayes.

The plot known as HPH6 previously accommodated a pre-war office building, Mercury House, which was used as office accommodation with associated parking. Mercury House was demolished in 2007. Access is obtained from North Hyde Road (A437) over the northern part of the site via dedicated entrance and exit. The site is also accessible, by rail and the bus network – the closest station is Hayes and Harlington Station, approximately 400m away (and Hayes town centre is also a similar distance away). The nearest bus stops are located immediately to the north of the development site on North Hyde Road.

In the context of the two current planning applications, HPH6 represents the final plot at Hyde Park Hayes to be developed, and given that it is previously developed land in a highly accessible location, it is clearly ripe for development. Such development would represent a key investment in the future of Hayes, capable of delivering and furthering urban regeneration, improve the wellbeing of communities, will provide an improved environment and create new employment opportunities for the people of Hayes. It will bring a vacant site back in to beneficial use, whilst promoting an efficient use of land. It is, therefore, evidently worthy of inclusion as a site allocation within the Development Plan.

However, given the level of current and near-future development in the area (for example the aforementioned office development and the BSPF/Asda proposals), it is not appropriate to “fix” a specific use to the area at this stage. Instead, the appropriate final use, will be informed by market demand in light of the development that will be coming forward in the short term (although for the reasons above, this should not prevent the site being allocated for development).

What is clear at this stage is that any final use should take into account, and complement, the surrounding Millington Road area. Possible future uses of the site could be “amenity” or “service” uses to support the HPH business park, for example, small scale retail, restaurant use, a hotel or a gym (as office space which has such facilities on adjacent sites can be significantly more attractive).

Alternatively, the site might be suitable for additional office space (possibly in combination with a supporting use, as detailed in the previous paragraph) to further consolidate HPH as an office location. In another scenario, it might be appropriate for the site to accommodate other “B” Class uses, or related uses such as a car showroom, either through development in isolation or through incorporation within the BSPF/Asda identified for “B” class uses.

In conclusion, the Development Plan should confirm HPH, as a whole, as an office location. In addition, HPH6 should be confirmed as a development site appropriate for employment-generating uses (not restricted to “B” Class uses). I trust that these representations will be given full consideration, and if you have any questions or comments please let us know. Alternatively, we look forward to your response to the representations in due course.

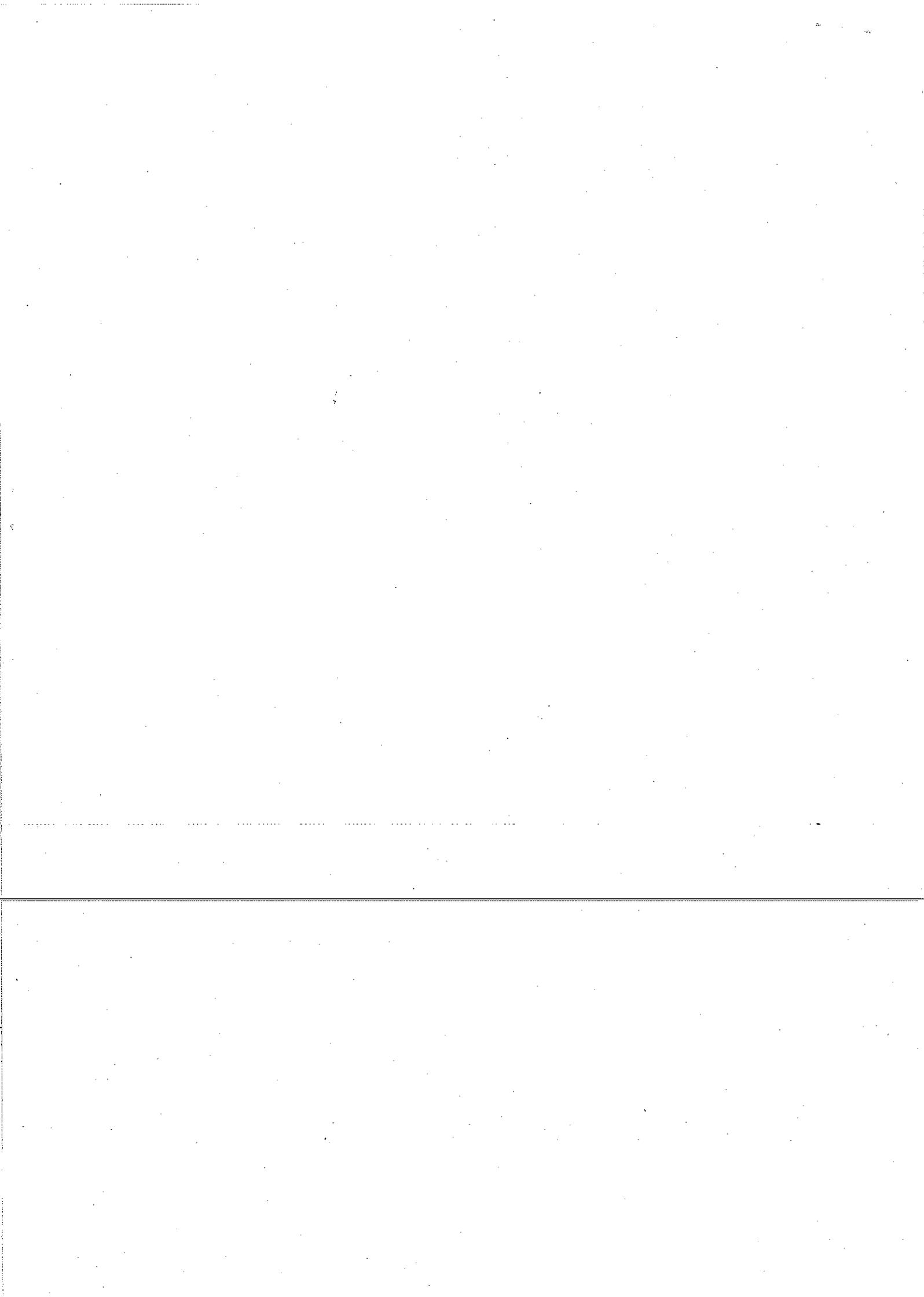


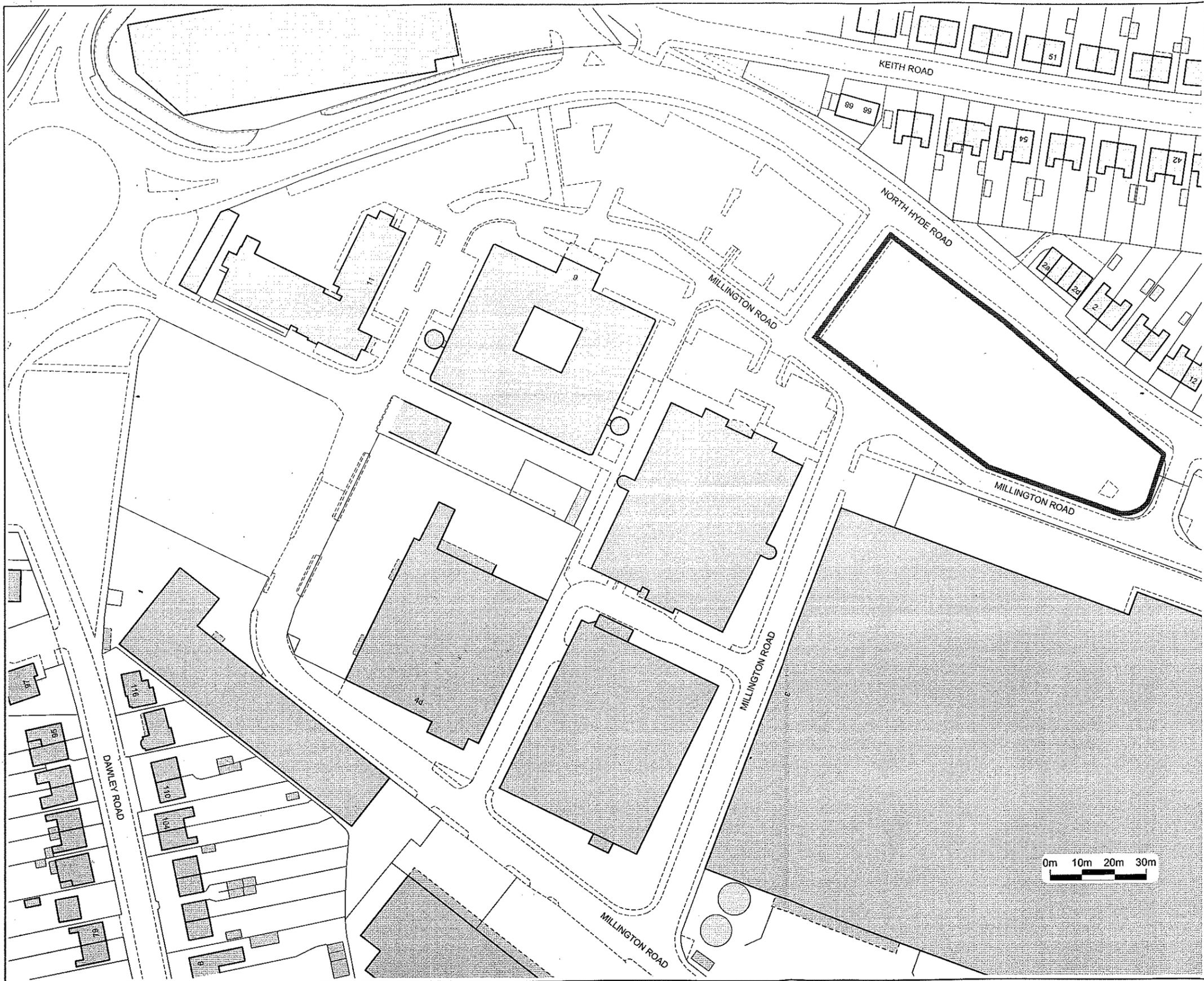
Yours faithfully



Jason Lowes BSc (Hons) DipTP MRTPI







**SITE LOCATION PLAN**  
 Millington Road,  
 HAYES.

Scale @ A3 : 1:1250

Plan No. : 1020/61/1\_SLP04



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**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

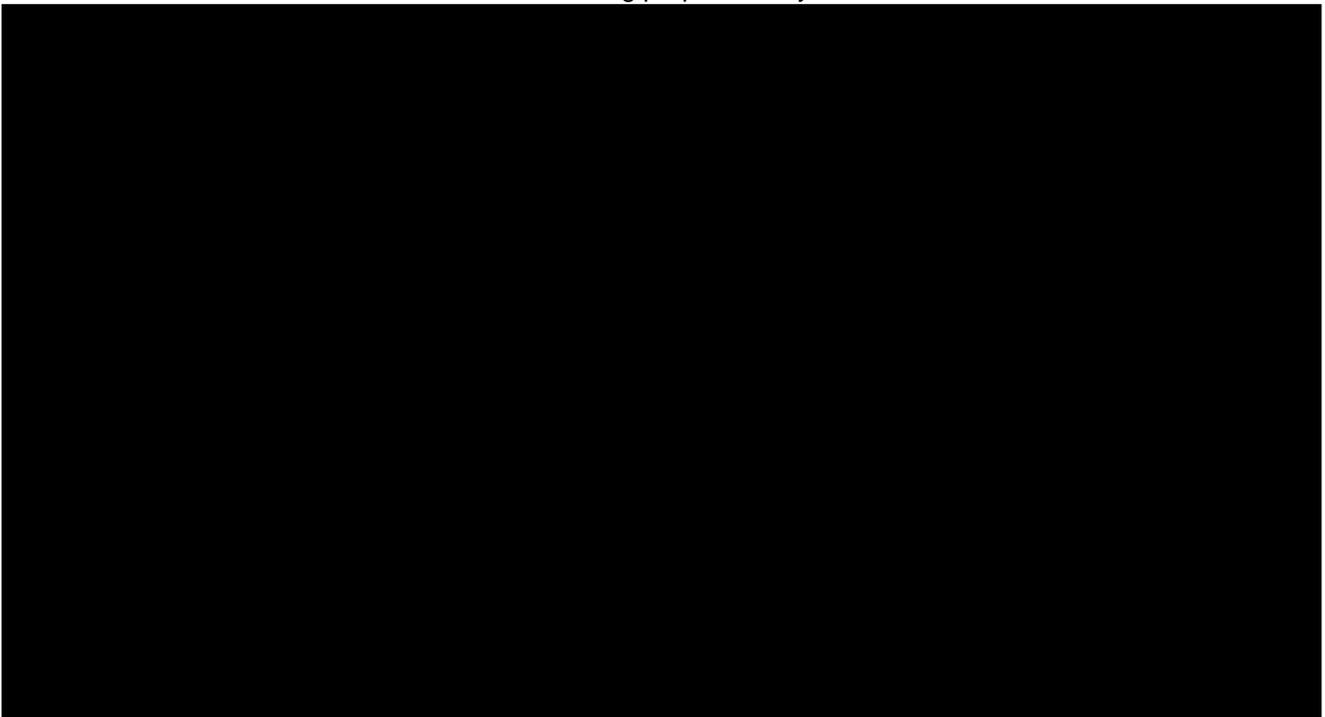
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

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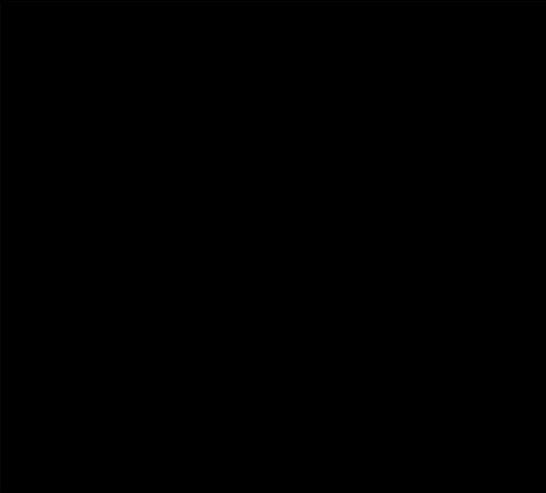


1. Personal Details	
Full Name:	
Company (if applicable)	Bourne End Investments Ltd
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Solent Planning
Full Name:	Sarah Brown
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Rainbow and Kirby Industrial Estates Trout Road Yiewsley Middlesex UB7 7XT																
Grid Reference (if known)	Easting – 505866 Northing - 180524																
Site Area (square metres or hectares):	2.31 ha																
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td>✓</td> </tr> <tr> <td>Residential</td> <td>✓</td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		Commercial/ industrial	✓	Residential	✓	Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
Commercial/ industrial	✓																
Residential	✓																
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	Majority of site included within planning application 38058/APP/2012/1203 submitted in May 2012 for 'Demolition of existing buildings and existing dwelling and erection of 108 residential units, a 50 unit extra care/dementia sheltered housing scheme, 1,529 m2 light industrial floorspace and 437 m2 of restaurant/cafe floorspace associated open																

	space, car parking and landscaping'.  Pre-application and application discussions with officers confirmed that the principle of the development was acceptable but the application was withdrawn on 22 February 2013 to address a number of detailed issues.
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	The site is now largely vacant, due to the demolition of single-storey and two-storey industrial buildings (many of which suffered significant fire damage in March 2011 and were condemned) and the empty three-storey vacant office building, Gemeni House. There is also 1 residential property on St Stephens Road
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No.
Current number of people employed on the site (if any).	Approximately 22 (full time equivalent)

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	No (small part of site is owned by third party)
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	n/a
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	C3	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution:		

Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	✓
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way			
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination	✓		
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife		✓	

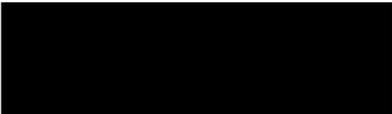
designations on the site E.g. Nature conservation sites, specific habitats etc			
Flood risk	✓ (Zone 1 – surface water only)		
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other			
If Other, please specify			

9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

10. Other Relevant Information
Please use this space for additional information or further explanation on any of the topics covered in this form.
<b>Please see separate report accompanying the ‘call for sites’ form.</b>

Please tick here if you wish to be kept informed of the progress of the Local

Plan.

Signature : 

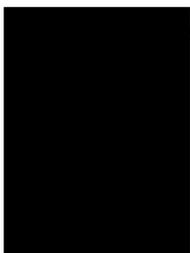
Date: 30 May 2013

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Sarah Brown – Solent Planning  
Are you: Agent (on behalf of Bourne End Investments Ltd)  
Telephone No: [REDACTED]  
Email: [REDACTED]  
Address for correspondence:



Representations can be made in the following ways:

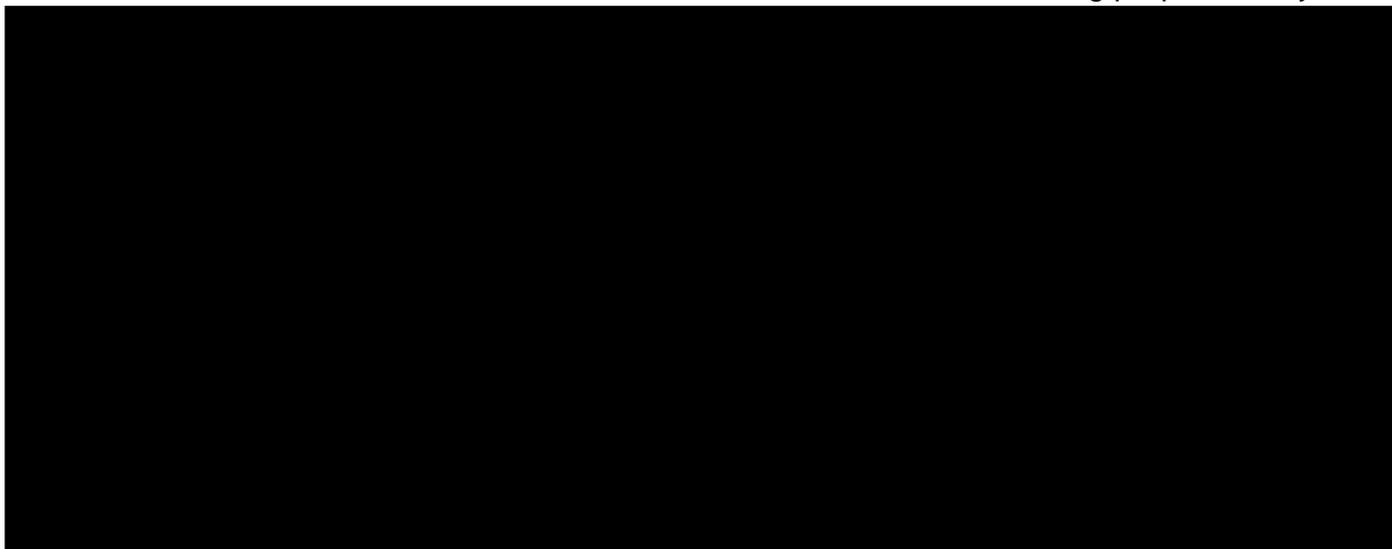
- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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Which section of Part 2 of the Local Plan are you making a representation on?

(Please tick the appropriate section and use a separate form for each representation)

✓	Development Management Policies
	Site Specific Allocations
	Proposals Map
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Development Policies - Housing General	<p>Our client will await the opportunity to review and respond to the consultation on the draft Development Policies DPD.</p> <p>However, with specific regard to point 7 Affordable housing it is considered essential that the policy provides for some flexibility in the application of affordable housing requirements allowing for consideration of the circumstances of specific sites (particularly allocated sites and sites subject to significant site costs and mitigation such as contamination) and viability.</p> <p>The draft policy should also consider the different ways in which affordable housing can be achieved including the potential for specialist and care housing.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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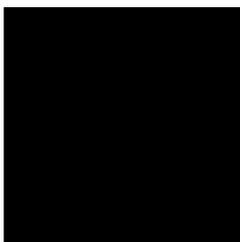
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### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Sarah Brown – Solent Planning  
Are you: Agent (on behalf of Bourne End Investments Ltd)  
Telephone No: [REDACTED]  
Email: [REDACTED]  
Address for correspondence:



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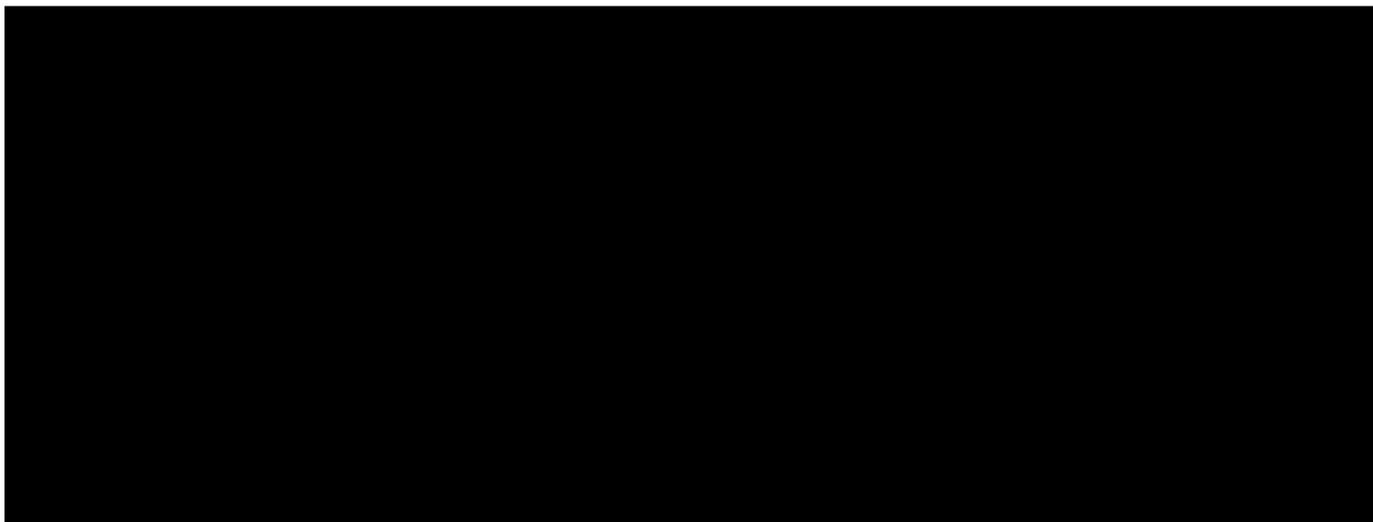
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Development Policies - Employment General	<p>Our client will await the opportunity to review and respond to the consultation on the draft Development Policies DPD.</p> <p>However, with regard to points 1 and 2 of the potential employment development management policies, it is considered essential that specific reference (with detailed plans) is provided to identify the areas for phased release of employment land.</p> <p>Policy E1 and Map 5.1 in the Local Plan Part 1 identifies potential areas for the phased release of employment land including Yiewsley. It acknowledges the findings of the Employment Land Supply studies which have been undertaken and confirms the potential for the managed release of 17.58 hectares of surplus industrial and warehousing land between 2006-2026. Para 5.12 confirms this includes part of the Trout Road area.</p> <p>This relates to the land which our client owns at the Rainbow and Kirby Industrial Estates. The red line site plan which accompanies our clients representations to this consultation identifies the employment area (and adjacent land totalling 2.31 ha) which should be identified for immediate release on this site.</p> <p>Please also see the related representations regarding Housing Allocations and the Proposals Map.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

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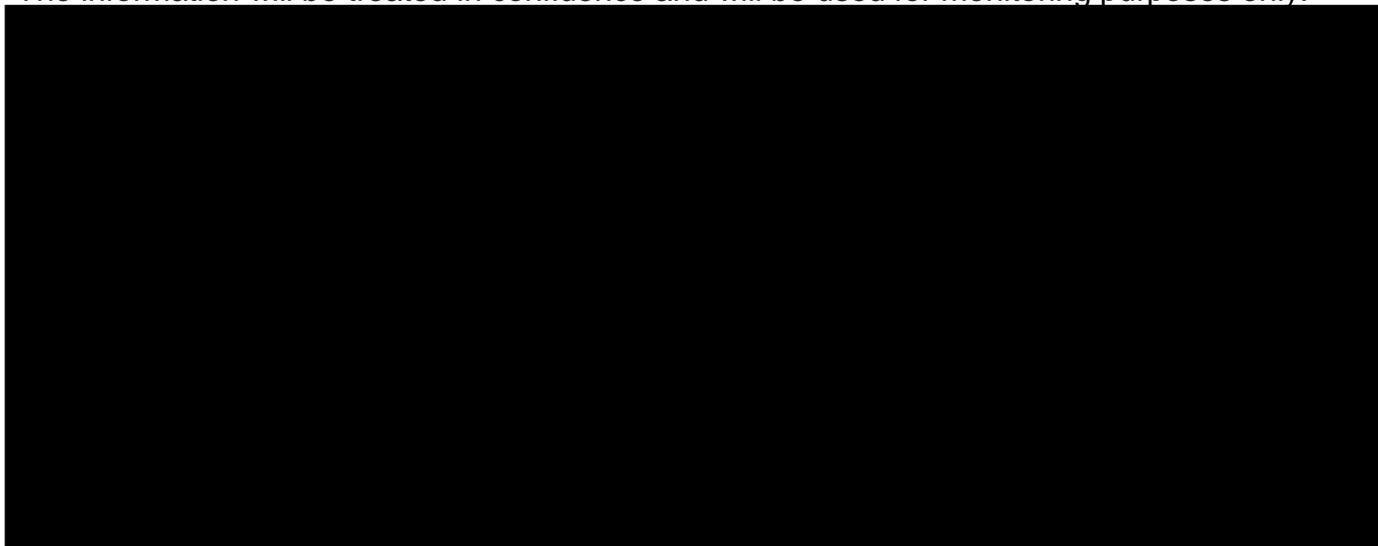
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Development Policies - Other	<p>It is considered that the issues listed within the Part 2 consultation document provide a comprehensive list of Development Plan Policies against which to assess development proposals.</p> <p>However, it is the content and wording of these proposed policies which will be key and as such our client will await the opportunity to review and respond to the policies in the final consultation Development Policies DPD.</p>

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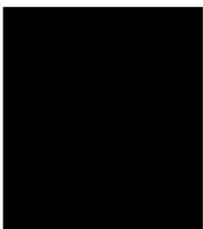
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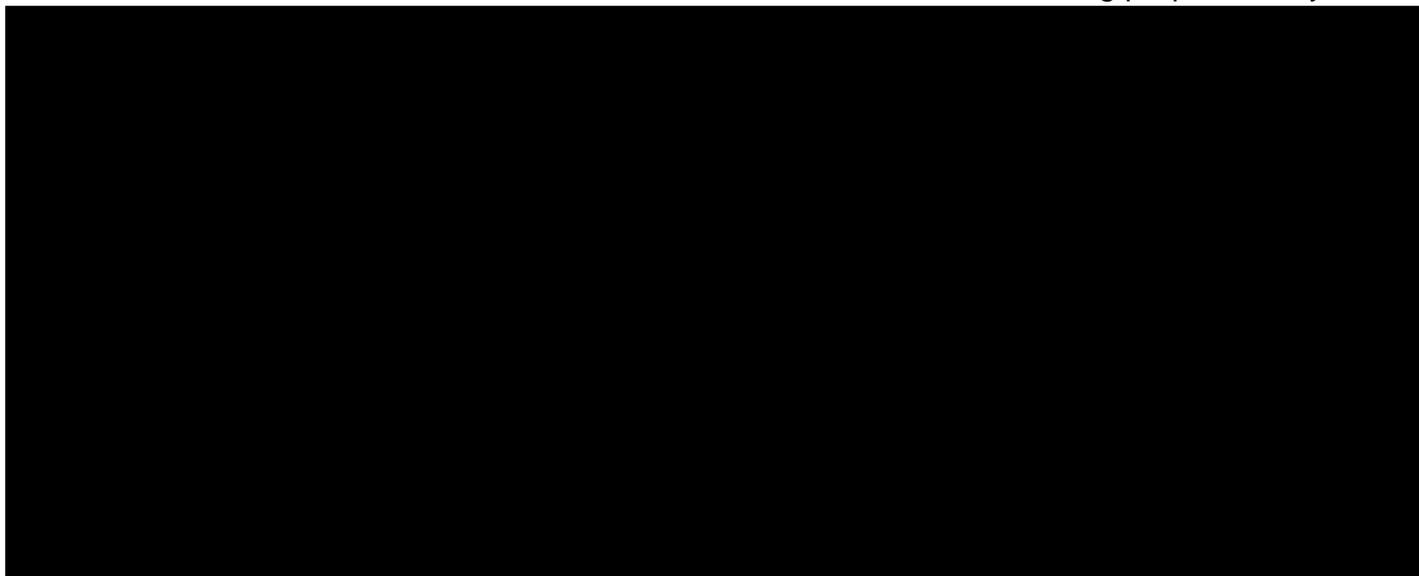
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✓	Site Specific Allocations
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Specific Allocation for Housing at Rainbow Park – Rainbow and Kirby Industrial Estates and adjacent Land, Trout Road, Yiewsley	<p>A specific Policy should be included allocating 2.31 ha of land (as detailed in the red line site plan which accompanies these representations) comprising the former Rainbow and Kirby Industrial Estates and adjacent land for residential development.</p> <p>The allocation should identify the potential for approximately 170-190 dwellings.</p> <p>The policy should acknowledge the regeneration, economic, social and environmental enhancements the proposals will provide for Yiewsley and the potential to:</p> <ul style="list-style-type: none"> <li>• Provide a mix of unit sizes, in the form of flatted development</li> <li>• Enhance pedestrian links between the High Street and Grand Union Canal</li> <li>• Where viable contribute to affordable housing, possibly in the form of specialist care housing</li> </ul>

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Telephone No: [REDACTED]  
Email: [REDACTED]  
Address for correspondence:

[REDACTED] e

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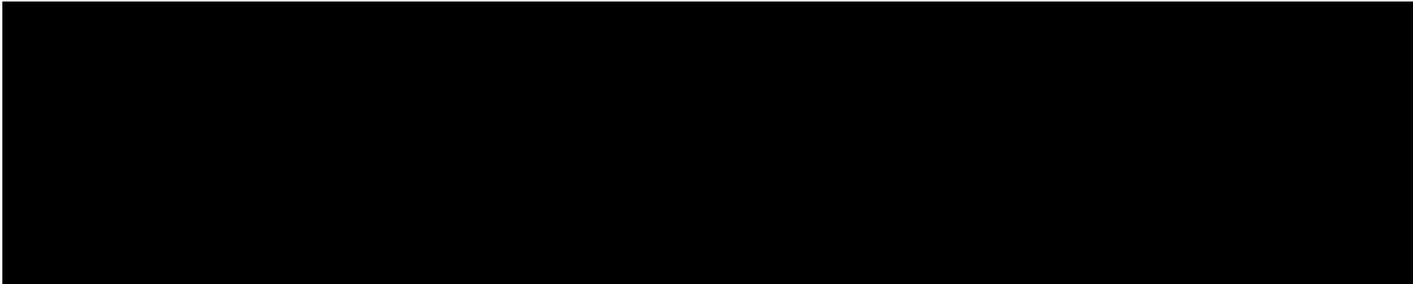
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[REDACTED]



<b>Which section of Part 2 of the Local Plan are you making a representation on?</b> (Please tick the appropriate section and use a separate form for each representation)	
<input type="checkbox"/>	Development Management Policies
<input type="checkbox"/>	Site Specific Allocations
<input checked="" type="checkbox"/>	Proposals Map
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Proposals Map – Identification of Rainbow Park – Rainbow and Kirby Industrial Estates and adjacent Land, Trout Road, Yiewsley	Land at Rainbow Park (Rainbow and Kirby Industrial Estates and adjacent Land, Trout Road, Yiewsley) should be identified and allocated on the Proposals Map for residential development.  The site area is detailed in the red line site plan which accompanies our client's representations.

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Thank you.

**Rainbow Park, Rainbow and Kirby  
Industrial Estates, Trout Road, Middlesex**

**Bourne End Investments Ltd**

**Response to the call for sites related to the  
Hillingdon Part 2 Allocations DPD**

**May 2013**

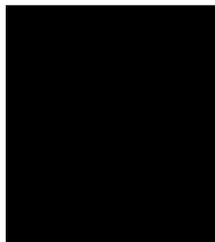
**Solent**  **Planning**

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2. Site Location, Context and Character	2
3. Suitability of the Site in the Context of Relevant Planning Policies	3
4. Relevant Planning History and Consultation	6
5. Housing Allocation Opportunity	7
6. Conclusion	11

Solent Planning Reference: BE/RAIN/003

Address:



Telephone Number:

Date of Issue: 30 May 2013

## 1. Introduction

- 1.1 This report is submitted on behalf of Bourne End Investments Ltd whom own land at the Rainbow and Kirby Industrial Estates at Trout Road in Yiewsley.
- 1.2 The site comprises 2.31 ha. The site comprises land at (and adjoining) the Rainbow and Kirby Industrial Estates. The Kirby Estate still contains commercial premises, however the Rainbow Estate is now largely vacant due to a number of buildings being condemned following fire damage in March 2011. The site is strategically important as it forms part of a larger area of the town centre which has undergone an intense phase of residential and mixed use regeneration.
- 1.3 Through Part 1 of the Local Plan it has been indicated that the site will be included within a phased release of employment land. The site is within a highly sustainable location and represents an excellent opportunity for housing development to meet the strategic housing requirements for Hillingdon.
- 1.4 The site is deliverable, available in the short term and offers a suitable location for development as detailed in the following sections of this report.
- 1.5 This report should be read alongside the completed response and 'call for sites' forms and red line site plan which details the location and extent of the site.

## 2. Site Location, Context and Character

- 2.1 The site comprises land at (and adjoining) the Rainbow and Kirby Industrial Estates, Trout Road, Yiewsley, Middlesex. The site is strategically important as it forms part of a larger area of the town centre which has undergone an intense phase of residential and mixed use regeneration.
- 2.2 The site comprises 2.31 ha and is accessed from Trout Road to the north west but is also bounded by Yiewsley High Street to the north east, St Stephens Road to the south east and the Grand Union Canal to the south west.
- 2.3 The site is now largely vacant due to a number of commercial buildings being demolished after they were condemned following fire damage in March 2011, fire damage in March 2011 and have since been condemned). It also includes the vacant three-storey vacant office building, Gemeni House which fronts the high street as well as a couple of residential properties on St Stephens Road. It has been acknowledged that the site is affected by a number of limitations including flood risk on part of the site and it's proximity to surrounding residential properties.
- 2.4 The site is bounded to the north west by existing industrial units and by Trout Road, beyond which are four-storey residential properties (including roof accommodation) and the recently completed Tesco Supermarket and ancillary parking. To the north east the site is largely bounded by commercial properties fronting Yiewsley High Street. These range from single-storey to four-stories in height, fronting the street and include two supermarkets (Aldi and Iceland) and ancillary parking, as well as smaller retail units with offices and/or residential accommodation above. The Grand Union Canal and towpath bound the site's south west boundary, beyond which are two-storey terraced residential properties and associated gardens, located in Peplow Close, and industrial units located in Bentinck Road. To the south east, with the exception of industrial units located towards the canal, the site is largely bounded by a mix of two-storey detached and semi-detached residential properties located in St Stephens Road.

### 3. Suitability of the Site in the Context of Relevant Planning Policies

#### National Planning Policy Framework

- 3.1 The NPPF was published in March 2012. The issues considered to be of specific relevance to the Part 2 Allocations DPD stage are:
- ~ At the heart of the NPPF is the presumption in favour of sustainable development.
  - ~ Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including improving the conditions in which people live, work, travel and take leisure and widening the choice of high quality homes. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.
  - ~ Local planning authorities should positively seek opportunities to meet the development needs of their area.
  - ~ The need to deliver a wide choice of high quality homes and significantly boost the supply of housing is key. Housing land must be deliverable. To be considered deliverable, sites should be available now and offer a suitable location for development now.
  - ~ The NPPF states at Paragraph 22 that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.
  - ~ At paragraph 51 it is stated that Local Planning Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
- 3.2 The site is a deliverable housing site which is available for development in the short term. The site is a prime development site as envisaged within the NPPF in that it is no longer required for employment use, comprises previously developed land, is located in a highly sustainable location and can contribute significantly to the delivery and choice of high quality homes for the Borough.

## London Plan

- 3.3 Policy 3.3 relates to increasing housing supply. The Mayor recognises the pressing need for more homes in London. Working with relevant partners, the Mayor will seek to ensure the housing need identified in the London Plan is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London (425 per annum in Hillingdon Borough) which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners. Boroughs should identify and seek to enable development capacity to be brought forward to meet these targets having regard to the other policies of the London Plan and in particular the potential to realise brownfield housing capacity through a number of measures, including mixed use redevelopment, especially of surplus commercial capacity and surplus public land.
- 3.4 Policy 3.7 states that proposals for large residential developments are encouraged in areas of high public transport accessibility.
- 3.5 Policy 4.4 relates to managing industrial land and premises and requires local authorities to plan, monitor and manage release of surplus industrial land so that it can contribute to strategic and local planning objectives, especially those to provide more housing, and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.
- 3.6 The site is a prime location to enable Hillingdon Borough to address the ‘pressing need’ for new housing for the Borough, significantly enhance the environment of this area, and realise the sites brownfield potential through the development of surplus employment land to provide housing in a highly sustainable location in proximity to a range of shops, services and facilities.

## Hillingdon Unitary Development Plan (Saved Policies 2007)

- 3.7 The Hillingdon Unitary Development Plan Proposals Map confirms that the former Gemini House office building fronting the High Street falls within the Secondary Shopping Area of Yiewsley/West Drayton Town Centre. The remainder of the site falls within the Trout Road Industrial and Business Area.
- 3.8 The location of the site is highly sustainable and accessible. It is within the urban area with immediate access to a range of shops, services and facilities and as such is a prime location for sustainable residential development.

## Hillingdon Employment Land Study (2009)

- 3.9 The Employment Land Study informed the preparation of the Local Plan Part 1. The study recognises the constraints of the site for employment use. Recommendation 6 of the Study specifically states that the Rainbow and Kirby sites to the south of Trout Road become a proposal site with the view to aiding the regeneration of Yiewsley and West Drayton. The proximity of the site to the town centre provides an opportunity to stimulate the regeneration of Yiewsley and West Drayton whilst meeting the needs of the areas growing population.
- 3.10 The 2010 position statement on employment land and retail space suggested that a specific policy be prepared for the release of 17.58ha of designated employment land through the plan period. The Trout Road Industrial Estate (which includes Rainbow Park) is identified as one such location.
- 3.11 The site is within an area recognised for its significant potential to regenerate this area of Yiewsley and West Drayton and is specifically identified as being suitable for the release of employment land.

## Hillingdon Local Plan - Part 1

- 3.12 Policy E1 alongside Map 5.1 identifies potential areas for the phased release of employment land including Yiewsley. It acknowledges the findings of the Employment Land Supply studies which have been undertaken and confirms the potential for the managed release of 17.58 hectares of surplus industrial and warehousing land between 2006-2026. Para 5.12 confirms this includes part of the Trout Road area.
- 3.13 Policy H1 relates to housing growth and confirms the strategic dwelling requirement of 425 dwellings per year as set out in the London Plan and equating to the provision of 6,375 dwellings between 2011 and 2026.
- 3.14 The site is specifically identified for the phased release of employment land to alternative uses with potential to meet the Council's housing requirements.

## 4. Relevant Planning History and Consultation

### Planning History

- 4.1 Pre-Application discussions re the potential redevelopment of the site were undertaken with officers during 2010 and 2011. Correspondence confirm that overall, the Council raised no objection to the redevelopment of the site.
- 4.2 An outline planning application for the redevelopment of the site (including residential development) was submitted in May 2012 (38058/APP/2012/1203). A wide range of supporting surveys and technical reports were prepared in support of that application.
- 4.3 The application was withdrawn on 22 February 2013 on the basis that the GLA required more detailed technical supporting information as well as the Council requesting clarification of how amenity space standards were to be met on-site. However, the principle of redevelopment including residential development was supported at both the pre-application and application stages.

### Consultation

- 4.4 Public and stakeholder consultation was undertaken to inform the application proposals including a public exhibition in April 2012.
- 4.5 The scope of the feedback received and the number of people who attended the exhibition suggests that the local community felt quite strongly about seeing the site redeveloped.
- 4.6 The feedback received showed that members of the public would rather see the site redeveloped for housing than retain the employment uses on the site.
- 4.7 As such, at this early stage of the preparation of Part 2 of the Local Plan it is evident that in light of this recent consultation exercise the residential redevelopment of the site is favoured by local residents.

## 5. Housing Allocation Opportunity

- 5.1 Section 3 of these representations has confirmed that the development of the site for housing is in accordance with both national and local planning policy.
- 5.2 Section 4 of these representations has confirmed that the site has already been assessed for residential development within a recent planning application which has confirmed that the principle of the residential use of the site has been supported by officers.
- 5.3 Further detailed consideration of the suitability of the site for a residential allocation within the Part 2 Allocation document is set out below.

### Site Availability and Ownership

- 5.4 The vast majority of the site is within the ownership of our client. The majority of the site is vacant and as such is available for redevelopment within the short term. The intent and commitment to implement the redevelopment of the site is shown by the submission of the planning application in 2012.
- 5.5 A significant amount of work has been undertaken already on the site in support of that planning application. As such, the Council have already been provided with information regarding various aspects on the site including ecology, surface water flood risk and contamination, which have confirmed that there are no constraints which would preclude the development of the site. The site can be allocated with certainty that it will be brought forward for development in the short term.

### Site Assessment and Potential

- 5.6 The site comprises 2.31 ha as detailed in the red line site plan which accompanies these representations.
- 5.7 The assessment of the site against relevant planning policy in section 3 of this report confirms that site fits well within the strategic aims. The site is no longer required for employment use, comprises previously developed land, is located in a highly sustainable location and can contribute significantly to the delivery and choice of high quality homes for the Borough. Specifically with regard to the Hillingdon Local Plan Part 1, the site is specifically identified for the phased release of employment land to alternative uses with potential to meet the Council's housing requirements.
- 5.8 Due to the largely vacant nature of the site, it makes no positive contribution to the town centre and in physical terms detracts from the appearance and environmental

quality of the area. The site is previously developed land between the centre and the Canal and is a prime redevelopment site.

5.9 The site is highly sustainable, fronting the High Street in Yiewsley Town Centre and being in proximity to wide range of shops and services and local employment opportunities. In addition, the site is well served by public transport. The accessibility of the application site makes it a very sustainable location for residential development.

5.10 Paragraph 6.22 of the Hillingdon Local Plan Part 1 indicates that housing allocation sites will be assessed under a number of key areas. It is evident that the site meets these requirements and given that an outline planning application (including 108 housing units and 50 sheltered housing units on part of the site) has already been submitted a number of detailed technical studies have already been undertaken and can provide considerable certainty to the local authority of the site's potential.

5.11 The site performs well against the assessment areas as detailed below:

Issue	Site Response
Flood risk	<p>The site is located in Flood Zone 1 but exceeds 1ha and has therefore been the subject of a Flood Risk Assessment (May 2012). The report confirmed that there are no known historic incidents of flooding on the site, the site is at low risk of flooding from River Pinn or Fray's River, there is a moderate risk of surface water flooding to the site and there is a low risk of flooding from the Grand Union.</p> <p>It was highlighted that the existing site is predominantly impermeable hard standing and commercial buildings and that redevelopment would include green areas and gardens which will replace some of the paved areas of the site.</p> <p>Assessments have confirmed that the site is not subject to high flood risk and that residential development of the site is appropriate.</p>
Ecology and Conservation	<p>A bat emergence / re-entry survey was undertaken in September 2010 which did not identify any bat roosts in some of the buildings on the site which subsequently were demolished following various buildings being condemned following suffering fire damage in March 2011.</p> <p>There are no ecological constraints on the site which would preclude redevelopment for housing.</p>

<p>Ability to deliver decentralised energy</p>	<p>An Energy statement was prepared and submitted to the Council in 2012 in support of the application which included residential development. This report confirmed the potential for energy efficient design proposals and the use of low or zero carbon technologies to meet Code for Homes Level 4. De-centralised options such as the possibility of extracting heating and/or cooling from the Great Union Canal adjacent to the site have been and continue to be investigated.</p> <p>Investigation of decentralised energy options are already being investigated for the site.</p>
<p>Sustainability and transport</p>	<p>A Transport Assessment was prepared in May 2012. With regard to sustainability and transport it confirms that (in addition to the location close to local shops, services and facilities) the site is well situated and offers alternative sustainable modes of transport, other than the private car. It is located within 150m of three bus stops and within walking distance to West Drayton Railway Station. There are good existing cycling and pedestrian routes (including the Canal towpath and High Street) which improve the sustainability credentials of the site.</p> <p>The site is in a sustainable location which offers alternative sustainable modes of transport, other than the private car.</p>
<p>Access to green infrastructure</p>	<p>Located adjacent to the Grand Union Canal and wider links to green spaces west of Yiewsley.</p> <p>The Yiewsley recreation ground is located opposite the site adjacent to the High Street.</p> <p>There is potential for communal amenity space within a redevelopment proposal linking pedestrian access from the High Street through to the canal.</p> <p>Whilst an urban location, the site is well positioned in terms of access to green infrastructure and this could be enhanced further through a redevelopment scheme.</p>
<p>Social quality</p>	<p>Regeneration benefits of the redevelopment of the site for this area have been acknowledged in agreeing the phased release of the employment land. The site has the potential to provide for affordable housing in the form of specialist care housing. There will also be significant enhancements to the quality of the</p>

	<p>environment and enhanced pedestrian routes between the High Street the Grand Union Canal.</p> <p>The proposals have the potential to make significant enhances to social quality.</p>
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5.12 In addition, to the above, reports undertaken to date confirm that foul sewage and utilities, contamination, noise and air quality have been assessed on site in the context of redevelopment proposals (including residential) and would not preclude the redevelopment of the site subject to appropriate mitigation.

### The Opportunity

5.13 The Rainbow and Kirby Industrial Estates are a prime location for a housing allocation for Hillingdon. The site should be developed for residential use. For indicative purposes at this stage, assuming an average density of 86 pdh across the 2.31 ha site this could provide the potential for 160-190 dwellings.

5.14 The site has the potential for a mix of dwelling unit sizes (1, 2 and 3-bed) and will contribute to affordable housing (specialist and care and dementia housing has been proposed on the site in the past).

5.15 The proposals will provide a wide range of regenerative enhancements for Yiewsley including environmental quality, improved relationship of the site to the Grand Union Canal, new and enhanced pedestrian linkages between the Canal and High Street through a high quality designed scheme.

## 6. Conclusion

- 6.1 The Rainbow and Kirby Industrial estates provide a prime housing site opportunity for Hillingdon Borough:
- ~ The site is strategically important as it forms part of a larger area of the town centre currently undergoing an intense phase of residential and mixed use regeneration.
  - ~ The site has been identified for release from its existing use as employment land to alternative uses.
  - ~ This is a prime housing allocation site over 2.3ha with potential to contribute to the identified housing requirement
  - ~ The site is suitable, available and deliverable in the short term
  - ~ The site is located in a highly sustainable location at the heart of the centre of Yiewsley close to public transport and cycle networks and in proximity to a wide mixture of uses including shops, services and facilities.
  - ~ The site offers the potential for a mix of housing type sizes and tenures
  - ~ A significant level of site survey and assessment work has already undertaken, confirming that there are no issues which would preclude the redevelopment of the site
  - ~ The site is exactly the type of previously developed urban site which the NPPF and London plan envisage contributing to sustainable economic growth and meeting challenging housing requirements
- 6.2 As such, the site should be allocated within the Local Plan Part 2 for residential development.

Proposed Housing Allocation Site - Rainbow and Kirby Industrial Estates and Adjacent Land





Date: 3 June 2013

Our Ref: Hillingdon's Local Plan Part 2 Call for Sites

The Consents Team

Planning Policy and Community Engagement

London Borough of Hillingdon

Civic Centre

Uxbridge

UB8 1UW



Dear Sir/Madam,

## **London Borough of Hillingdon: Local Plan Part 2 (19 April - 31 May 2013) Call for Sites**

Please note that the following comments represent the views of officers in Transport for London – (TfL) Property Development in its capacity as a significant landowner only and should not be registered as the TfL corporate response as a strategic transport authority. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to this policy document. Borough Planning has submitted a separate response to the consultation.

TfL Property wish to promote a number of TfL owned sites in the London Borough of Hillingdon which are larger than 0.25 hectares, as stipulated in the Call for Sites Consultation Response Form, for potential development, and would like these to be included within the Hillingdon Local Plan Part 2. Specifically, TfL wish to promote four TfL owned sites listed in table 1, below. We would welcome discussions with the Council regarding development potential of TfL landholdings. Furthermore we would like to discuss appropriate boundaries for the sites; therefore we are not submitting boundary plans at this time.

The borough is characterised by an extensive network of open spaces and three of the identified sites fall within the large expanse of Green Belt land. Policy EM2 Green Belt, Metropolitan Open Land and Green Chains of the Local Plan: Part 1 illustrates the importance of the Green Belt and, although we appreciate this, Transport for London would welcome the Borough revising this through the Site Allocation Process.

The National Planning Policy Framework promotes sustainability illustrating that 'the purpose of planning is to help achieve sustainable development'. Reviewing the Borough's allocated green belt land would enable and encourage development on the identified sites, contributing to the achievement of the Borough's target to provide an additional 4,250 dwellings, annualised as 425 dwellings per year between 2011 and 2021, whilst strengthening



the contribution of Green Belt land and supporting sustainable development in the Borough.

I would appreciate if you could confirm receipt of this letter and we would welcome the opportunity to meet with you to discuss the sites in further detail. In the meantime, should you have any queries, please do not hesitate to call me on [REDACTED]

Yours Sincerely,



*Ruth Cunningham*

*Principal Consents Advisor*

*Consents and Environment Team*

*Transport for London*

CC Neil Kedar: Head of Consents, Strategy & Planning, TfL

Stephen Gilbert, Property, TfL



**Table 1: Sites promoted by Transport for London**

Site Name	Size – Site Area	Site Designations	Current Use	Development Potential
Site located along Green Lane at Northwood.	1.6ha	Green Lane Minor Town Centre Secondary Shopping Area	The site currently houses a broad mix of uses with a frontage to Green Lane and Station Approach comprising small scale retail and commercial units with residential apartments at first floor.	A development scheme comprising a 47,000 sq ft supermarket and approx 160 residential units on TfL land adjacent to Northwood station.
Land adjacent to Gutteridge Farm, at Western Avenue, A40.	10.834 acres/ 4ha	Green Belt Nature Reserve Countryside Conservation Area	Vacant	Residential development.
Land adjacent to Lynhurst Crescent, Western Avenue, A40.	16.883 acres/ 6ha	Green Belt Nature Reserve Countryside Conservation Area	Vacant	Residential development.
Land adjacent to Minet Country Park, located off the A312.	5.419 acres/ 2ha	Site Specific Proposals Comprehensive Rehabilitation Area Green Belt Nature Conservation Sites of Metropolitan or Borough Grade I Importance  PR9B has been disregarded.	Vacant	Residential development.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

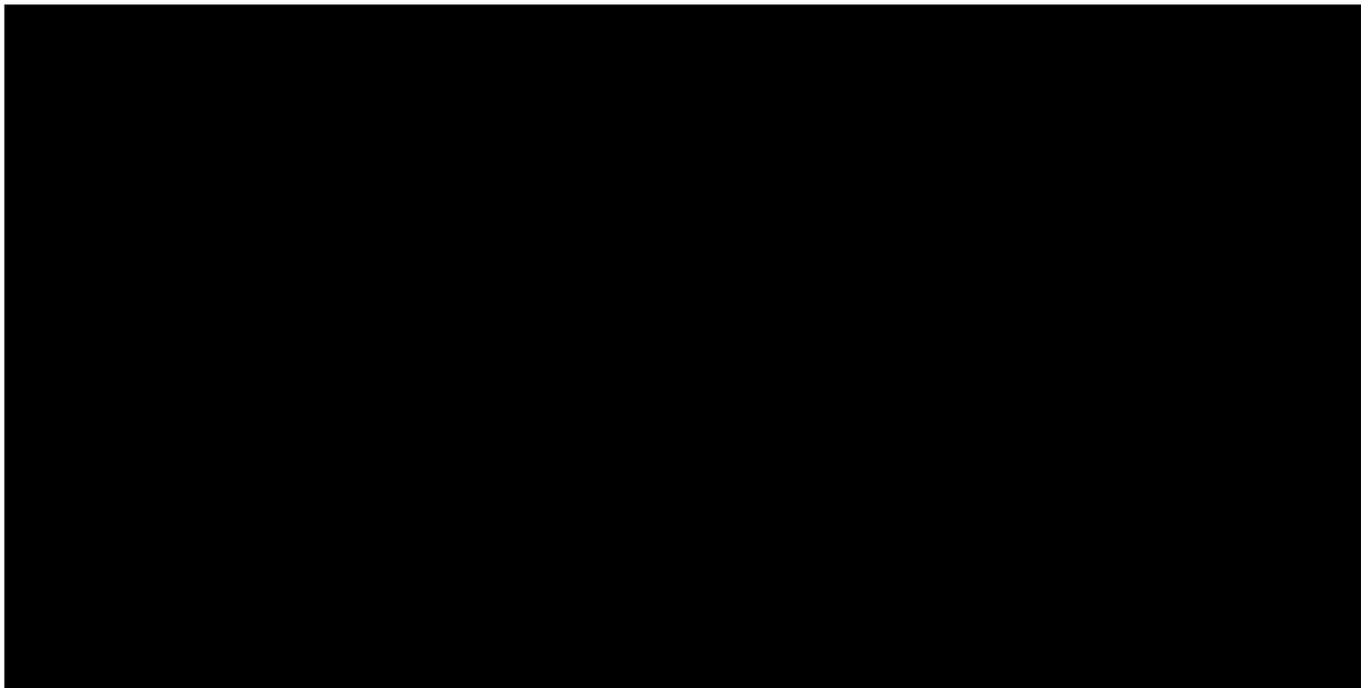
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	Ruth Cunningham
Company (if applicable)	Consents Team, Transport for London
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Consents Team, Transport for London
Full Name:	Ruth Cunningham
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details	
Site address/ location: (please provide full postal address)	<b>Please see supporting letter for details regarding proposed sites.</b>
Gird Reference (if known)	
Site Area (square metres or hectares):	
Current use(s): (please tick - if more than one use please indicate)	
Relevant planning history: (include any planning application reference number (s) if known)	
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	
Current number of people	

employed on the site (if any).	
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**4. Site Ownership Details**

Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

**5. Proposed Use (with Use Classes in brackets)**

	Preferred	Alternative
Residential (C1, 2,2A and 3)		
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

<b>6. Market Interest</b>	
	<b>Comments</b>
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

<b>7. Utilities</b>			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Mains Water Supply			
Mains Sewerage			
Electrical Supply			
Gas Supply			
Access to Public Highway			
Landline telephone/Broadband			
Public rights of way			
Other			
If other, please specify:			

<b>8. Site Constraints</b>			
	<b>Yes</b>	<b>No</b>	<b>Unsure</b>
Land is in other ownership and must be acquired to develop the site			
Restrictive covenants exist			
Current use needs to be relocated			
Public rights of way cross or adjoin the site			
Contamination			
Access constraints			
Trees and/or mature hedges on site or on the boundary			
Tree Protection Orders on site			
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			
Flood risk			
Pylons or overhead cables on the site			
Designated as Open Space			
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

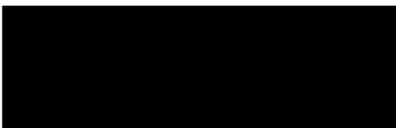
If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Yes
-----



Signature \_\_\_\_\_

Date: 3/06/2013 \_\_\_\_\_



Brian Whiteley &lt;bwhiteley@hillington.gov.uk&gt;

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**RE: LB Hillingdon Local Plan Part 2: Call for Sites Submission by TfL**

2 messages

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**Stritch Laura** <[REDACTED]>  
To: Brian Whiteley <bwhiteley@hillington.gov.uk>  
Cc: Cunningham Ruth <[REDACTED]>

10 September 2013 15:51

Hi Brian,

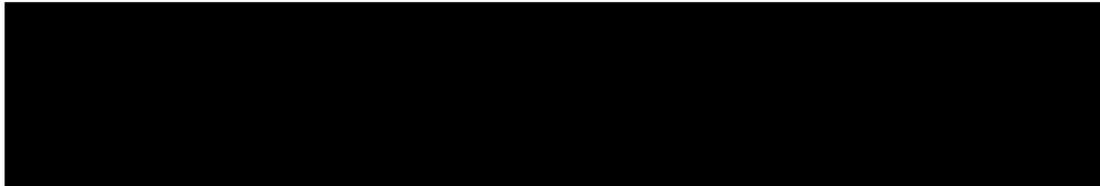
Further to the below, please see the attached red line boundary for the fourth site referred to in our letter – site located along Green Lane at Northwood.

Regards,

**Laura Stritch**

**Town Planner | Consents Team**

 Transport for London



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**From:** Stritch Laura  
**Sent:** 09 September 2013 16:01  
**To:** 'Brian Whiteley'  
**Subject:** RE: LB Hillingdon Local Plan Part 2: Call for Sites Submission by TfL

Hi Brian,

Thank you for your email.

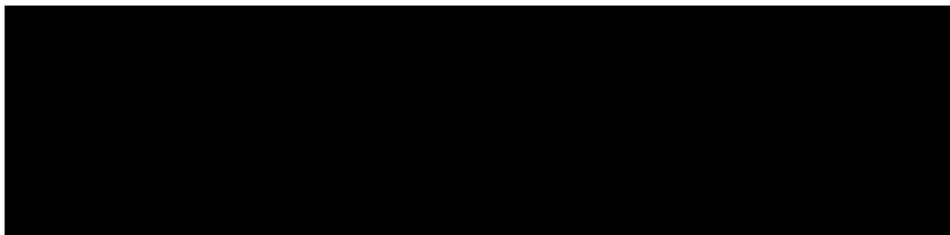
I am liaising with my colleague regarding the site boundary for this fourth site referred to in our letter. I will be in touch with you as soon as possible.

Regards,

**Laura Stritch**

**Property Consents Advisor**

 Transport for London



---

**From:** Brian Whiteley [<mailto:bwhiteley@hillingsdon.gov.uk>]  
**Sent:** 06 September 2013 16:38  
**To:** Stritch Laura  
**Subject:** Re: LB Hillingdon Local Plan Part 2: Call for Sites Submission by TfL

Dear Ms.Stritch,

Thank you for sending through those plans.

If it is of help I attach a plan showing the area for Green Lane / Station Approach, Northwood hatched in red.

Yours sincerely,

Brian Whiteley,

Local Development Framework Team Manager,

Environmental Policy and Community Engagement,

Residents Services Directorate,

London Borough of Hillingdon,

3N/02, Civic Centre, High Street, Uxbridge UB8 1UW.

tel: [REDACTED]

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

~~~~~

On 6 September 2013 15:51, Stritch Laura [REDACTED] wrote:

Dear Mr Whiteley,

Further to our conversation earlier, please find attached the red line drawings for the following three sites:

- Land adjacent to Gutteridge Farm, Western Avenue
- Land adjacent to Lynhurst Crescent, Western Avenue
- Land adjacent to Minet Country Park, off A 312

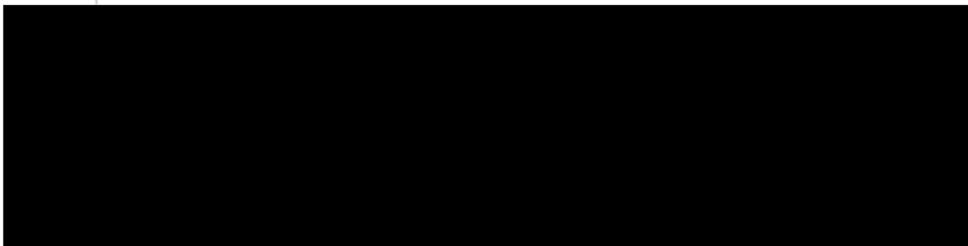
I am currently confirming the boundary for the land at Green Lane/Station Approach, Northwood and will be in touch regarding this.

Regards,

**Laura Stritch**

**Property Consents Advisor**

Transport for London



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**From:** Brian Whiteley [<mailto:bwhiteley@hillingsdon.gov.uk>]  
**Sent:** 05 September 2013 11:09  
**To:** Cunningham Ruth  
**Subject:** LB Hillingdon Local Plan Part 2: Call for Sites Submission by TfL

To: Ruth Cunningham, Consents & Environment Team, Transport for London

Dear Ms.Cunningham,

This is to confirm our conversation yesterday evening. We are hoping to report to our Members shortly with full details of submissions received regarding site allocations for inclusion in the Hillingdon Local Plan during our consultation last April and May. The letter we have from you on file, dated 03 June, does not seem to have been accompanied by plans showing the four areas which TfL wish to promote:

Land at Green Lane / Station Approach, Northwood

Land adjacent to Gutteridge Farm, Western Avenue

Land adjacent to Lynhurst Crescent, Western Avenue

Land adjacent to Minet Country Park, off A 312

As discussed, would you please send through individual plans showing the extent of these areas as .pdf files?

Yours sincerely,

Brian Whiteley,

Local Development Framework Team Manager,

Environmental Policy and Community Engagement,

Residents Services Directorate,

London Borough of Hillingdon,

3N/02, Civic Centre, High Street, Uxbridge UB8 1UW.

tel [REDACTED]

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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\*\*\*\*\*

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 **Green Lane at Northwood red line.pdf**  
332K

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**Brian Whiteley** <bwhiteley@hillington.gov.uk>  
Draft To: Stritch Laura [REDACTED]

11 September 2013 11:01

Dear Ms.Stritch,

Thank you for sending through this further plan - I will use it in connection with the forthcoming report to our Members.

Yours sincerely,  
Brian Whiteley,  
Local Development Framework Team Manager,  
Environmental Policy and Community Engagement,  
Residents Services Directorate,  
London Borough of Hillingdon,  
3N/02, Civic Centre, High Street, Uxbridge UB8 1UW.

tel: 01895 250230 ext 8301  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

~~~~~  
[Quoted text hidden]



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:**

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): Airport Operator

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

**Please tick here if you wish to be kept informed of the progress of the Local Plan.**

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
<b>x</b>	<b>Development Management Policies</b>
	<b>Site Specific Allocations</b>
<b>x</b>	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

Please see over for comments.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<p>a) The Economy</p> <ol style="list-style-type: none"> <li>1. Supply of Employment Land</li> <li>2. Locations for Employment Growth</li> <li>3. Changes of Use within Industrial Development.</li> </ol>	<p>HAL supports the protection of employment sites where they are in active use and particularly where such sites support the operation of the airport. We would encourage the Council not to be overly-prescriptive in its protection of employment sites, particularly where sites have been vacant for long periods and where there is no reasonable prospect of them being brought back into effective use. In this respect, the NPPF is clear at paragraph 22 that long term protection of employment sites with no prospect of use should be avoided and where such sites are not being utilised for their intended use, alternate land uses should be considered on their own merits.</p> <p>HAL acknowledges Hillingdon's strategic objective of securing 9,000 new jobs centred in Uxbridge and the Heathrow Opportunity Area. We encourage the Council to define the boundary of the Heathrow Opportunity Area so that the extent of employment growth in this area can be properly planned. HAL agrees with the position in Policy E2 of Part 1 of the Local Plan where it states that employment growth will be directed toward areas of high public transport accessibility. This could include many of the perimeter areas around the airport where they have high levels of accessibility and in particular the public transport interchange in the Central Terminal Area.</p> <p>Changes of use in industrial locations need to be assessed on the basis of demand for the use and whether the site has been vacant for a significant period of time.</p>
<p>a) The Economy</p> <ol style="list-style-type: none"> <li>4. Office Development</li> <li>5. Hotel Development</li> </ol>	<p>Part 1 of the Local Plan has shown that the strategic direction of employment is moving away from industrial use and towards office based employment. Additionally, the Heathrow Opportunity Area is identified as an attractor for office development, although the boundary is not yet defined. Policy E2 generally directs employment development toward highly accessible locations. However, the proposed approach in the Heathrow Opportunity Area seeks to protect land within the airport boundary for uses directly related to the airport only. This approach appears to be at odds with itself (in that the most accessible locations are not eligible for employment growth) and with the London Plan.</p> <p>The London Plan policies for office and hotel development are clear in stating at Policy 4.2 that offices outside of central London are supported in viable locations with good public transport accessibility, and at Policy 4.5 that hotel development should be located close to public transport and opportunity areas.</p> <p>HAL does not agree that only airport related development should be permitted on airport land and recommends that Part 2 policies should be in line with the London Plan's strategic approach of locating office and hotel development in the most highly accessible locations, including Heathrow.</p>
<p>c) Historic and Built Environment</p> <ol style="list-style-type: none"> <li>7. Planning Applications</li> </ol>	<p>HAL considers that the information provided in support of planning applications should be needs-based and informed by pragmatic pre-application discussion.</p>

<p>d) Environmental Improvements</p> <p>10. Blue Ribbon Network</p> <p>11. Critical Drainage Areas</p> <p>12. Management of Flood Risk</p> <p>16. Water Quality</p> <p>17. Protection of Ground Water resources</p> <p>19. Water Efficiency in Non-Residential Development</p>	<p>HAL agrees that sustainable water management policies should be applied to new development and the range of policies headings would seem to be appropriate. However, Heathrow is a unique site within the context of the Borough and the wider area and operates an extensive and complicated water supply, distribution and drainage network that would not be reflected elsewhere in the Borough. It is therefore our view any policies relating to water management and drainage at the airport would need to be specific to the airport and would be better suited to fall within the overarching Heathrow Airport policy.</p> <p>HAL is developing an improvement plan to upgrade the airport surface water pollution control system in consultation with the Environment Agency. The improvements will support the Water Framework Directive objectives and are a requirement of HAL's Environmental Permits for discharging surface water runoff. The permits are regulated by the Environment Agency. The improvement plan will provide the agreed basis for meeting appropriate water quality standards from airport surface water runoff.</p>
<p>d) Environmental Improvement</p> <p>3. Living Walls and Roofs</p> <p>14. Safeguarding of Biodiversity</p>	<p>HAL understands the benefits of living walls and roofs in supporting biodiversity, attenuating surface water runoff from buildings and providing a natural form of insulation. However, the Council should be aware that living walls and roofs also have the potential to attract birdlife which in turn presents operational safety issues for the airport. Therefore, any policy requiring the provision of living walls and roofs in major developments should reflect the risk to aircraft safety and airport operations.</p> <p>HAL actively manages sites within its landholdings for their biodiversity value and has achieved the Biodiversity Benchmark Award for those areas. In line with the company's biodiversity strategy, any policy should state that the loss of biodiversity features will only be accepted where it will be replaced and enhanced in an alternate location.</p>
<p>d) Environmental Improvement</p> <p>20. Air</p>	<p>HAL acknowledges the position in Part 1 of the Local Plan where it seeks under strategic objective SO10 an improvement in air quality, while SO11 seeks to minimise air quality pollutants from new development and transport. It is acknowledged that the southern two thirds of the Borough is an AQMA and that policies specific to air pollution will be brought forward in the Part 2 document, including the Heathrow Area Policies LDD.</p> <p>The supporting text around air quality suggests that all development exploiting the benefits of Heathrow is a negative contributor to air quality (para. 8.134). While we recognise that this may be referring to development around the airport, we must clarify that the current regime of airport infrastructure renewal, including terminal and operational improvements, adopt environmental improvement and mitigation methods and practices wherever feasible. The strategic policies regard S106 or CIL funding as an appropriate form of mitigation, however the current on airport schemes should also be considered.</p>

<p>d) Environmental Improvement</p> <p>21. Noise</p>	<p>The existing policy context around noise is clear in how noisy development and noise sensitive development should be considered in the planning process. The NPPF states at various places that noise sensitive development should not be sited near noisy development, while the London Plan Policy 7.15 seeks to reduce noise by minimising existing and proposed noise from development proposals, separating noise sensitive development from noisy development and promoting new technologies and practices and the source of noise.</p> <p>Policy EM8 of the Local Plan Part 1 is clear in stating that noise sensitive development and noise generating development will only be supported if the impacts can be mitigated. However, we believe that the Development Management policy on noise should go further in so far as it seeks to protect development from high levels of aircraft noise by specifically stating that planning permission will be refused for all noise sensitive development (namely residential, nursing/care homes, schools/educational establishments, hospitals/healthcare facilities) within the 69dBA Leq contour. Between the 69 and 63dBA Leq contours there should be a restriction on residential development that avoids family accommodation being provided and other smaller one bed and studio accommodation should only be accepted with high levels of sound insulation/ventilation. There should be a presumption against non-residential noise sensitive development in this zone given that the new Aviation Policy Framework states that noise exposure up to this level requires insulation to be provided for existing buildings, so it seems reasonable to avoid putting new community facilities in these noise exposure areas, unless there is an overwhelming case to override this general presumption against new development. Between 63 and 57dBA LAeq contours all new built development, including residential extensions, should have high levels of sound attenuation and ventilation.</p>
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<p>e) Transport and Infrastructure</p> <p>2. Heathrow Airport</p>	<p>HAL is encouraged by the Council's desire to adopt a Heathrow Area LDD and a Heathrow OAPF (with the GLA). To date, the content of these documents, including the boundary definition has been vague, however it is our intention to work collaboratively with the Council and the GLA in framing these documents.</p> <p>While we acknowledge the Council's position on the expansion of the airport, both in size and air traffic movements, it is important that any future documents nevertheless support the refurbishment and renewal of Heathrow's infrastructure particularly where this will also lead to environmental improvements in the way the airport operates, or in the performance of buildings/energy use/lower emissions.</p> <p>Additionally, we feel it is important that Part 2 acknowledges the current review of airport capacity in the South East of England which may inform a Government decision on where additional airport capacity will be located. To this end, we recommend that the supporting text to any policy on Heathrow should be along the following lines:</p> <p><i>"The Government has set up an Airports Commission to examine airport capacity in the South East of England, which will include whether to expand hub capacity at Heathrow Airport. Whatever the recommendation of the Commission and the subsequent decision of Government, the Council acknowledges that the landscape of Heathrow Airport will undergo significant change. The Council will need to respond to these changing circumstances at the appropriate time which may include revisions to the Local Plan."</i></p> <p>Heathrow's role as a major public transport hub should also be considered and supported in Part 2. We have mentioned the location of office and hotel uses on airport land where they are in convenient reach of these interchanges, however we also regard the upgrade and improvement of underground, rail, bus and coach facilities being priority areas for any future documents. Heathrow's extensive public transport facilities and services, especially local bus services, provide significant benefits to the local communities around the airport and should be acknowledged and supported. Any further improvements that are likely to increase the airport's accessibility and public transport mode share should also be supported.</p> <p>The Development Management DPD also needs a specific policy regarding Public Safety Zones to ensure that the number of people living, working and/or congregating in the PSZ is not increased as a result of new development.</p>
<p>Policies Map</p>	<p>We ask that the Green Belt designation over the T5 site and the T5 Business Car Park is deleted. These designations were described in the Inspector's report into the Local Plan: Part 1 as being an 'anomaly', however he was satisfied that a review to incorporate adjustments to the Green Belt could occur following the adoption of this part of the Plan.</p> <p>We also offer to work with Council to finalise the correct airport boundary. At present there are a number a discrepancies that may have implications for airport related development and development on airport land.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillington.gov.uk](mailto:LDFconsultation@hillington.gov.uk)

Thank you.



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**RE: PUBLIC PARTICIPATION IN HILLINGDON'S LOCAL PLAN PART 2**

1 message

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**DD - Airport Safeguarding/BAA** [redacted]  
To: LDF Consultation <ldfconsultation@hillington.gov.uk>

19 April 2013 09:38

Dear Local Development Framework Team,

Thank you for the opportunity to make further comments regarding the Public Consultation on Part 2 of the Hillingdon Local Plan (19 April - 31 May 2013)

I would like to add the following;

**Aerodrome Safeguarding**

Aerodromes important to the national air transport system are officially safeguarded by the Civil Aviation Authority and the process of ensuring that their operation and development is not inhibited is an integral part of the town planning system. A safeguarding map is derived from a series of protected three-dimensional surfaces above and around the aerodrome. The extent of the surfaces spans out to 15km centred on the Aerodrome Reference Point (ARP) for Heathrow Airport Ltd. Within this area the Planning Authority must consult the Airport Operator on development where the height of any building, structure, erection or works would affect the operation of the airport or the safe movement of aircraft i.e. potentially penetrate the protected surface. The aerodrome uses a variety of navigational aids, radio aids and telecommunications systems to facilitate air traffic control and aircraft movements. A new building, structure or extension because of its size, shape, location or construction materials can affect this equipment so the aerodrome must also be consulted to enable an assessment to be made of the potential impact on navigational aids. In addition, at night and in low visibility conditions pilots rely on approach and runway lights to align their plane with the runway and touch down at the correct point. Lighting elements of a development also have the potential to distract or confuse pilots, particularly in the immediate vicinity of the aerodrome and the aircraft approach paths. Safeguarding assessments therefore also consider the impact of lighting proposals for developments.

Government advise that applicants should initiate discussions with the Planning Authority and the Airport Operator at an early stage before submitting an application to ensure that they understand the constraints and provide the information which will be needed for a detailed assessment to be made of the proposal e.g. a construction methodology or navigational impact assessment,. If the Planning Authority propose to grant permission or impose conditions contrary to the safeguarding advice of the Airport Operator, they must notify the Civil Aviation Authority and demonstrate they have assessed the application in the light of Government guidance and provide a statement of reasons. Ultimately, the application could be referred to the Secretary of State who has the power to issue a Direction.

Safeguarding issues should only prevent development taking place were absolutely necessary to maintain the safe operation of the airport and the movement of aircraft. The safeguarding process rather seeks to mitigate the adverse impacts of development through; alternative design, appropriate landscaping and planting schemes, by conditions restricting how a development operates and may be extended. Legal agreements will be used to deal with aspects of a development, such as implementation of a Bird Hazard Management Plan, which cannot be satisfactorily covered by planning conditions.

**Wind Turbine Developments**

The safeguarding requirements for Heathrow Airport includes a circle with a 30 kilometres radius drawn from the aerodrome reference point to indicate the area within which the Planning Authority must consult the Airport Operator on proposed wind turbine development. This recognises the fact that the introduction of wind-powered generator turbines as an alternative energy policy can create problems for aviation. In addition to their potential for presenting a physical obstacle to air navigation, wind turbines can affect radar and other electronic aids to air navigation from radio frequency interference (the rotating blades create electromagnetic disturbance which can degrade the performance of these systems and cause incorrect information to be received). The amount of interference depends on a number of factors; the number of turbines, their size, construction materials, location and shape of blades. A wind turbine development is also likely to be the subject of consultation with the Civil Aviation Authority (CAA), NATS En Route Ltd. (NERL) and the Ministry of Defence (MOD).

Government advise applicants to initiate discussions with the Planning Authority and the Airport Operator at an early stage in the process and before submitting an application to ensure that they understand the constraints and provide the information to enable a detailed assessment to be made of the proposed development i.e. a navigational impact assessment study. Where it is determined that a planning application for a proposed development may have an effect on navigational or other aeronautical systems, simulation or other types of interference modelling of the effects of the development may need to be conducted before a decision can be made on the application. It is usual for the developer to bear the cost of the modelling.

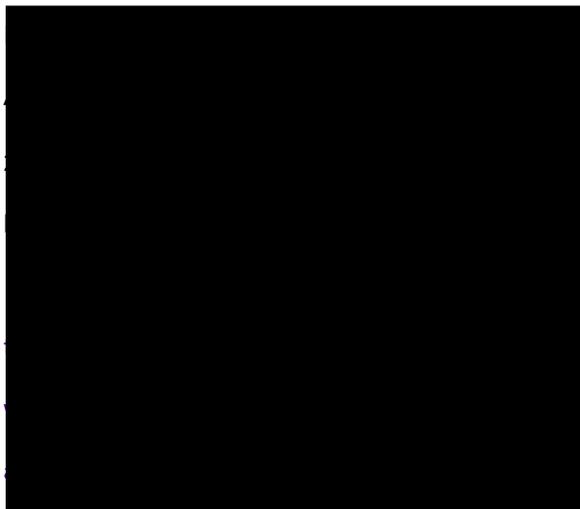
Best Regards

**Simon Vince**

Safeguarding Manager

Airside Safety & Compliance

**Heathrow**  
Making every journey better



**From:** [smanjlai@hillingdon.gov.uk](mailto:smanjlai@hillingdon.gov.uk) [mailto:[smanjlai@hillingdon.gov.uk](mailto:smanjlai@hillingdon.gov.uk)] **On Behalf Of** LDF Consultation

**Sent:** 18 April 2013 20:31

**To:** LDF Consultation

**Subject:** PUBLIC PARTICIPATION IN HILLINGDON'S LOCAL PLAN PART 2

Dear Stakeholder,

## Public Consultation on Part 2 of the Hillingdon Local Plan (19 April - 31 May 2013)

### Notice of Preparation of a Local Plan Document under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Following publication of the National Planning Policy Framework by the Government in March 2012, Hillingdon Council subsequently adopted a set of Strategic Policies (formerly the Core Strategy) as Part 1 of its Local Plan in November, 2012.

At its meeting on 21 March, 2013 the Council's Cabinet agreed to a programme for the preparation of Part 2 of the Local Plan. This will comprise draft proposals for detailed local Development Management Policies, a set of Site Specific Allocations and a Policies Map for the borough, which will eventually replace the existing Hillingdon Saved Unitary Development Plan policies and Proposals Map.

The policies and proposals to be contained in Part 2 will be required to be in general conformity with the National Planning Policy Framework, the London Plan and Part 1 of the Hillingdon Local Plan.

This email is to notify you under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 that the Council is now commencing work on Part 2 of the Plan and to invite you to make a representation(s) as to what you think it should contain. The Council's proposals for the content of Part 2 of the Hillingdon Local Plan are outlined in the attached Consultation Paper. We look forward to your views about the planning policies and proposals you consider Part 2 of the Plan should contain.

#### Call for Sites

In particular it is important that we know about any proposals for specific sites at this early stage so we can assess them against sustainability criteria and consult on them. Please note that for these reasons, it will not be possible to consider confidential responses. If you have a site to suggest, when you complete the 'Call for Sites' form, please provide a map showing the location of the site and its boundaries.

#### How to submit representations:

Representations must be made using the designated Response Form and/ or Call for Sites Form, both of which are attached to this email and also available from the Council's website at: <http://www.hillingdon.gov.uk/article/11414/Local-Plan> and at the Planning Reception office at the Civic Centre, High Street, Uxbridge, UB8 1UW (Mon - Fri 9am - 5pm), Hayes One Stop Shop, Botwell Green Sports and Leisure Centre, East Avenue, Hayes, UB3 2HW (Mon - Fri 9am - 5pm) and at all Hillingdon libraries during normal opening hours (see the Council's website for opening hours). Alternatively, forms can be requested by phoning 01895 250230 or e-mailing [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk).

Representation forms can be sent:

- By Email: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)
- By post: LDF Team, Transportation, Planning Policy and Community Engagement, London Borough of Hillingdon, Civic Centre, Uxbridge UB8 1UW

Please note that copies of representations will be made available on request for inspection at the Council offices. They cannot therefore be treated as confidential. **We are asking that all responses should be submitted to us by 5.00 pm on Friday 31 May 2013.** Comments received after the end of the consultation period do not have the right to be considered.

We look forward to your reply.

Yours faithfully,

—

Local Development Framework Team,

Residents Services,

London Borough of Hillingdon,  
3N/02, Civic Centre,  
High Street, Uxbridge, UB8 1UW.

tel. 01895 250230

e-Mail: [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk) [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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COMPANY PARTICULARS: For particulars of Heathrow companies, please visit <http://www.heathrowairport.com/about-us>. For information about Heathrow Airport, please visit [www.heathrowairport.com](http://www.heathrowairport.com)

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name:

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

[REDACTED]

Representations can be made in the following ways:

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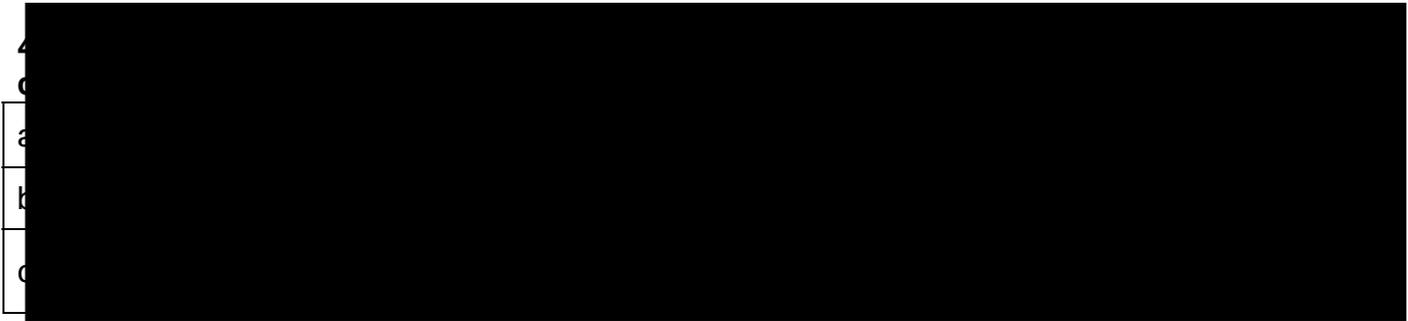
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Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]



<b>Which section of Part 2 of the Local Plan are you making a representation on?</b> <b>(Please tick the appropriate section and use a separate form for each representation)</b>	
	<b>Development Management Policies</b>
✓	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b>	<b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b>
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### Site Specific Questions

#### 1 Introduction

- 1.1 These representations relate to the factory site at Nestlé Avenue, Hayes which is owned and operated by Nestlé UK.
- 1.2 Nestlé UK will vacate the factory as part of the rationalisation of coffee production in the UK. Beyond the end of 2014 all coffee production will be focused at a new purpose built facility in Derbyshire. The site of the factory will become available as a significant development opportunity in Hillingdon.
- 1.3 In the period leading up to the closure and decommissioning of the factory work will progress on Part 2 of the Hillingdon Local Plan.
- 1.4 The fact that these two significant events co-incide presents the chance to consider the future use of the development site in a comprehensive and rational way.
- 1.5 These representations give an outline of how the site could be used in the future.

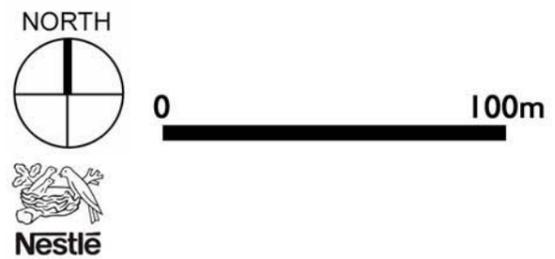
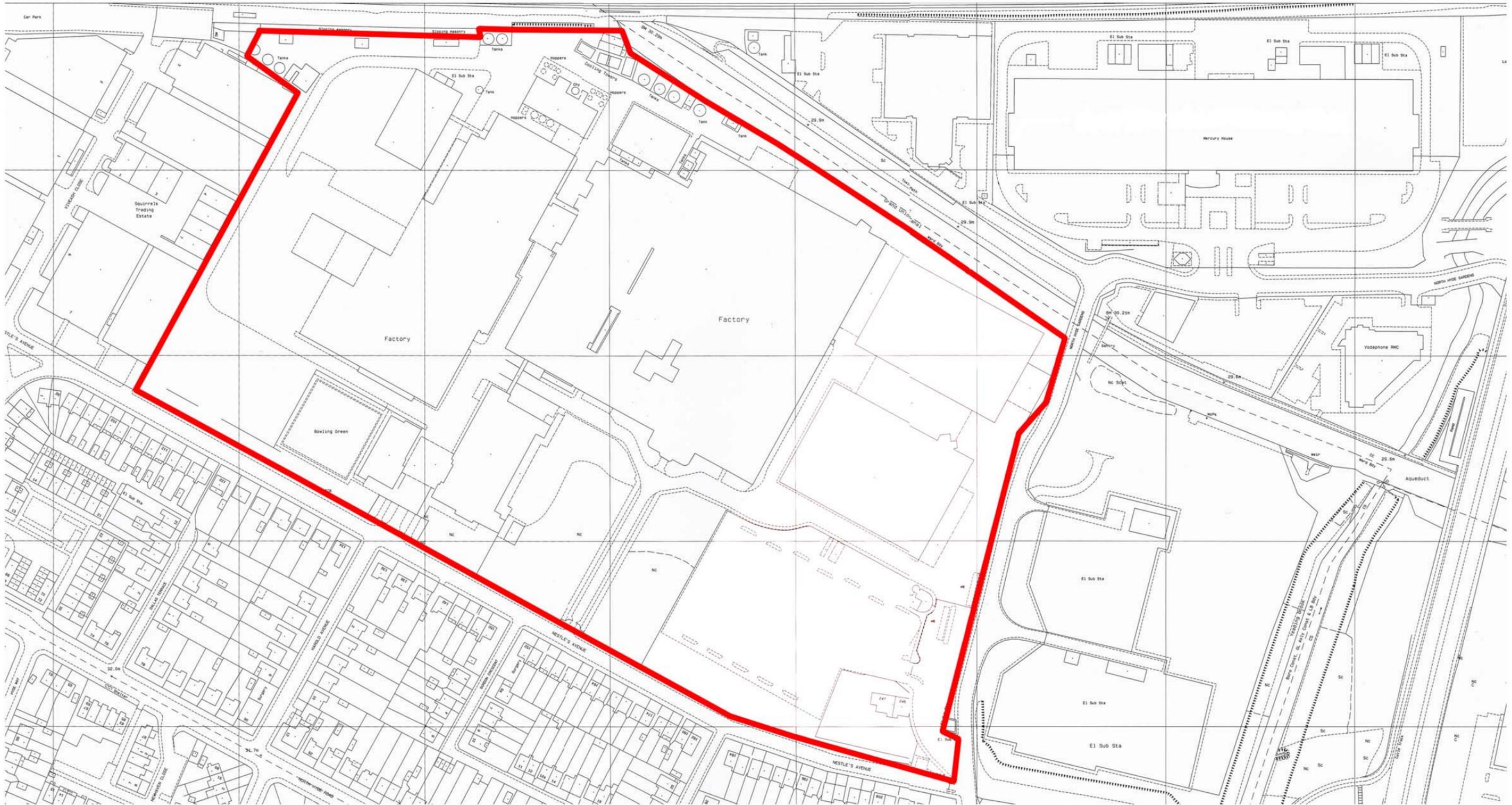
## **2 The Context**

- 2.1 The factory site extends to around 12ha. It is reasonably intensively developed with process, warehouse and ancillary buildings/infrastructure.
- 2.2 The whole of the factory site is designated as the Botwell: Nestlé's Conservation Area. In addition, a number of buildings have been included on the local list of buildings of architectural or historic importance. These are:
- Process building at the core of the site.
  - Canteen building
  - Caretaker's houses
  - Gates and railings along Nestlé Avenue.
- 2.3 The factory has a long southern boundary onto Nestlé Avenue. A significant length of the northern boundary fronts onto the Grand Union Canal. The eastern boundary faces a primary electricity substation.
- 2.4 It is significant that the site falls in proximity to the Hayes and Harlington rail station – one of the key hubs on the Crossrail route. Completion is scheduled for 2017.
- 2.5 Around the rail station are a number of key development sites and regeneration initiatives including:
- High Point Village alongside the Grand Union Canal
  - The Old Vinyl Factory
  - Canalside regeneration
  - Hayes High Street
  - Asda Superstore.
- 2.6 These developments and initiatives will strengthen the competitive position of Hayes Town Centre as a focus for mixed uses and diverse activities.

## **3 The Opportunity**

- 3.1 The Nestlé UK factory will be the next significant development opportunity to come forward in Hayes.
- 3.2 In the context of the emerging Part 2 Hillingdon Local Plan it is important that the uses for the site in the future are sustainable and recognise the particular locational advantage of the factory.
- 3.3 The site falls in the Hayes-West Drayton Corridor which the Part 1 Hillingdon Local Plan broadly identifies as a key location for employment growth in the Heathrow Opportunity Area.
- 3.4 The Part 1 Local Plan highlights that traditional manufacturing in the Hayes-West Drayton Corridor is in decline and that there is a strengthening of the logistics and distribution sector.
- 3.5 Crossrail is seen as a catalyst for growth and regeneration in the Corridor, particularly around Hayes town centre where the station is to be upgraded as a public transport interchange. Moreover, sites along the Grand Union Canal in Hayes could be brought forward for residential led mixed use development.

- 3.6 The improvements to rail and other infrastructure at Hayes town centre and changing economic circumstances will have a bearing on how the Nestlé UK site could be used to generate significant sustainability benefits.
- 3.7 Some of the buildings at the Nestlé UK site are recognised as being locally significant and the whole factory is designated a conservation area.
- 3.8 Any redevelopment of the site will need to take into account the conservation area status and recognise the locally important buildings. However, it must be accepted that many of the larger buildings at the factory have been constructed for a particular purpose. It will be neither economic nor appropriate to adapt many of the buildings for alternative use, particularly the larger process and warehouse buildings.
- 3.9 Taking into account the scale and location of the Nestlé UK site and the drive towards maximising the regenerative effects of Crossrail, then it is strongly suggested that this is an opportunity for mixed uses which will be sustainable over the long term.
- 3.10 The mix of uses and activities could include, but is not necessarily limited to:
- Housing, office and/or hotels at those parts on the site which are in closest proximity to the Crossrail station. These uses could extend along the Grand Union Canal in response to the call in the Part 1 Hillingdon Local Plan for residential led mixed use redevelopment along the canal corridor in Hayes.
  - Employment units (likely to be biased towards logistics and distribution) towards the eastern zones of the site in recognition of the need to consolidate the economic role of the Hayes/West Drayton Corridor.
- 3.11 The question of how a mix of uses is accommodated in a way which accounts for the particular location and character of this site is a matter for more detailed appraisal. However, at this early stage in the preparation of the Part 2 Local Plan it is important to consider the role that this significant site can play in meeting mixed development needs on the very edge of Hayes town centre.



# NESTLÉ BEVERAGES - HAYES EXISTING SITE PLAN

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

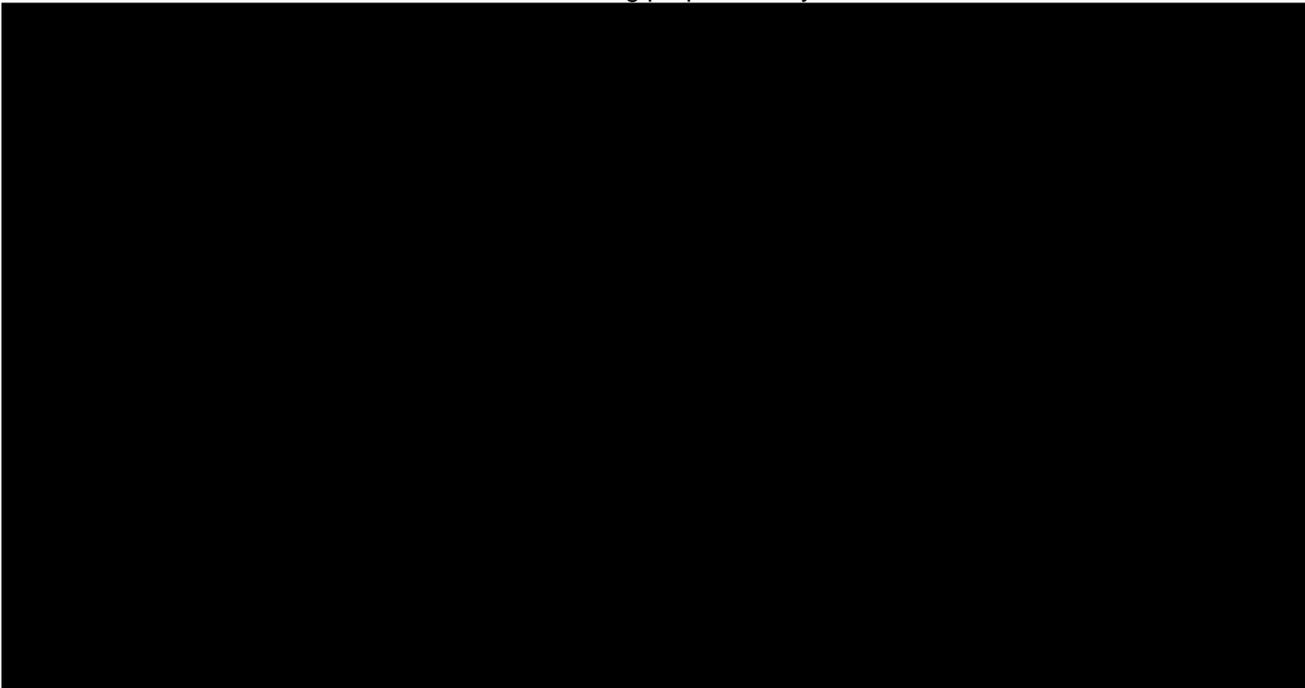
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	Peter Alcock
Company (if applicable)	Nestlé UK
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Cass Associates
Full Name:	Graham Trehwella
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Hayes – Nestlé UK Ltd North Hyde Gardens Hayes Middlesex UB3 4RF																
Gird Reference (if known)																	
Site Area (square metres or hectares):	12ha																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td>✓</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		Commercial/ industrial	✓	Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
Commercial/ industrial	✓																
Residential																	
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	Planning permissions associated with the operation of the factory.																
If the site is vacant, has it been previously developed for uses other than agriculture?	N/A																

If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	
Current number of people employed on the site (if any).	Around 200

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)	✓	
General Industrial (B2)	✓	
Storage or Distribution: Warehousing/Logistics (B8)	✓	
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify	Hotel	

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	<b>No</b>
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated	✓		
Public rights of way cross or adjoin the site		✓	
Contamination			✓ (phase assessment underway)
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other	✓		
If Other, please specify			
Botwell: Nestlé's Conservation Area			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

<b>10. Other Relevant Information</b>
Please use this space for additional information or further explanation on any of the topics covered in this form.

## 1 Introduction

- 1.1 These representations relate to the factory site at Nestlé Avenue, Hayes which is owned and operated by Nestlé UK.
- 1.2 Nestlé UK will vacate the factory as part of the rationalisation of coffee production in the UK. Beyond the end of 2014 all coffee production will be focused at a new purpose built facility in Derbyshire. The site of the factory will become available as a significant development opportunity in Hillingdon.
- 1.3 In the period leading up to the closure and decommissioning of the factory work will progress on Part 2 of the Hillingdon Local Plan.
- 1.4 The fact that these two significant events co-incide presents the chance to consider the future use of the development site in a comprehensive and rational way.
- 1.5 These representations give an outline of how the site could be used in the future.

## 2 The Context

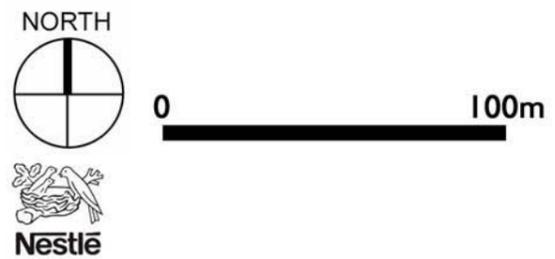
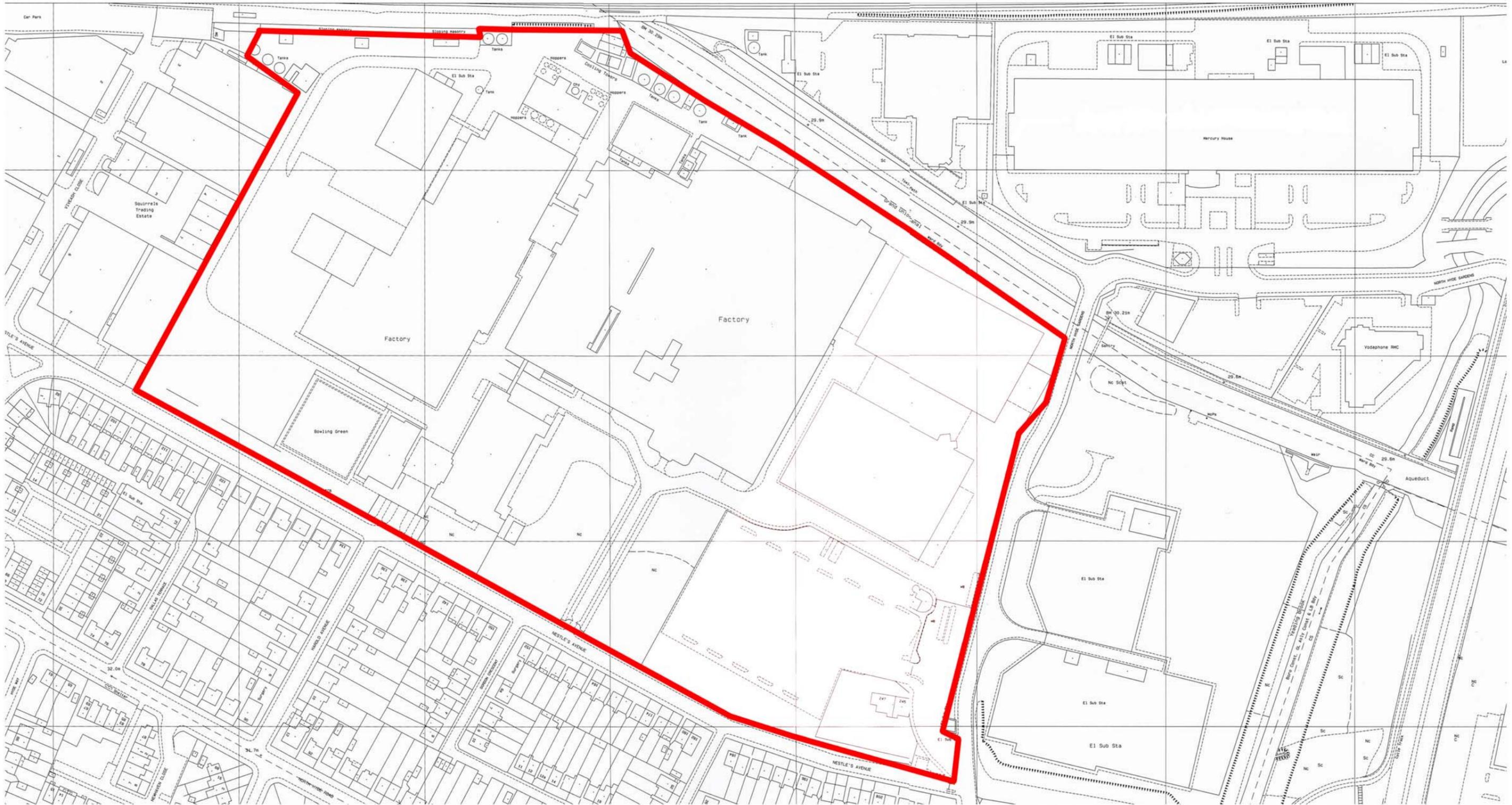
- 2.1 The factory site extends to around 12ha. It is reasonably intensively developed with process, warehouse and ancillary buildings/infrastructure.

- 2.2 The whole of the factory site is designated as the Botwell: Nestlé's Conservation Area. In addition, a number of buildings have been included on the local list of buildings of architectural or historic importance. These are:
- Process building at the core of the site.
  - Canteen building
  - Caretaker's houses
  - Gates and railings along Nestlé Avenue.
- 2.3 The factory has a long southern boundary onto Nestlé Avenue. A significant length of the northern boundary fronts onto the Grand Union Canal. The eastern boundary faces a primary electricity substation.
- 2.4 It is significant that the site falls in proximity to the Hayes and Harlington rail station – one of the key hubs on the Crossrail route. Completion is scheduled for 2017.
- 2.5 Around the rail station are a number of key development sites and regeneration initiatives including:
- High Point Village alongside the Grand Union Canal
  - The Old Vinyl Factory
  - Canalside regeneration
  - Hayes High Street
  - Asda Superstore.
- 2.6 These developments and initiatives will strengthen the competitive position of Hayes Town Centre as a focus for mixed uses and diverse activities.

### **3 The Opportunity**

- 3.1 The Nestlé UK factory will be the next significant development opportunity to come forward in Hayes.
- 3.2 In the context of the emerging Part 2 Hillingdon Local Plan it is important that the uses for the site in the future are sustainable and recognise the particular locational advantage of the factory.
- 3.3 The site falls in the Hayes-West Drayton Corridor which the Part 1 Hillingdon Local Plan broadly identifies as a key location for employment growth in the Heathrow Opportunity Area.
- 3.4 The Part 1 Local Plan highlights that traditional manufacturing in the Hayes-West Drayton Corridor is in decline and that there is a strengthening of the logistics and distribution sector.
- 3.5 Crossrail is seen as a catalyst for growth and regeneration in the Corridor, particularly around Hayes town centre where the station is to be upgraded as a public transport interchange. Moreover, sites along the Grand Union Canal in Hayes could be brought forward for residential led mixed use development.

- 3.6 The improvements to rail and other infrastructure at Hayes town centre and changing economic circumstances will have a bearing on how the Nestlé UK site could be used to generate significant sustainability benefits.
- 3.7 Some of the buildings at the Nestlé UK site are recognised as being locally significant and the whole factory is designated a conservation area.
- 3.8 Any redevelopment of the site will need to take into account the conservation area status and recognise the locally important buildings. However, it must be accepted that many of the larger buildings at the factory have been constructed for a particular purpose. It will be neither economic nor appropriate to adapt many of the buildings for alternative use, particularly the larger process and warehouse buildings.
- 3.9 Taking into account the scale and location of the Nestlé UK site and the drive towards maximising the regenerative effects of Crossrail, then it is strongly suggested that this is an opportunity for mixed uses which will be sustainable over the long term.
- 3.10 The mix of uses and activities could include, but is not necessarily limited to:
- Housing, office and/or hotels at those parts on the site which are in closest proximity to the Crossrail station. These uses could extend along the Grand Union Canal in response to the call in the Part 1 Hillingdon Local Plan for residential led mixed use redevelopment along the canal corridor in Hayes.
  - Employment units (likely to be biased towards logistics and distribution) towards the eastern zones of the site in recognition of the need to consolidate the economic role of the Hayes/West Drayton Corridor.
- 3.11 The question of how a mix of uses is accommodated in a way which accounts for the particular location and character of this site is a matter for more detailed appraisal. However, at this early stage in the preparation of the Part 2 Local Plan it is important to consider the role that this significant site can play in meeting mixed development needs on the very edge of Hayes town centre.



**NESTLÉ BEVERAGES - HAYES  
EXISTING SITE PLAN**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 30.05.13

Introduction: These representations relate to the factory site at Nestlé Avenue, Hayes which is owned and operated by Nestlé UK. Nestlé UK will vacate the factory as part of the rationalisation of coffee production in the UK. Beyond the end of 2014 all coffee production will be focused at a new purpose built facility in Derbyshire. The site of the factory will become available as a significant development opportunity in Hillingdon.

In the period leading up to the closure and decommissioning of the factory work will progress on Part 2 of the Hillingdon Local Plan. The fact that these two significant events co-incide presents the chance to consider the future use of the development site in a comprehensive and rational way. These representations give an outline of how the site could be used in the future.

The Context: The factory site extends to around 12ha. It is reasonably intensively developed with process, warehouse and ancillary buildings/infrastructure. The whole of the factory site is designated as the Botwell: Nestlé's Conservation Area. In addition, a number of buildings have been included on the local list of buildings of architectural or historic importance. These are:

- Process building at the core of the site.
- Canteen building
- Caretaker's houses
- Gates and railings along Nestlé Avenue.

The factory has a long southern boundary onto Nestlé Avenue. A significant length of the northern boundary fronts onto the Grand Union Canal. The eastern boundary faces a primary electricity substation. It is significant that the site falls in proximity to the Hayes and Harlington rail station – one of the key hubs on the Crossrail route. Completion is scheduled for 2017.

Around the rail station are a number of key development sites and regeneration initiatives including:

- High Point Village alongside the Grand Union Canal
- The Old Vinyl Factory
- Canalside regeneration
- Hayes High Street
- Asda Superstore.

These developments and initiatives will strengthen the competitive position of Hayes Town Centre as a focus for mixed uses and diverse activities.

The Opportunity: The Nestlé UK factory will be the next significant development opportunity to come forward in Hayes. In the context of the emerging Part 2 Hillingdon Local Plan it is important that the uses for the site in the future are sustainable and recognise the particular locational advantage of the factory.

The site falls in the Hayes-West Drayton Corridor which the Part 1 Hillingdon Local Plan broadly identifies as a key location for employment growth in the Heathrow Opportunity Area.

The Part 1 Local Plan highlights that traditional manufacturing in the Hayes-West Drayton Corridor is in decline and that there is a strengthening of the logistics and distribution sector.

Crossrail is seen as a catalyst for growth and regeneration in the Corridor, particularly around Hayes town centre where the station is to be upgraded as a public transport interchange. Moreover, sites along the Grand Union Canal in Hayes could be brought forward for residential led mixed use development. The improvements to rail and other infrastructure at Hayes town centre and changing economic circumstances will have a bearing on how the Nestlé UK site could be used to generate significant sustainability benefits.

Some of the buildings at the Nestlé UK site are recognised as being locally significant and the whole factory is designated a conservation area. Any redevelopment of the site will need to take into account the conservation area status and recognise the locally important buildings. However, it must be accepted that many of the larger buildings at the factory have been constructed for a particular purpose. It will be neither economic nor appropriate to adapt many of the buildings for alternative use, particularly the larger process and warehouse buildings.

Taking into account the scale and location of the Nestlé UK site and the drive towards maximising the regenerative effects of Crossrail, then it is strongly suggested that this is an opportunity for mixed uses which will be sustainable over the long term.

The mix of uses and activities could include, but is not necessarily limited to:

- Housing, office and/or hotels at those parts on the site which are in closest proximity to the Crossrail station. These uses could extend along the Grand Union Canal in response to the call in the Part 1 Hillingdon Local Plan for residential led mixed use redevelopment along the canal corridor in Hayes.
- Employment units (likely to be biased towards logistics and distribution) towards the eastern zones of the site in recognition of the need to consolidate the economic role of the Hayes/West Drayton Corridor.

The question of how a mix of uses is accommodated in a way which accounts for the particular location and character of this site is a matter for more detailed appraisal. However, at this early stage in the preparation of the Part 2 Local Plan it is important to consider the role that this significant site can play in meeting mixed development needs on the very edge of Hayes town centre.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Mrs Claire McLean

Are you: Organisation

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Yes
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#### Monitoring Questions

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[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<b>Grand Union Canal</b>	<p>The Local Plan: Part 1 makes good reference to the value of the Grand Union Canal within the borough, as an amenity, biodiversity, transport and education resource. The policies of the Local Plan: Part 2, should continue to promote this, and ensure that development enhances and contributes to the canal environment and its positive use.</p> <p>The Canal &amp; River Trust, as owner and navigation authority of the Grand Union Canal, have been working with stakeholders in Hillingdon to improve the canal and maximise its potential in the regeneration of waterside sites. These include John McDonnell MP, the Hillingdon Canal Partnership (which includes members of the Hayes Town Partnership and West Drayton Town Centre Action Group, Groundwork, Thames21 and Stockley Park).</p> <p>Issues we would like to see covered, with reference to the canal, include moorings, access, biodiversity, transport and management. We are also keen that the canal in LB Hillingdon be viewed comprehensively with crossovers into neighbouring boroughs – and particularly the Slough Arm, which is less well used than the main line of the Grand Union Canal.</p> <p>The Trust (as previously British Waterways) had begun work on a waterspace strategy, and we would be pleased to meet with officers to discuss our main aspirations for the canal environment in LB Hillingdon.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:**

**Are you:** A Resident / Planning Consultant / Developer / **Agent** / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

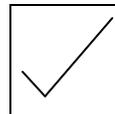
[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.



#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
<input type="checkbox"/>	Development Management Policies
<input checked="" type="checkbox"/>	Site Specific Allocations
<input checked="" type="checkbox"/>	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website. (Please see accompanying form)

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<p>Economy</p> <p>New Homes</p>	<p>Enterprise House, Blyth Road, Hayes:</p> <p>We request that this site is de-designated as part of an 'industrial and business area', as defined on the UDP proposals map and as a 'proposed locally significant industrial site' (as part of the SIL) as identified in the LDF evidence base document 'London Borough of Hillingdon Employment Land Study 2009'.</p> <p>This site should form part of the managed release of industrial and warehousing land (as identified at 'part of Blyth Road, Hayes' under para. 5.12 of Part 1 of the Local Plan). Para. 5.13 of the Local Plan (Part 1) supports the release of additional land as part of the production of Part 2 of the Local Plan.</p> <p>We request that this site is reallocated (on the Proposals Map and as part of the Site Specific Allocations) for mixed use development (to include employment and residential floorspace - approximately 90 units).</p> <p>Further detail on this is set out in the accompanying 'Call for Sites' form.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingsdon.gov.uk](mailto:LDFconsultation@hillingsdon.gov.uk)

Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

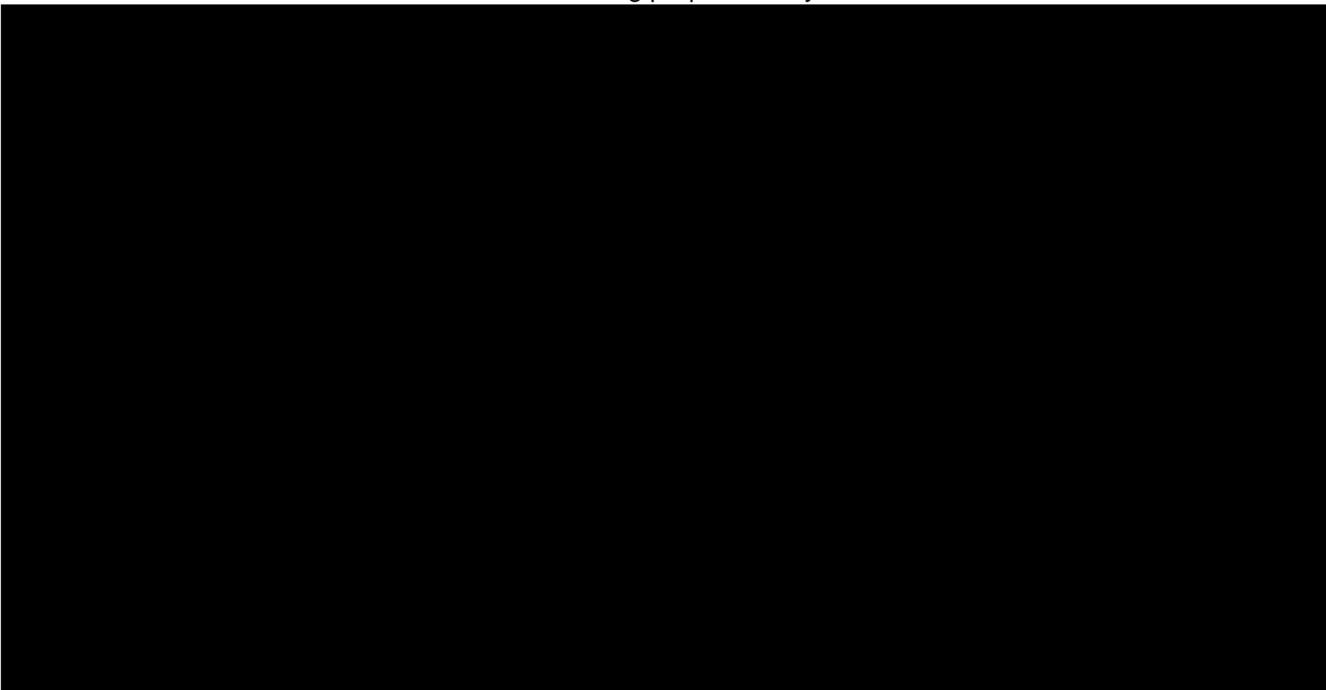
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	WORKSPACE GROUP PLC
Address:	C/O AGENT
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	NATHANIEL LICHFIELD & PARTNERS
Full Name:	MR IAIN RHIND
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	ENTERPRISE HOUSE BLYTH ROAD HAYES UB3 1DD																
Gird Reference (if known)																	
Site Area (square metres or hectares):	0.4ha																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td><b>Commercial/ industrial</b></td> <td>✓</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		<b>Commercial/ industrial</b>	✓	Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
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Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	N/A																
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	N/A																

Is the site subject to any unimplemented planning consents?  If yes, please provide details.	N/A
Current number of people employed on the site (if any).	C 70

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	N/A
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	IN PART	
Business Use: Office, Research & Development, Light Industrial (B1)	IN PART	
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	SMALL CAFE	
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	YES
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	YES		
Mains Sewerage	YES		
Electrical Supply	YES		
Gas Supply	YES		
Access to Public Highway	YES		
Landline telephone/Broadband	YES		
Public rights of way		NO	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		NO	
Restrictive covenants exist		NO	
Current use needs to be relocated	IN PART		
Public rights of way cross or adjoin the site		NO	
Contamination			UNSURE
Access constraints		NO	
Trees and/or mature hedges on site or on the boundary		NO	
Tree Protection Orders on site		NO	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		NO	
Flood risk		NO	
Pylons or overhead cables on the site		NO	
Designated as Open Space		NO	
Other			
If Other, please specify			

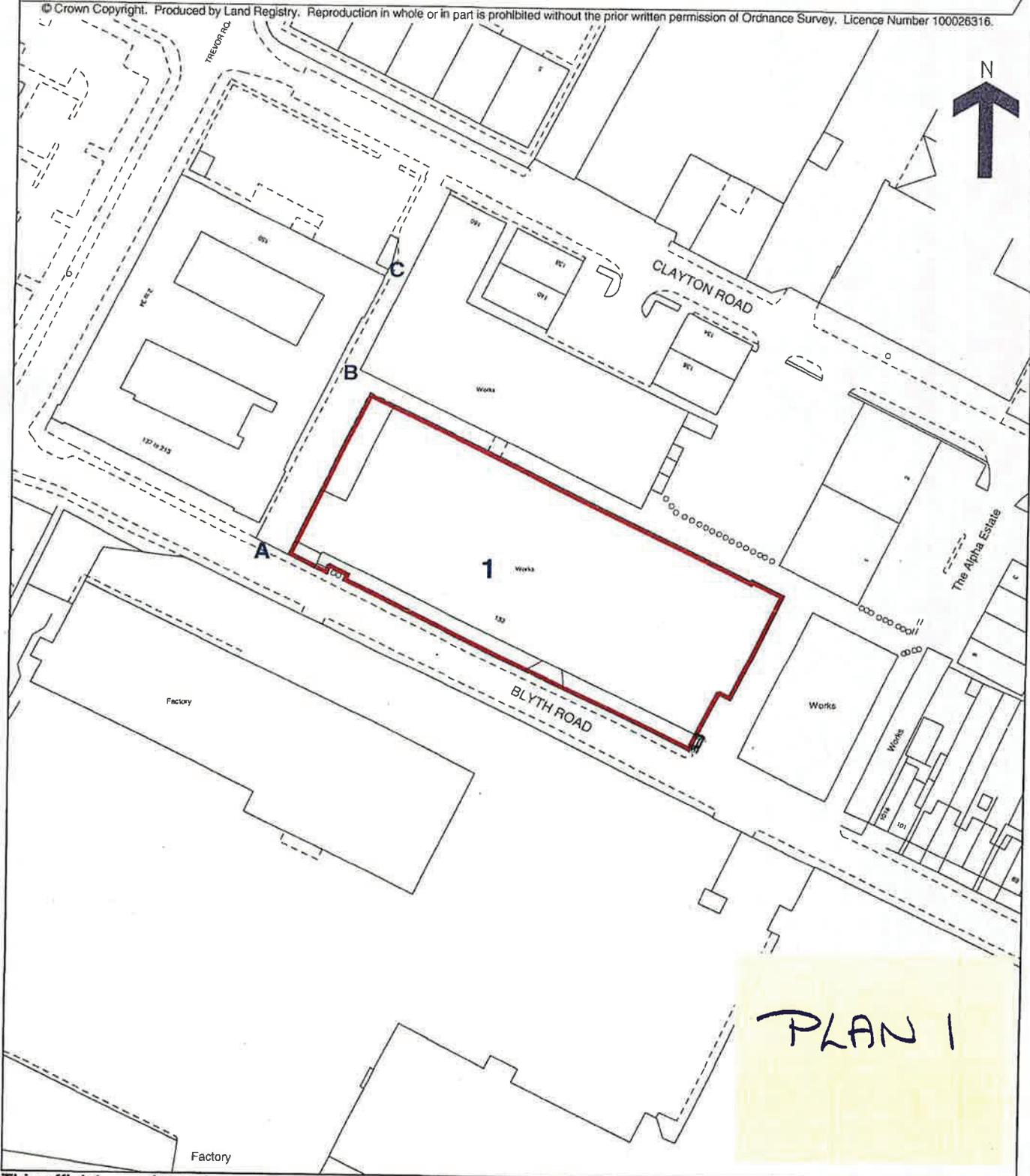


Land Registry  
Official copy of  
title plan

Title number **NGL343710**  
Ordnance Survey map reference **TQ0979NW**  
Scale **1:1250**  
Administrative area **Hillingdon**



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**This official copy issued on 9 January 2007 shows the state of this title plan on 22 December 2006 at 09:49:08. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**  
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.  
**This title is dealt with by Land Registry, Swansea Office.**





ENGLISH HERITAGE

Local Development Framework Team  
London Borough of Hillingdon

**BY E-Mail:**

[ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

31 May 2013

Dear Sir/Madam

**London Borough of Hillingdon: Part 2 – Hillingdon Local Plan: Development Management Policies; Site Allocations; and Policies Map**

Thank you for consulting English Heritage on the second part of the London Borough of Hillingdon's Local Plan development covering Development Management Policies; Site Allocations; and a Policies Map. As the Government's statutory adviser on the historic environment, English Heritage is keen to ensure that heritage conservation and enhancement is fully considered in all aspects of the local planning process.

Accordingly, we have reviewed your consultation in light of the *National Planning Policy Framework* (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The first part of the Borough's Local Plan development includes a strong historic environment strategic policy and English Heritage encourages the Borough to build on this in the second phase as this will continue to develop a positive strategy for the historic environment in accordance with NPPF, paragraph 126. We consider that a positive strategy can best be achieved by carefully vetting site selections for heritage significance and supporting such site selections with development management policies that will enable the retention of that significance. We recommend that the policies map make clear where development potential and heritage significance inter-relate and that it also include any trans-boundary relationships of this type.

We recommend that site allocations clearly identify how they relate to assets with heritage significance. The London Borough of Wandsworth's Site Allocations Document does this very effectively and may be useful as a precedent. Since this policy document was developed, however, the matter of the setting of heritage assets has come more to the fore and so the Borough may wish to make overt reference to this in its Site Allocations Document.

In respect of Development Management Policies, rather than focus on the categories of policy that have been provided, English Heritage would prefer to stress that such

policies need to enable a decision-maker to determine how they should react to an application that impacts on the historic environment by:

- Addressing those areas that the NPPF is silent about – such as the approach to proposals affecting archaeological remains of less than national importance;
- Informing those areas where NPPF policies are very generalised – such as the information to accompany an application and demolition in conservation areas;
- Identifying and clarifying those areas where development management policies are necessary to address the local circumstances of the Plan area – such as development in conservation areas and areas of archaeological importance and management of key views and vistas relating to heritage assets. Change of use may also be a relevant consideration, for example the Royal Borough of Kensington and Chelsea has specifically protected public house uses in a bid to protect its historic pubs;
- Amplifying the relationship of the Borough's Strategic Policies to the historic environment – such as detailing the parameters of interpretation at targeted heritage assets like Manor Farm in Ruislip or the way sustainable urban drainage systems will be integrated in conservation areas; and
- Addressing particular cross-boundary issues – such as the extensive heritage landscape of the Colne Valley, or where the setting of heritage assets (including areas) falls into Hillingdon from other administrations such as the London Boroughs of Hounslow and Ealing, and Buckinghamshire County Council, and indeed vice versa.

English Heritage notes that the list of policies provided in the consultation document provides a useful starting point for developing these policies further as described above. We also note that the NPPF defines a heritage asset as including all the other types of designated heritage in the categories and therefore we recommend that the Borough consider whether covering both heritage assets and listed buildings may create duplication.

The involvement of the Borough's conservation staff is evident in the Core Strategy and we encourage the Borough to continue this through the second phase of developing the local plan. As ever we must note, for the avoidance of doubt, that this advice is based on the information provided by you and does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise relating to this or later versions of the documents that comprise the second part of the Local Plan, and which may have adverse effects on the historic environment.

Yours sincerely

**Claire Craig**

Historic Environment Planning Adviser - London

[Redacted contact information]



ENGLISH HERITAGE

Karen Sullivan  
Spatial Planning and Transport  
Islington Council CIL Consultation

Planning, Regeneration and Enterprise  
London Borough of Lambeth  
1<sup>st</sup> Floor, Phoenix House  
10 Wandsworth Road  
London

SW2 2LL 4<sup>th</sup> Floor Laycock Wing Local Development  
Framework Team  
London Borough of Hillingdon

Our Ref: [Redacted]

Telephone: [Redacted]  
Fax: [Redacted]

E-mail: [Redacted]

Date: 18<sup>20</sup>th August  
October 2012

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**BY E-Mail:**

ldfconsultation@hillingdon.gov.uk  
Municipal Offices  
222 Upper Street  
London  
N1 1XR

Email:

lambethcilconsultation@lambeth.gov.uk  
cil@islington.gov.uk  
31 May 2013

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Dear Mr Fraser Sir/Madams Sullivan

London Borough of Hillingdon: Part 2 – Hillingdon Local Plan: Development  
Management Policies; Site Allocations; and Policies Map  
London Borough of  
Islington: Lambeth Community Infrastructure Levy – Preliminary Draft  
Community Infrastructure Levy Preliminary Draft Charging Schedule  
Consultation Consultation – October August 2012

Thank you for consulting English Heritage on the second part of the London Borough  
of Islington's Lambeth's Hillingdon's Local Plan development covering Development  
Management Policies; Site Allocations; and a Policies Map. Community  
Infrastructure Levy (CIL) Draft Charging Schedule. As the Government's statutory  
adviser on the historic environment, English Heritage is keen to ensure that heritage  
conservation and enhancement is fully considered in all aspects of the local planning  
process.

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Accordingly, we have reviewed your consultation in light of the National Planning  
Policy Framework (NPPF) which requires, as one of its core principles, that heritage

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assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The first part of the Borough's Local Plan development includes a strong historic environment strategic policy and English Heritage encourages the Borough to build on this in the second phase as this will continue to develop a positive strategy for the historic environment in accordance with NPPF, paragraph 126. We consider that a positive strategy can best be achieved by carefully vetting site selections for heritage significance and supporting such site selections with development management policies that will enable the retention of that significance. We recommend that the policies map make clear where development potential and heritage significance inter-relate and that it also include any trans-boundary relationships of this type.

We recommend that site allocations clearly identify how they relate to assets with heritage significance. The London Borough of Wandsworth's Site Allocations Document does this very effectively and may be useful as a precedent. Since this policy document was developed, however, the matter of the setting of heritage assets has come more to the fore and so the Borough may wish to make overt reference to this in its Site Allocations Document. As the Government's Statutory Advisor on the Historic Environment, English Heritage is pleased to comment on this document.

English Heritage recognises the importance of Community Infrastructure Levy as a source of funding to deliver the infrastructure necessary to support the Borough's development.

In respect of Development Management Policies, rather than focus on the categories of policy that have been provided, English Heritage would prefer to stress that such policies need to enable a decision-maker to determine how they should react to an application that impacts on the historic environment by:

- Addressing those areas that the NPPF is silent about – such as the approach to proposals affecting archaeological remains of less than national importance;
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London Boroughs of Hounslow and Ealing, and Buckinghamshire County Council, and indeed vice versa.

English Heritage notes that the list of policies provided in the consultation document provides a useful starting point for developing these policies further as described above. We also note that the NPPF defines a heritage asset as including all the other types of designated heritage in the categories and therefore we recommend that the Borough consider whether covering both heritage assets and listed buildings may create duplication.

However, we are concerned that the application of a local CIL charge on development which affects heritage assets or their settings might lead to harm being caused to their historic significance. For example, there could be circumstances where the viability of a scheme designed to respect the setting of a heritage asset in terms of its quantum of development, could be threatened by the application of CIL. There could equally be issues for schemes which are designed to secure the long term viability of the historic environment (either through re-using a heritage asset or through enabling development).

Paragraph 126 of the National Planning Policy Framework (NPPF) requires that Local planning authorities set out in their Local Plan, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. For the historic environment in particular we therefore encourage the borough to ensure that the conservation of its heritage assets is taken into account when considering the level of the CIL to be imposed so as to safeguard and encourage appropriate and viable uses for the historic environment.

We are pleased to see a statement of the Council's right to offer exemptions in exceptional circumstances in section 6 of the document. It is noted that the CIL Regulations (2010), paragraphs 55 – 58, provide for charging authorities to offer discretionary relief from CIL for a chargeable development in exceptional circumstances.

With this above in mind we encourage the local authority to recognise in section 6 of the Draft Charging Schedule that any CIL payment on development which affects heritage assets may need to be considered exceptional circumstances, and in particular,

cases where the requirement to pay CIL would have a harmful impact on significance of heritage assets due to impacts on economic viability of development.

Following guidance set out in the Community Infrastructure Levy Relief Information Document (2011) For such cases where development viability is threatened by CIL we request that the Borough operate a discretionary relief policy. (The conditions and procedures for this could be set out within a separate statement following the Draft Charging Schedule. The statement, which would set out the criteria to define exceptional circumstances and provide a clear rationale for their use, including the justification in terms of the public benefit. (for example, where CIL relief would enable the restoration of heritage assets identified on English Heritage's

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~~Heritage at Risk Register.) For clarity the statement document could also reiterate the necessary requirements and procedures which would be followed in such cases, including the need for appropriate notification and consultation.~~

~~For the historic environment in particular we encourage the borough to ensure that the conservation of its heritage assets are taken into account when considering the level of the CIL to be imposed so as to safeguard and encourage appropriate and viable uses of the historic environment. We would therefore ask the Borough to confirm that, for cases where the requirement to pay CIL would have a harmful impact on significance of heritage assets due to impacts on economic viability of development, these will be treated as exceptional circumstances.~~

~~This would be justified by the public benefits arising from the CIL relief to schemes affecting historic buildings, for example, where this would enable the restoration of heritage assets identified on English Heritage's Heritage at Risk Register.~~

### **Conclusion**

~~The involvement of the Borough's conservation staff is evident in the Core Strategy and we encourage the Borough to continue this through the second phase of developing the local plan. As ever we must note, We hope that these comments prove useful in finalising the Draft Charging Schedule and look forward to discussing any of the points raised prior to an EIP. We urge the Council to reserve the right to offer CIL relief for particular cases which affect heritage assets in order to avoid unintended harm to the historic environment through the application of CIL.~~

~~In the meantime, English Heritage would strongly advise that the local authority's conservation staff are involved throughout the preparation and implementation of the Draft Charging Schedule as they are often best placed to advise on; local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic environment.~~

~~Finally, for the avoidance of doubt, I must it must be noted that this advice is based on the information provided by you and ~~for the avoidance of doubt~~ does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise ~~from relating to~~ this or later versions of the documents that comprise the Draft Charging Schedule ~~second part of the Local Plan,~~ and which may have adverse effects on the historic environment.~~

~~If you have any questions regarding the points raised above, please do not hesitate to contact me.~~

Yours sincerely

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**Nick Bishop**  
**Claire Craig**  
Historic Environment Planning Adviser - London  
E-mail: [nick.bishop@english-heritage.org.uk](mailto:nick.bishop@english-heritage.org.uk)

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** DENNIS POPE OF NATHANIEL LICHFIELD & PARTNERS ON BEHALF OF BRITISH AIRWAYS PLC

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

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	Development Management Policies ✓
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
THE ECONOMY	<p><b>1. Supply of Employment Land - Protecting the use of land allocated for Employment Uses</b></p> <p>It is noted that the Strategic objective SO15 of the Local Plan : Part 1 seeks to (1) protect employment land and also (2) to manage the release of surplus employment land for other uses. In this respect the London Plan also confirms that Hillingdon should adopt a 'Limited Transfer' approach to the transfer of industrial sites to other uses.</p> <p>In relation to the Heathrow Opportunity Area (HOA) it is important that any potential release of employment is carefully managed so as not to prejudice the availability of flexible employment space for airport related activities. Whilst certain employment sites, dependent upon their location may be suitable for alternative use, if it is evident that they are not attractive to the market for commercial use, any proposed changes of use will need to be carefully managed particularly if the London Plan employment targets of the HOA, as well the Policy E2 employment targets, are to be met.</p> <p>We would suggest therefore the Development Management Policies should include policy criteria for assessing proposed changes of use of employment land to non-employment uses.</p>

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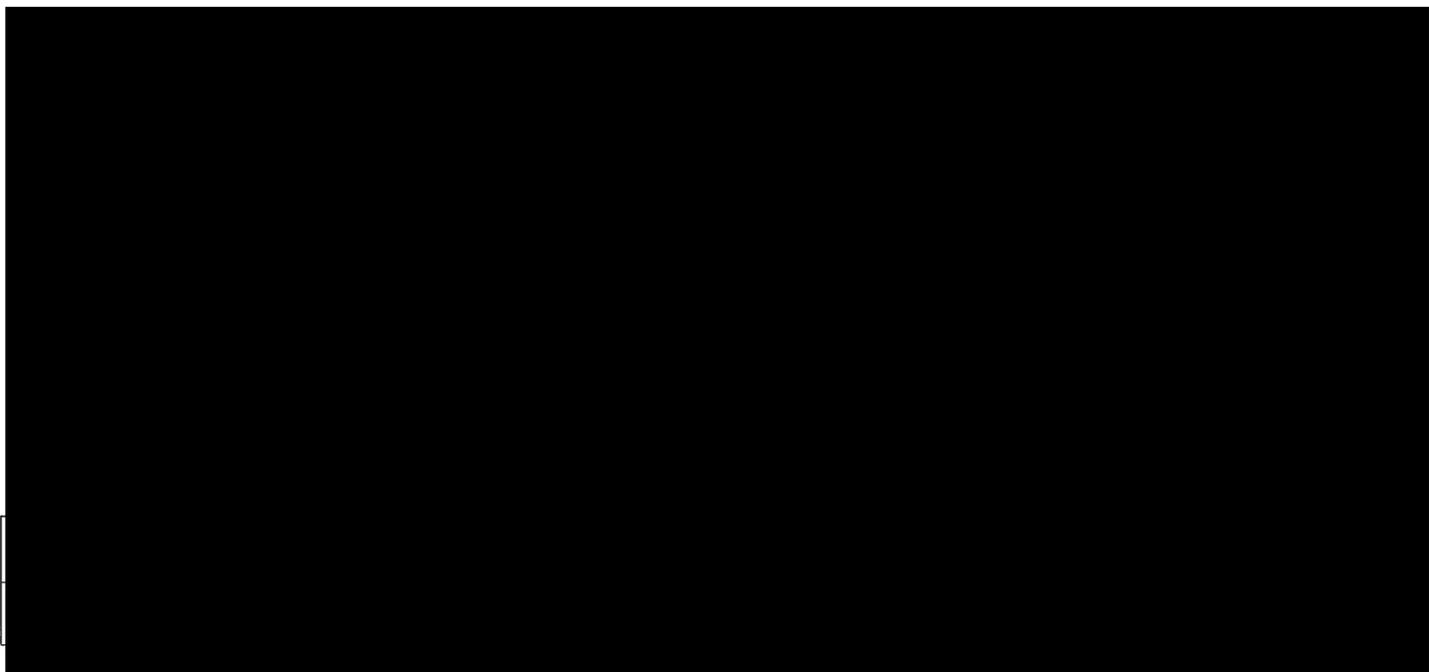
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THE ECONOMY	<p><b>2. Locations for Employment Growth</b></p> <p>It is anticipated that the Opportunity Framework DPD for the Heathrow Opportunity Area will in due course set out what proportion of the London Plan 12,000 jobs (indicative employment capacity) will be accommodated in Hillingdon and where. However, it is noted that Part 2 of the Local Plan will include proposed Site Allocations which will be reflected on the associated Proposals Map.</p> <p>It is evident therefore that consideration should be given as part of the Part 2 exercise to the locations of these new employment sites to meet this target. In doing so it is important that regard is given to the need for adequate transport infrastructure to accommodate new employment uses and the availability of public transport to ensure that Heathrow Airport and existing related activities are able to operate efficiently.</p>

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Thank you.

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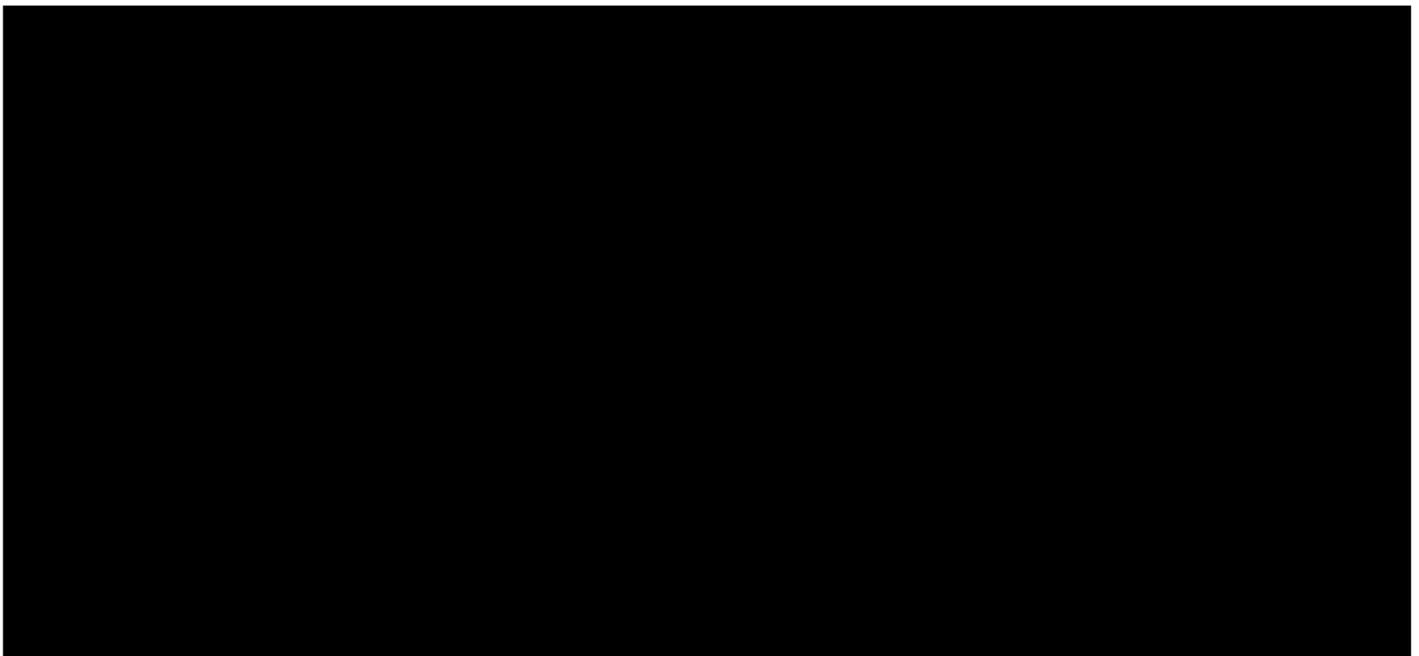
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THE ECONOMY	<p><b>3. Change of Use within Industrial Development</b></p> <p>The Part 2 employment policies should incorporate and encourage sufficient flexibility between the employment uses to provide opportunities for airport related uses in particular in the Heathrow Opportunity Area. It is important, in order to facilitate the continued growth of the airport, to ensure that particular employment use classes are not protected where it is evident that market demand seeks alternative employment uses.</p>

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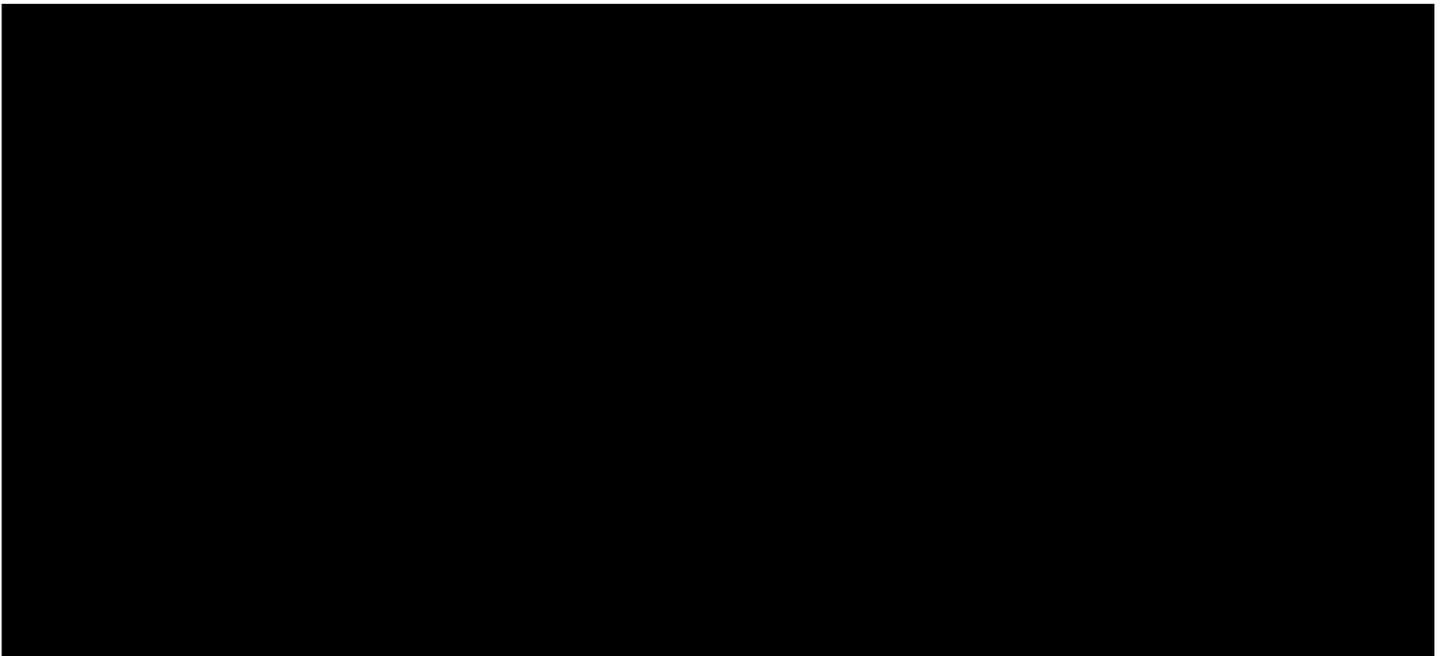
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<b>NEW HOMES</b>	<p><b>Locations for New Housing</b></p> <p>The preamble at para. 6.22 to Policy H1 of Part 1 of the Local Plan confirms that in meeting the Borough's housing targets that specific locations will be subject to an assessment of impacts on flood risk, ecology, conservation, the ability to deliver decentralised energy, sustainable transportation, access to green infrastructure and social quality. The London Plan target for the Heathrow Opportunity Area (HOA) also suggests an indicative housing capacity of 9,000 new homes albeit at this stage the London SHLAA (2011-2021) only identifies large sites in the HOA with the capacity to accommodate 318 dwellings. It is evident therefore that the Part 2 policies and the forthcoming Opportunity Framework will face a significant challenge in accommodating and identifying sites to meet these housing targets. In meeting this challenge we would suggest that in addition to the criteria identified at para. 6.22 (see above) it is also important to have regard to avoiding those areas which are focused on meeting the needs of airport related activities and priority should be given to those areas which are well related to existing services and where there are opportunities to deliver regeneration benefits.</p>

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<b>NEW HOMES</b>	<p><b>Provision for Gypsy and Travellers</b></p> <p>Policy H3 of Part 1 of the Hillingdon Local Plan confirms that the Colne Park site will be protected for its current use but that in considering new sites there should be no significant adverse effects on the amenity of occupiers of adjoining land.</p> <p>Our clients control land adjacent to the Colne Park facility and would have concerns regarding any proposals to expand this site. Whilst any proposed improvements to this facility would be welcomed there have been occasions where the Colne Park site has had an adverse effect upon our client's land in terms of access onto private land and fly tipping.</p> <p>Our clients would therefore resist proposals to expand this existing facility on the basis of adverse effects.</p>

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HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

RESPONSE FORM

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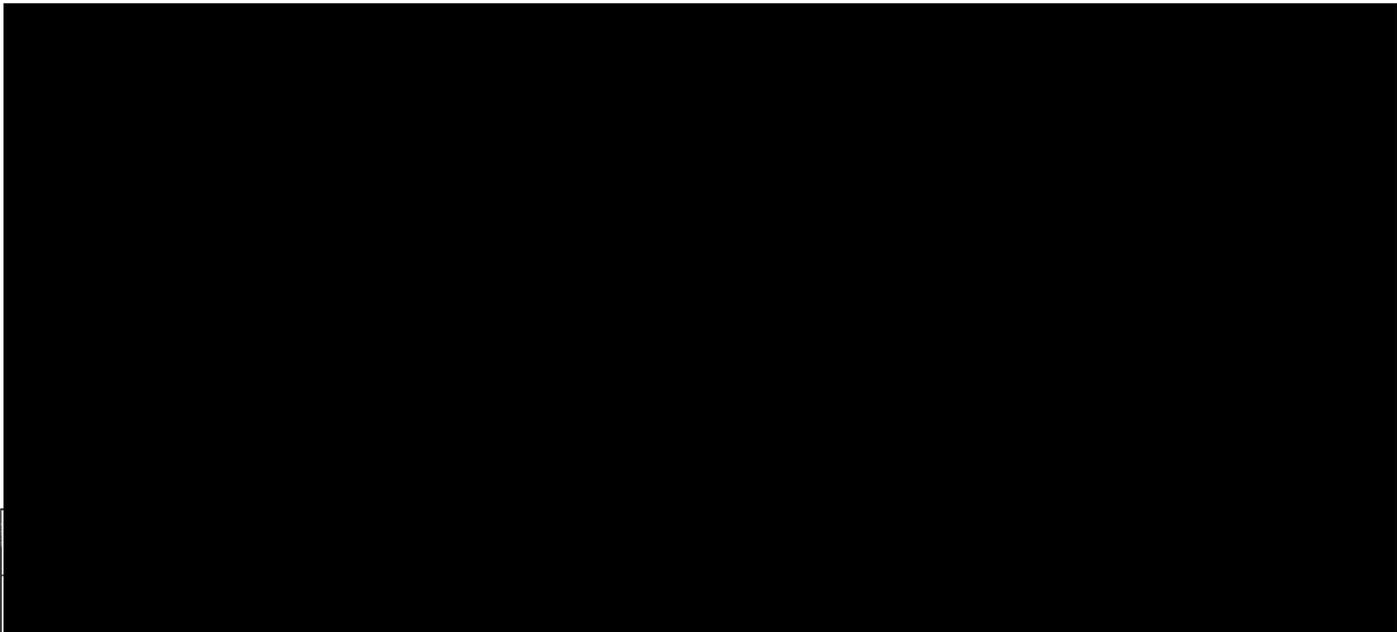
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<b>HISTORIC AND BUILT ENVIRONMENT</b>	<p><b>Heritage Assets</b></p> <p>There is a need to ensure that the heritage policies that are incorporated into Part 2 of the Local Plan are NPPF compliant. In particular, it is necessary to ensure that (1) sufficient weight is attached in the determining of planning applications to the desirability of new development making a positive contribution to local character and distinctiveness (NPPF, para. 131) and (2) even where there is harm to the significance of a designated heritage asset that this should be weighed against the public benefits of the proposal including securing its optimum viable use (para. 134).</p> <p>In addition, there would also be merit in ensuring that the provisions and potential benefits of enabling development also are reflected in the Part 2 heritage policies.</p>

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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Accessibility and Transport Objectives</b></p> <p>In principle, the objective of protecting road capacity in the Heathrow Opportunity Area (HOA) for airport related activities is supported. This is particularly important given the employment and housing targets that have been set for the HOA. This objective needs to be reflected in the application of Policy T1 when steering development to the most appropriate locations to reduce impact on the transport network in the HOA.</p> <p>The policy objective of facilitating improvements to public transport interchanges, in particular at Heathrow Airport, is also supported. The Part 2 policies and the Local Implementation Plan (LIP) should <i>'flesh out'</i> how this is to be achieved and the mechanisms for funding these improvements.</p> <p>The need to improve north/south links in the Borough is also endorsed. There is a need, in particular, to ensure that the employees and customers within the Borough of Hillingdon that work at or use Heathrow Airport are able to travel using public transport. At present, north/south links in the Borough are not as strong as the east-west public transport links. Again, it is hoped that the Part 2 policies, as well as the LIP, will set out details on the measures and mechanisms for achieving this.</p>

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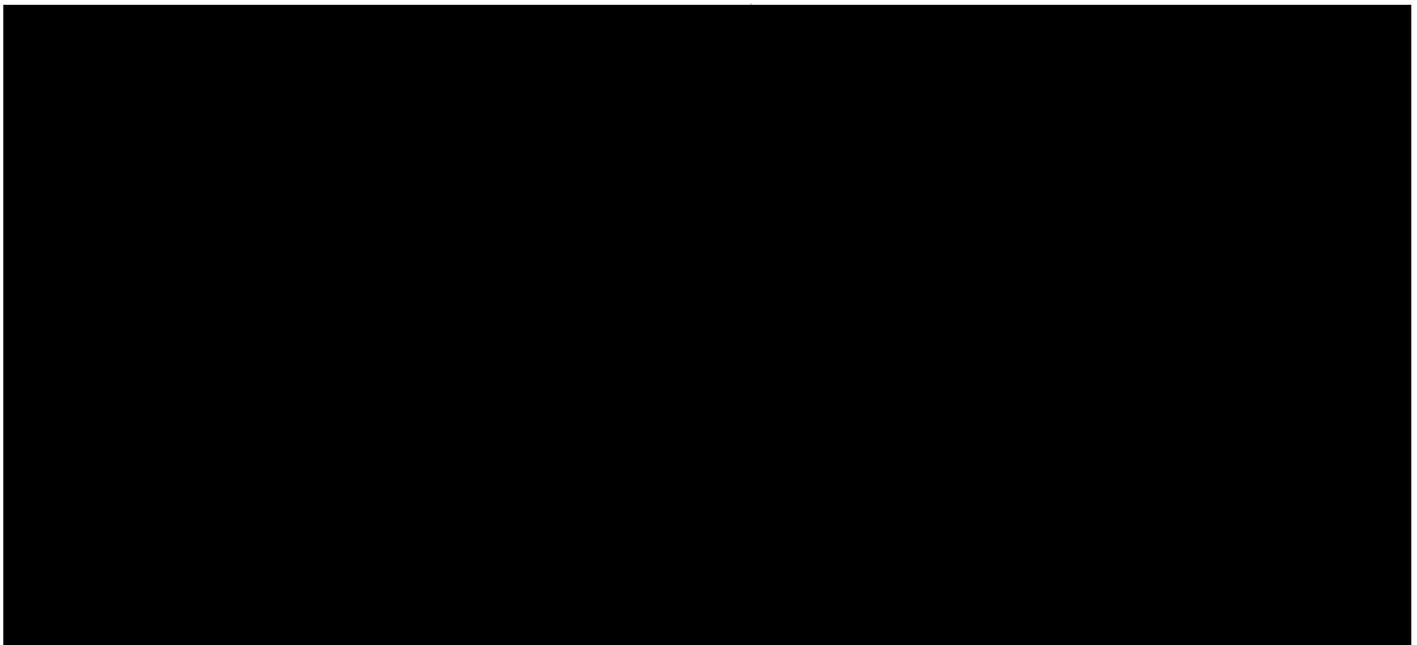
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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Heathrow Airport</b></p> <p>Whilst the policy objectives of Policy T4 of Part 1 of the Local Plan are noted there is now a clear need to make progress with the Opportunity Framework, in consultation with LB Hounslow, in order to provide clear guidance on how the London Plan targets and growth with this Opportunity Area are to be accommodated.</p> <p>Our clients welcome the opportunity to contribute to the preparation of the Opportunity Framework to ensure that the economic importance of the Airport is recognised and that the anticipated growth can be properly managed. Consistent with our representations on other parts of the Part 2 consultation we would comment that real improvements in public transport accessibility need to be delivered if the objective of achieving a modal shift away from the car is to be achieved. In the intervening time the need to protect highway capacity for airport related users and provide flexibility, where justified, in relation to car park standards will, in our clients' view, be necessary to ensure that the economic importance and operation of the Airport is not prejudiced.</p>

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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Northolt Airport</b></p> <p>Whilst the growth of civil flights at RAF Northolt is not a substantive concern in terms of competition with Heathrow Airport the potential for increased activity to add to local road congestion is. Allowing civil flights to increase without proper consideration being given to the potential effects upon highway capacity and the need to improve public transport accessibility is a real concern.</p> <p>We would suggest that the Part 2 polices should include a policy specific to Northolt Airport which addresses the above issue.</p>

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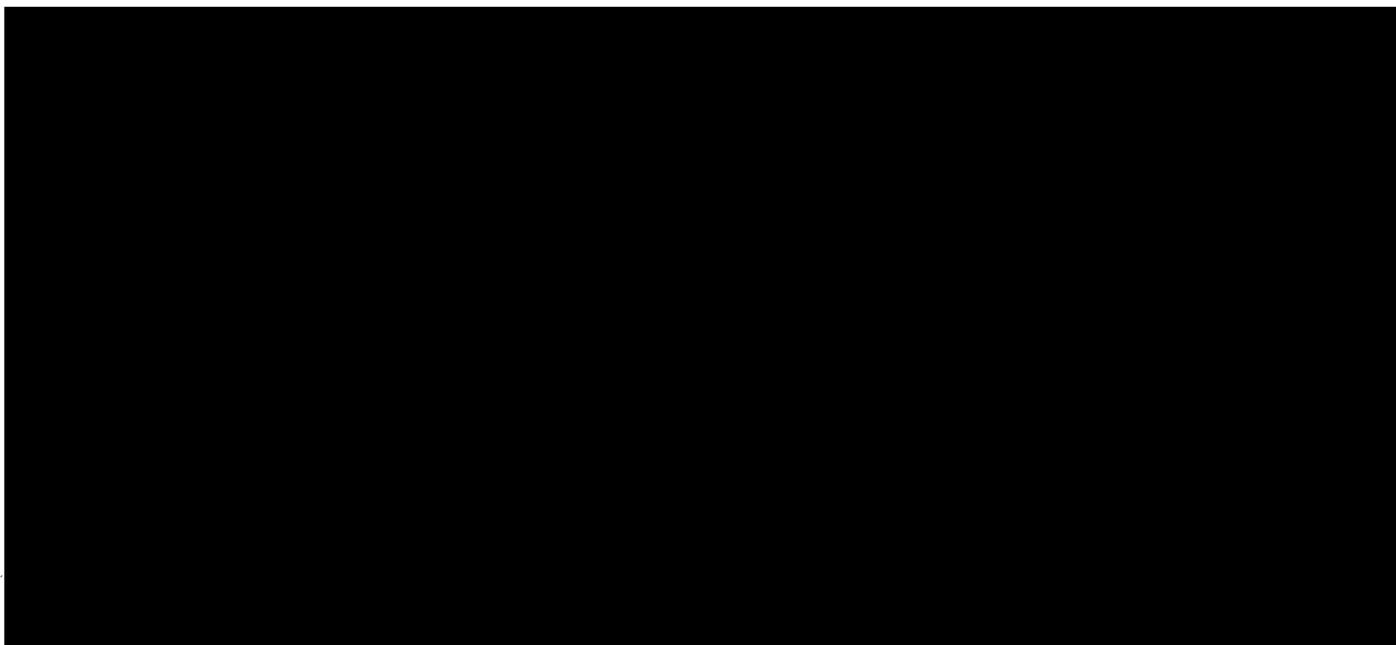
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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Car Parking Standards</b></p> <p>Whilst the proposals to improve public transport accessibility to Heathrow Airport are fully supported it is likely to remain the case that a high proportion of Heathrow's employees and customers will need to travel to the airport by car.</p> <p>Furthermore, the London Plan recognises that in Outer London the application of restrictive car parking standards, relative to more generous standards outside of London, has been a disincentive in relation to office investment. Policy 6.13 of the 2011 London Plan therefore provides flexibility in setting office parking standards if Boroughs wish to adopt a more generous standard noting that this should this be done via a Development Plan Document.</p> <p>The Part 2 plan offers an opportunity to review car parking standards for B1 office proposals which we believe should also be extended to existing offices where a business case can be made.</p>

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THE ECONOMY	<p><b>1. Supply of Employment Land - Protecting the use of land allocated for Employment Uses</b></p> <p>It is noted that the Strategic objective SO15 of the Local Plan : Part 1 seeks to (1) protect employment land and also (2) to manage the release of surplus employment land for other uses. In this respect the London Plan also confirms that Hillingdon should adopt a 'Limited Transfer' approach to the transfer of industrial sites to other uses.</p> <p>In relation to the Heathrow Opportunity Area (HOA) it is important that any potential release of employment is carefully managed so as not to prejudice the availability of flexible employment space for airport related activities. Whilst certain employment sites, dependent upon their location may be suitable for alternative use, if it is evident that they are not attractive to the market for commercial use, any proposed changes of use will need to be carefully managed particularly if the London Plan employment targets of the HOA, as well the Policy E2 employment targets, are to be met.</p> <p>We would suggest therefore the Development Management Policies should include policy criteria for assessing proposed changes of use of employment land to non-employment uses.</p>

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<b>THE ECONOMY</b>	<p><b>2. Locations for Employment Growth</b></p> <p>It is anticipated that the Opportunity Framework DPD for the Heathrow Opportunity Area will in due course set out what proportion of the London Plan 12,000 jobs (indicative employment capacity) will be accommodated in Hillingdon and where. However, it is noted that Part 2 of the Local Plan will include proposed Site Allocations which will be reflected on the associated Proposals Map.</p> <p>It is evident therefore that consideration should be given as part of the Part 2 exercise to the locations of these new employment sites to meet this target. In doing so it is important that regard is given to the need for adequate transport infrastructure to accommodate new employment uses and the availability of public transport to ensure that Heathrow Airport and existing related activities are able to operate efficiently.</p>

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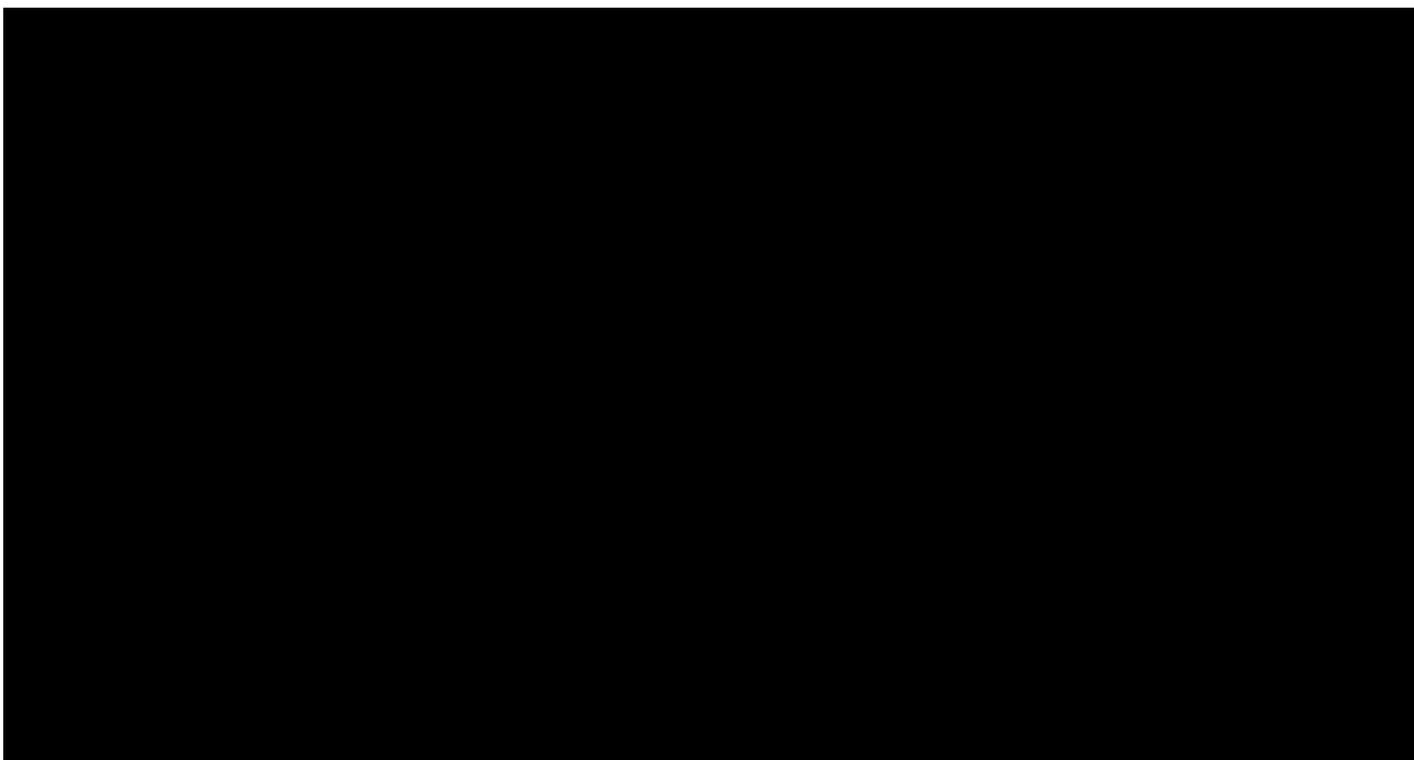
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THE ECONOMY	<p><b>3. Change of Use within Industrial Development</b></p> <p>The Part 2 employment policies should incorporate and encourage sufficient flexibility between the employment uses to provide opportunities for airport related uses in particular in the Heathrow Opportunity Area. It is important, in order to facilitate the continued growth of the airport, to ensure that particular employment use classes are not protected where it is evident that market demand seeks alternative employment uses.</p>

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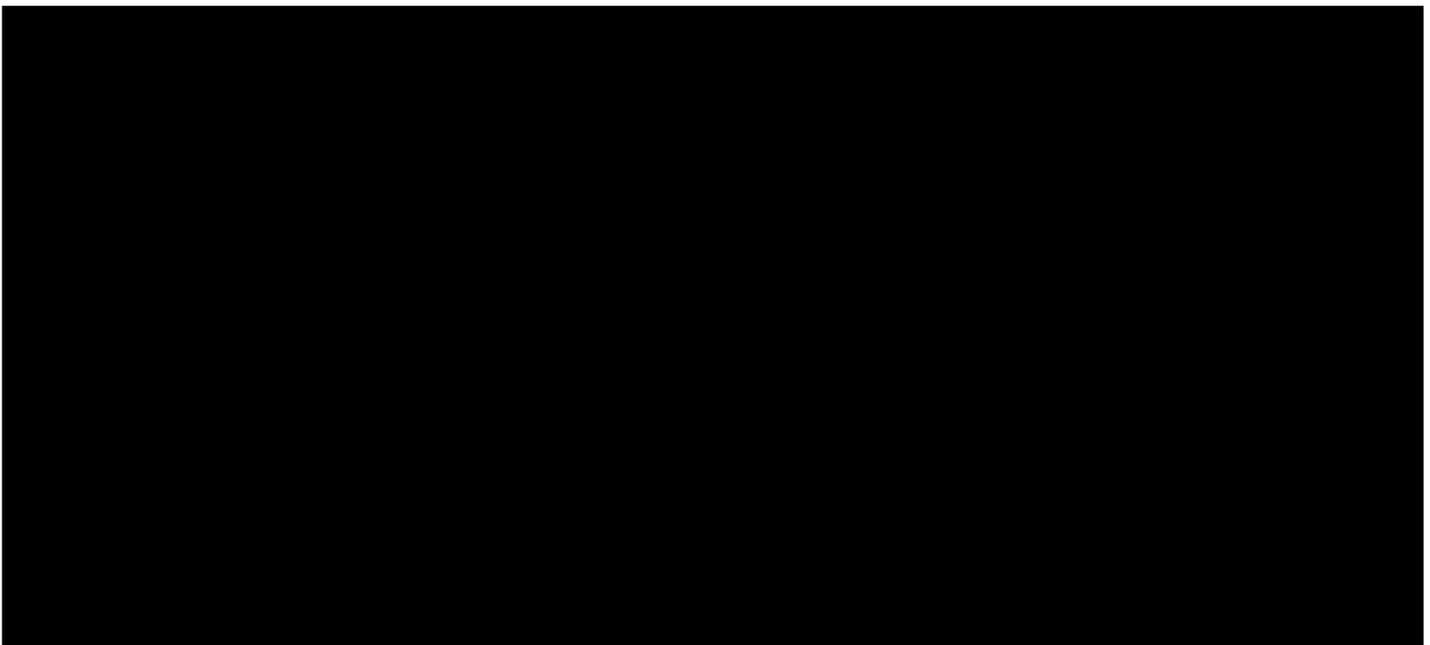
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<b>NEW HOMES</b>	<p><b>Locations for New Housing</b></p> <p>The preamble at para. 6.22 to Policy H1 of Part 1 of the Local Plan confirms that in meeting the Borough's housing targets that specific locations will be subject to an assessment of impacts on flood risk, ecology, conservation, the ability to deliver decentralised energy, sustainable transportation, access to green infrastructure and social quality. The London Plan target for the Heathrow Opportunity Area (HOA) also suggests an indicative housing capacity of 9,000 new homes albeit at this stage the London SHLAA (2011-2021) only identifies large sites in the HOA with the capacity to accommodate 318 dwellings. It is evident therefore that the Part 2 policies and the forthcoming Opportunity Framework will face a significant challenge in accommodating and identifying sites to meet these housing targets. In meeting this challenge we would suggest that in addition to the criteria identified at para. 6.22 (see above) it is also important to have regard to avoiding those areas which are focused on meeting the needs of airport related activities and priority should be given to those areas which are well related to existing services and where there are opportunities to deliver regeneration benefits.</p>

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

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**Email:** [REDACTED]

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<b>NEW HOMES</b>	<p><b>Provision for Gypsy and Travellers</b></p> <p>Policy H3 of Part 1 of the Hillingdon Local Plan confirms that the Colne Park site will be protected for its current use but that in considering new sites there should be no significant adverse effects on the amenity of occupiers of adjoining land.</p> <p>Our clients control land adjacent to the Colne Park facility and would have concerns regarding any proposals to expand this site. Whilst any proposed improvements to this facility would be welcomed there have been occasions where the Colne Park site has had an adverse effect upon our client's land in terms of access onto private land and fly tipping.</p> <p>Our clients would therefore resist proposals to expand this existing facility on the basis of adverse effects.</p>

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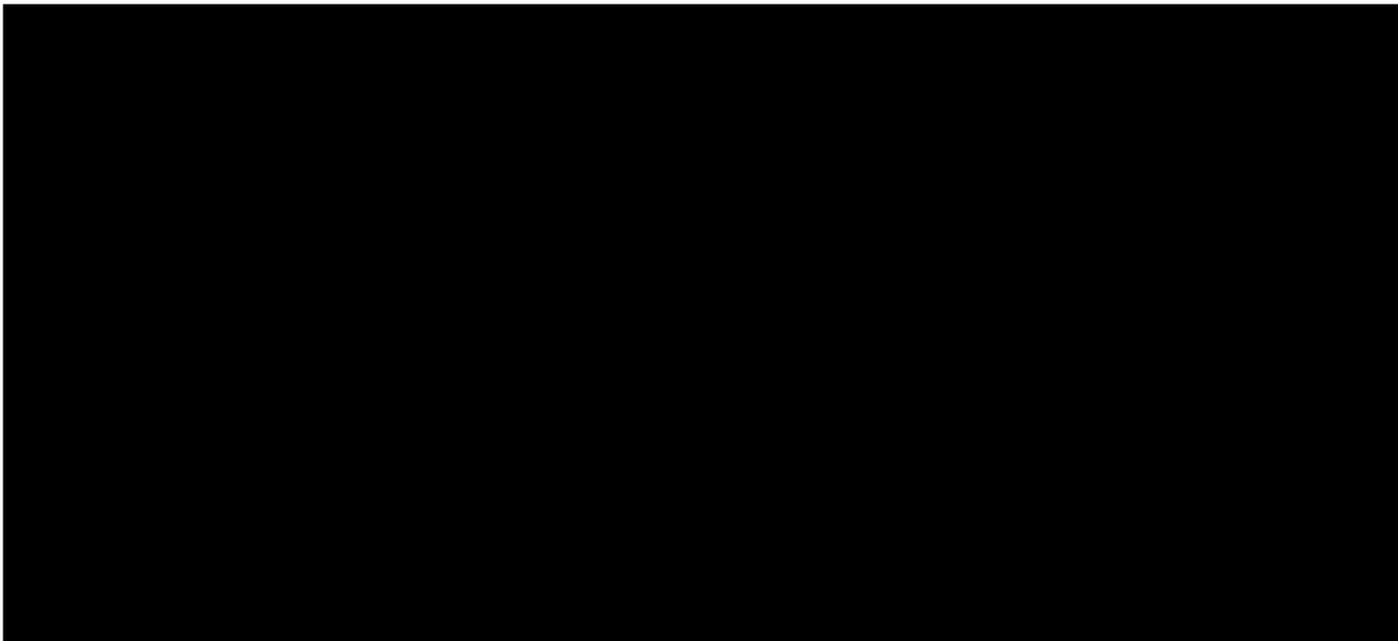
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<b>HISTORIC AND BUILT ENVIRONMENT</b>	<p><b>Heritage Assets</b></p> <p>There is a need to ensure that the heritage policies that are incorporated into Part 2 of the Local Plan are NPPF compliant. In particular, it is necessary to ensure that (1) sufficient weight is attached in the determining of planning applications to the desirability of new development making a positive contribution to local character and distinctiveness (NPPF, para. 131) and (2) even where there is harm to the significance of a designated heritage asset that this should be weighed against the public benefits of the proposal including securing its optimum viable use (para. 134).</p> <p>In addition, there would also be merit in ensuring that the provisions and potential benefits of enabling development also are reflected in the Part 2 heritage policies.</p>

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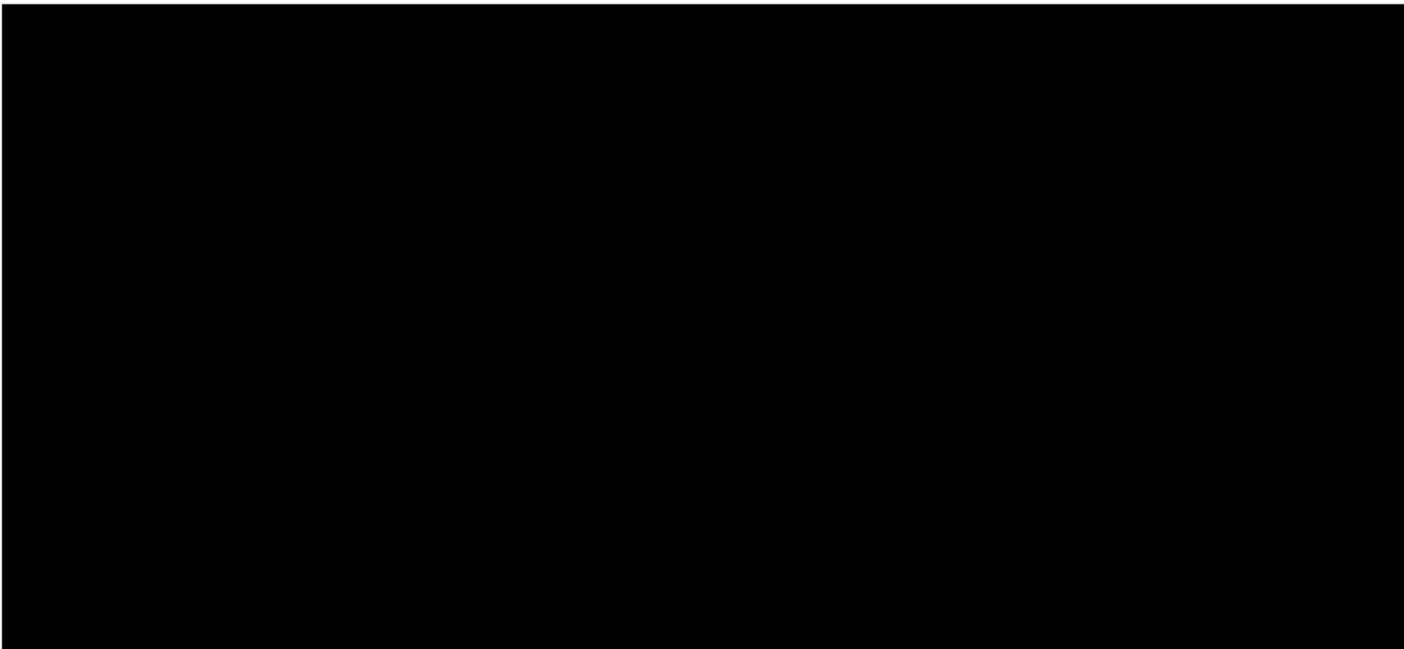
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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Accessibility and Transport Objectives</b></p> <p>In principle, the objective of protecting road capacity in the Heathrow Opportunity Area (HOA) for airport related activities is supported. This is particularly important given the employment and housing targets that have been set for the HOA. This objective needs to be reflected in the application of Policy T1 when steering development to the most appropriate locations to reduce impact on the transport network in the HOA.</p> <p>The policy objective of facilitating improvements to public transport interchanges, in particular at Heathrow Airport, is also supported. The Part 2 policies and the Local Implementation Plan (LIP) should 'flesh out' how this is to be achieved and the mechanisms for funding these improvements.</p> <p>The need to improve north/south links in the Borough is also endorsed. There is a need, in particular, to ensure that the employees and customers within the Borough of Hillingdon that work at or use Heathrow Airport are able to travel using public transport. At present, north/south links in the Borough are not as strong as the east-west public transport links. Again, it is hoped that the Part 2 policies, as well as the LIP, will set out details on the measures and mechanisms for achieving this.</p>

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

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TRANSPORT AND INFRASTRUCTURE	<p><b>Heathrow Airport</b></p> <p>Whilst the policy objectives of Policy T4 of Part 1 of the Local Plan are noted there is now a clear need to make progress with the Opportunity Framework, in consultation with LB Hounslow, in order to provide clear guidance on how the London Plan targets and growth with this Opportunity Area are to be accommodated.</p> <p>Our clients welcome the opportunity to contribute to the preparation of the Opportunity Framework to ensure that the economic importance of the Airport is recognised and that the anticipated growth can be properly managed. Consistent with our representations on other parts of the Part 2 consultation we would comment that real improvements in public transport accessibility need to be delivered if the objective of achieving a modal shift away from the car is to be achieved. In the intervening time the need to protect highway capacity for airport related users and provide flexibility, where justified, in relation to car park standards will, in our clients' view, be necessary to ensure that the economic importance and operation of the Airport is not prejudiced.</p>

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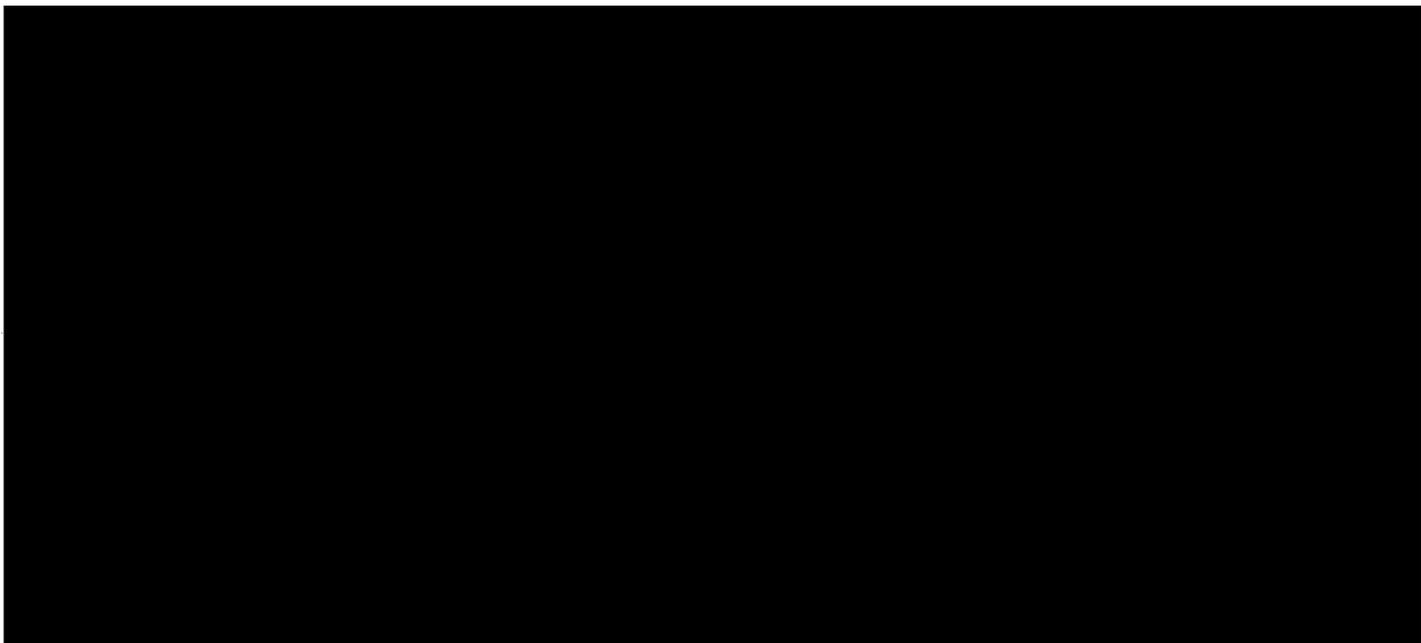
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<b>TRANSPORT AND INFRASTRUCTURE</b>	<p><b>Northolt Airport</b></p> <p>Whilst the growth of civil flights at RAF Northolt is not a substantive concern in terms of competition with Heathrow Airport the potential for increased activity to add to local road congestion is. Allowing civil flights to increase without proper consideration being given to the potential effects upon highway capacity and the need to improve public transport accessibility is a real concern.</p> <p>We would suggest that the Part 2 polices should include a policy specific to Northolt Airport which addresses the above issue.</p>

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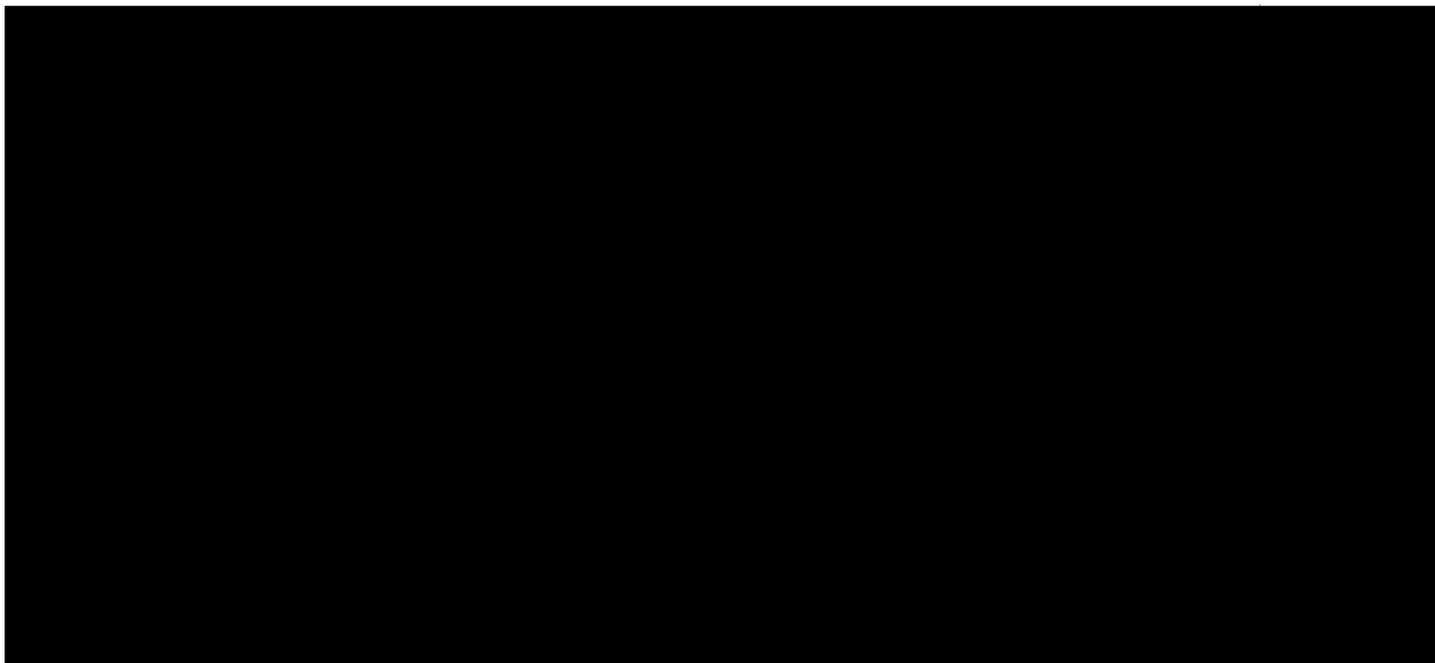
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<p><b>TRANSPORT AND INFRASTRUCTURE</b></p>	<p><b>Car Parking Standards</b></p> <p>Whilst the proposals to improve public transport accessibility to Heathrow Airport are fully supported it is likely to remain the case that a high proportion of Heathrow's employees and customers will need to travel to the airport by car.</p> <p>Furthermore, the London Plan recognises that in Outer London the application of restrictive car parking standards, relative to more generous standards outside of London, has been a disincentive in relation to office investment. Policy 6.13 of the 2011 London Plan therefore provides flexibility in setting office parking standards if Boroughs wish to adopt a more generous standard noting that this should this be done via a Development Plan Document.</p> <p>The Part 2 plan offers an opportunity to review car parking standards for B1 office proposals which we believe should also be extended to existing offices where a business case can be made.</p>

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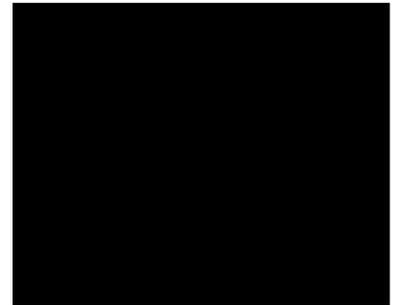
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31<sup>st</sup> May 2013

LDF Team  
3N/02, Planning  
Environment and Community Services  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW



Dear Sirs

## **HILLINGDON LOCAL PLAN PART 2**

I write on behalf of Brunel University, to submit representations in relation to the above consultation document.

The University made representations to various consultations in conjunction with preparation of the Core Strategy. These representations sought recognition of the continuing need to improve its facilities, in order to remain competitive in the Higher Education sector. They also sought recognition of the important economic contribution that the University makes to the local economy and the potential for this to be enhanced. These points are of particular importance in relation to the formulation of policies relating to the Green Belt.

The University is preparing a more detailed case setting out its needs and how they would best be met. The University is therefore keen to work closely with the Council regarding the content of the Local Plan Part 2.

Yours sincerely



**Vincent Gabbe**  
**For and on behalf of VRG Planning Ltd**



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** John Adams

**Are you:** A Resident / **Planning Consultant** / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

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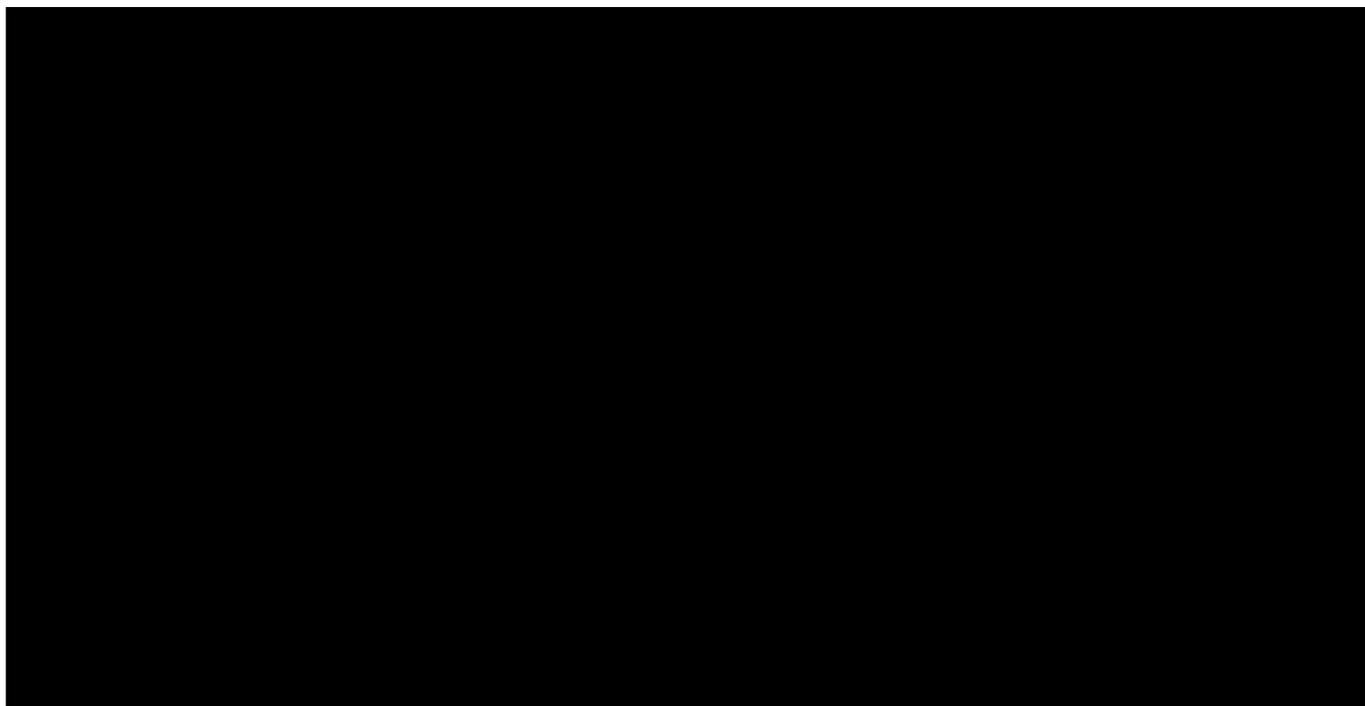
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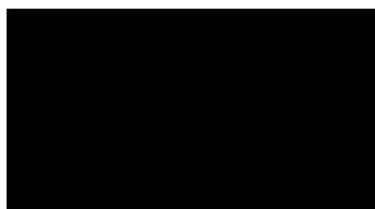
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Housing	<p>Policy 3: <i>Affordable Housing</i>, states that residential development schemes will be expected to provide affordable housing. CEMEX agree with this policy in principle but request that it is of the policy is drafted so that it is sufficiently flexible, allowing cases to be assessed according to individual circumstances.</p> <p>This would be to ensure that potential residential developments are not rendered unviable due to the required levels of affordable housing being set too high. CEMEX proposes that Policy 3 includes the wording '<i>the delivery of affordable housing will only be required in new residential schemes where it will not unreasonably prejudice the viability of the scheme</i>'.</p>

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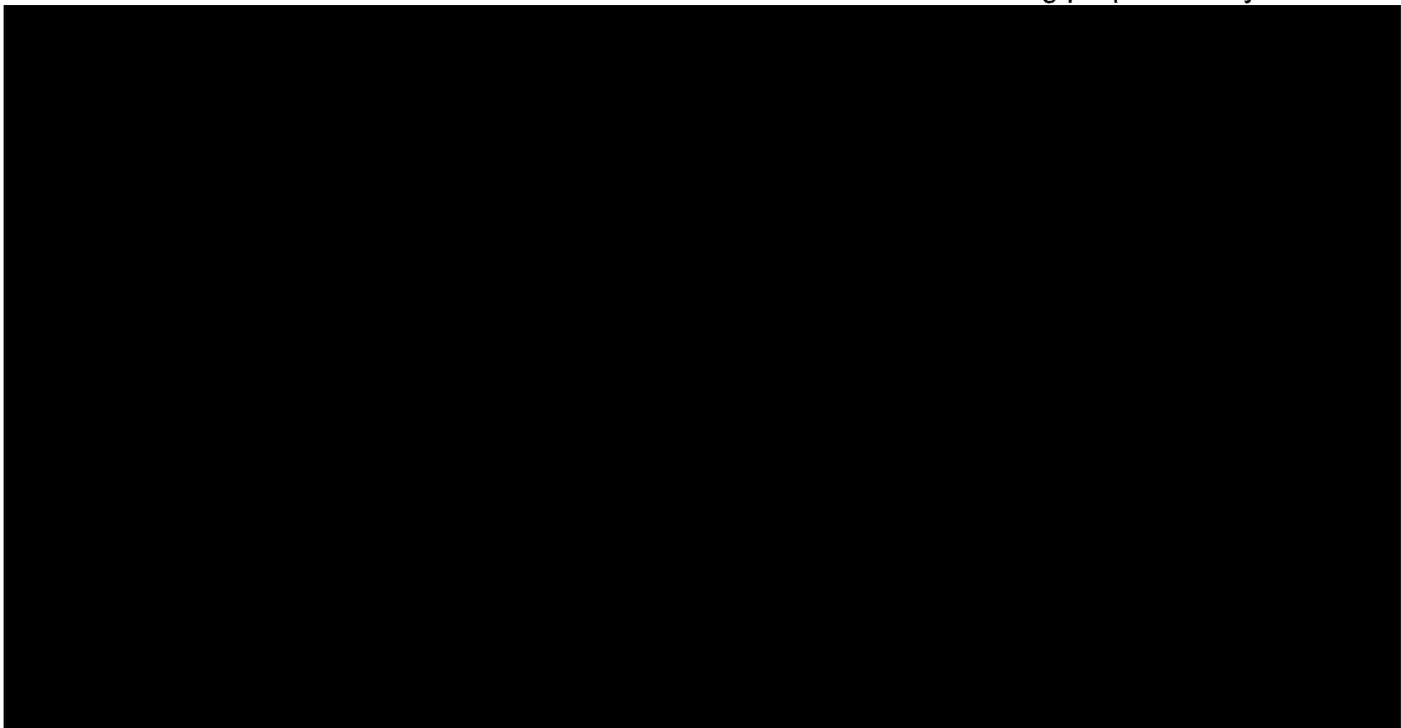
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Which section of Part 2 of the Local Plan are you making a representation on?

(Please tick the appropriate section and use a separate form for each representation)

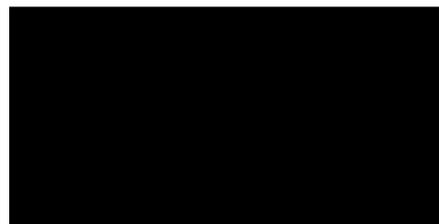
<b>X</b>	<b>Development Management Policies</b>
<b>X</b>	<b>Site Specific Allocations</b>
<b>X</b>	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Policy Map: Green Belt Allocations	<p>The Consultation Paper states that alterations to Green Belt allocations in the existing Unitary Development Plan Proposals Map could be acceptable. The CEMEX site is designated by the existing UDP Proposals Map as being within the Green Belt and within an area of environmental opportunity.</p> <p>We believe that the site's Green Belt designation is questionable in relation to the criteria set out in Paragraph 80 of the NPPF. The site adjoins an existing built up area. It abuts the M4 to the south and the area to the north is primarily established residential. Harlington Community School is located to the east and Cherry Lane Cemetery and Bourne Farm Recreation Ground lie to the west.</p> <p>Because it is surrounded by development on three sides, and there is significant open space to the west, we consider that it does not perform the purposes of green belt designation required by Para 80; in particular it does not serve to check unrestricted suburban sprawl, and assist in safeguarding the countryside from encroachment.</p> <p>It is also in a highly sustainable location, within the Heathrow Opportunity Area. It benefits from close access to a range of services and facilities. It is easily accessible to established public transport routes, including Hayes and Harlington, a designated Crossrail Station.</p> <p>The northern part of the site could therefore form a natural extension to Harlington. This area has the potential to accommodate growth and should be considered for residential development. Alternatively, the site could be used for an extension to Harlington Community School.</p> <p>The Southern part of the site could be brought forward for development as part of a second phase, depending on future land use policy and demand.</p> <p>Paragraph 84 of the NPPF states that when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p> <p>For the above reasons, we consider that the Green Belt in this location should be re-drawn to exclude the CEMEX Harlington site outlined in the attached site plan.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.



**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

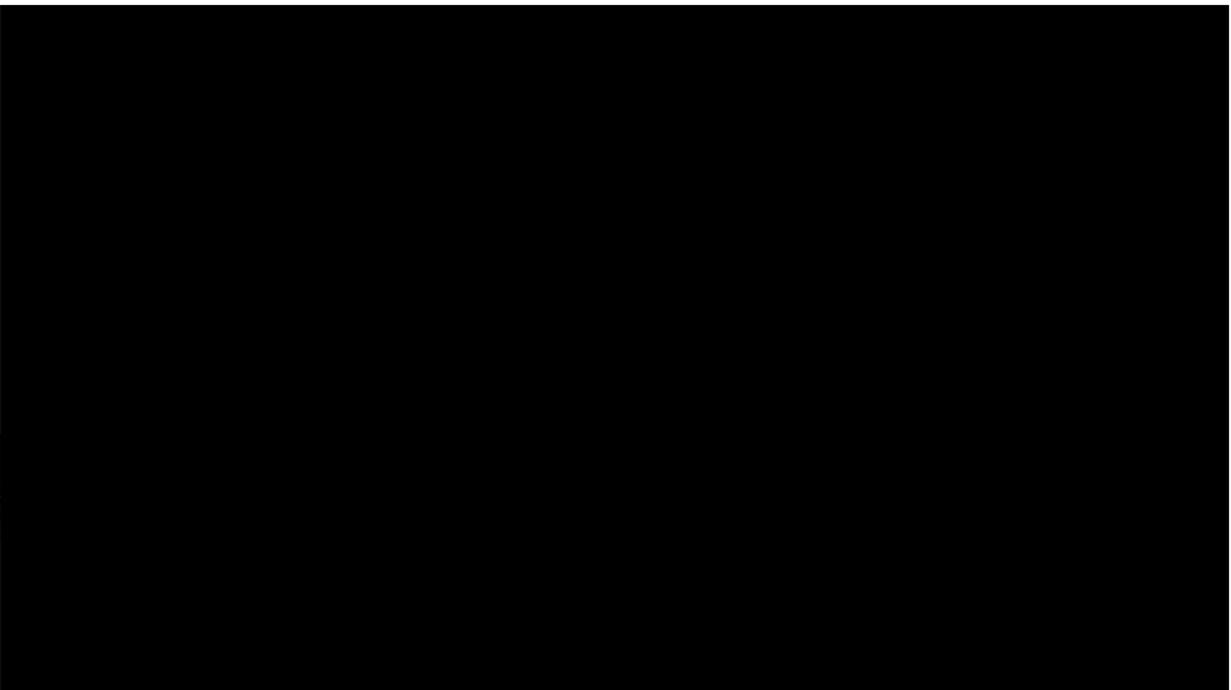
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

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1. Personal Details	
Full Name:	N/A
Company (if applicable)	CEMEX UK Properties
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Deloitte Real Estate
Full Name:	John Adams
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Frog's Ditch Farm Shepiston Lane Harlington																
Gird Reference (if known)																	
Site Area (square metres or hectares):	10.76 ha Total (Farm – 5.48ha, Football Centre 5.28ha)																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td><b>Agriculture</b></td> <td>Agricultural/paddock</td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td><b>Open space/ recreation</b></td> <td>Football Centre</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	<b>Agriculture</b>	Agricultural/paddock	Commercial/ industrial		Residential		Community		Retail		<b>Open space/ recreation</b>	Football Centre	Other		<i>If other, please state use:</i>	
<b>Agriculture</b>	Agricultural/paddock																
Commercial/ industrial																	
Residential																	
Community																	
Retail																	
<b>Open space/ recreation</b>	Football Centre																
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	N/A																
If the site is vacant, has it been previously developed for uses other than agriculture?	No																
If yes, please provide the details of the previous use and when this ceased.																	

Is the site subject to any unimplemented planning consents? If yes, please provide details.	The site is currently designated as Green Belt Land by the UDP Proposals Map.
Current number of people employed on the site (if any).	N/A

4. Site Ownership Details	
Are you the freehold owner of the site/building? If yes, do you own the whole site?	<u>Yes</u> / No The whole site is under the ownership of CEMEX UK Ltd.
Are you a leaseholder of site/building? If yes, do you lease the whole site?	Yes / <u>No</u> Yes / No
If the answer is no: Do you know who owns the site (whole or part), if so please provide their details?	N/A Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	N/A

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	X	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		X (potential extension to Harlington Community School)
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	CEMEX would be interested in bringing this site to market if the current Green belt restrictions were removed.
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply			X
Mains Sewerage			X
Electrical Supply			X
Gas Supply			X
Access to Public Highway	X		
Landline telephone/Broadband			X
Public rights of way			X
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site			X
Contamination			X
Access constraints		X	
Trees and/or mature hedges on site or on the boundary	X		
Tree Protection Orders on site			X
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			X
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

*Please use this space for additional information or further explanation on any of the topics covered in this form.*

This is a Greenfield site located in Southern Hillingdon, close to the M4 (Junction 4). It extends up to the existing residential urban area of Pinkwell Lane and is convenient for facilities such as Primary and Secondary Schools, employment areas (Hayes Town), and is in close proximity to public transport routes and connections including Hayes and Harlington, a designated Crossrail Station.

The northern part of the site is in a sustainable location, adjacent to the existing urban area, and could therefore form a natural extension to Harlington. This part of the site has potential to accommodate growth and should be considered for residential development. Alternatively, the site could be used for an extension to Harlington Community School. The Southern part of the site could be brought forward for development as part of a second phase, depending on future land use policy and demand.

CEMEX would like the Council to note that although the five year housing supply for the Borough is predicted to be delivered, this should not preclude this site from being brought forwards for residential development. Paragraph 14 of the NPPF states that Local Authorities should positively seek opportunities to meet the development needs of their area and bullet point 3 of paragraph 17 states that that planning system should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

Paragraph 47 states that to boost the supply of local housing, local planning authorities should meet the objective need for market and affordable housing in an area, and although a buffer of 5 years of supply needs to be demonstrated, this does not mean that additional windfall sites that come forwards sites should be rejected simply because they exceed this minimum level of supply. This is supported by paragraph 48, which states that local planning authorities should make allowance for windfall sites and paragraph 49 states that housing applications should be considered in the context of a presumption in

favour of sustainable development. Paragraph 157 states that local plans should plan proactively for development in the area to meet the objectives and principles of the NPPF.

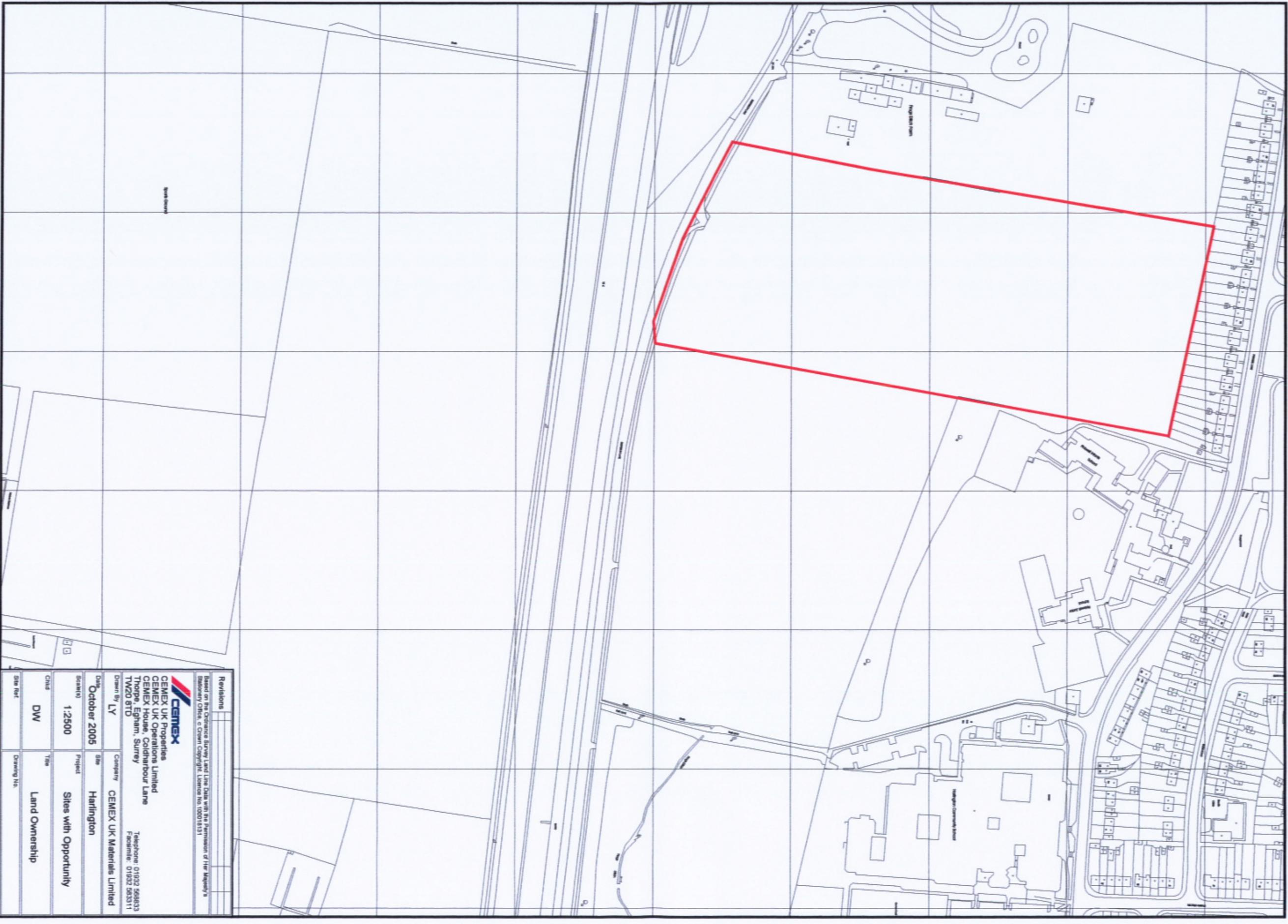
We therefore conclude that since the site is sustainably located and suitable for residential development, it should be recognised as such in local policy.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31/5/13



Revisions

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**CEMEX**  
 CEMEX UK Properties  
 CEMEX UK Operations Limited  
 CEMEX House, Coldharbour Lane  
 Thorpe, Egham, Surrey  
 TW20 8TD

Telephone: 01932 568633  
 Facsimile: 01932 563311

Drawn by	LY	Company	CEMEX UK Materials Limited
Date	October 2005	Site	Herlington
Scale(s)	1:2500	Project	Sites with Opportunity
Client	DW	Type	Land Ownership
Site Ref		Drawing No.	

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** *Mr Oliver Yeats*

**Are you:** A Resident / Planning Consultant / Developer / ***Agent (on behalf of Intu Properties plc)***  
/ Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

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<b>A) The Economy</b>  <b>6. Uxbridge</b>  <b>7. Safeguarding retail uses in Town, District and Neighbourhood Centres</b>  <b>8. Restaurants and Hot Food Takeaways</b>	<b>A) The Economy</b>  <b>6. Uxbridge: Support for the development of Uxbridge as a major Metropolitan Centre</b>  See attached sheet for comments  <b>7. Safeguarding retail uses in Town, District and Neighbourhood Centres: Protecting retail uses in the Town, District and Neighbourhood Centres</b>  See attached sheet for comments  <b>8. Restaurants and Hot Food Takeaways: Protecting retail uses and preventing change of use to restaurants and hot food takeaways where appropriate</b>  See attached sheet for comments

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Thank you.

## **Attachment**

On behalf of our client Intu Properties plc (Intu) we are pleased to set out below representations towards the preparation of Part 2 of the Local Plan.

Intu is the owner and manager of intu Uxbridge shopping centre which opened in 2001, and comprises 50,372 sqm of retail and leisure floorspace.

We previously submitted representations to the Core Strategy Preferred Options paper in November 2005, the revised Core Strategy Preferred Options paper in March 2007 and Local Development Framework Core Strategy Draft Consultation in July 2010.

We set out below our suggested policy approach under the headline 'Economy' as per section A of the Hillingdon Consultation Paper.

## **Proposed Development Management Policies**

### **6. Uxbridge: Support for the development of Uxbridge as a major Metropolitan Centre**

Intu supports the designation of Uxbridge as the main urban centre within Hillingdon and a Metropolitan Centre within London. Intu concurs that the growth of retail, leisure and employment development is essential to secure Uxbridge's position in the future and considers that defining Uxbridge as requiring an additional 18,855sqm of net comparison goods floorspace between 2011-26 is a positive step towards achieving this.

Intu would support a policy that focuses large scale retail development towards Uxbridge town centre as opposed to the smaller centres in Hillingdon up to 2026, (where development should be at a scale appropriate to their size and location (as specified by the Greater London Authority)). This approach will help secure Uxbridge's position within London's shopping hierarchy, in light of the new large scale retail developments across the city. Intu would also welcome the extension of the Uxbridge town centre boundary, if evidence demonstrated this was necessary to provide for further sustainable retail growth, thereby reducing the need for out of town retail development and also support the retention of the location of the Primary Shopping Frontage.

Intu would like to see policies allow for a pragmatic approach to applications for retail development which will not be fixed on achieving a set quantum of retail floorspace per annum. This will encourage more entrepreneurialism and ensure Uxbridge town centre maintains its market position in the area.

Intu would support a policy which steers development towards the most sustainable locations in terms of transport infrastructure. It is considered that Uxbridge town centre is currently the most sustainable location in Hillingdon for retail development due to its public transport connections and complementary uses and therefore new retail floor space should be focused there.

Intu would therefore support a policy that sought to enhance public transport facilities in Uxbridge in order to improve the vitality and viability of the centre. For example, improvements to the interchange at Uxbridge would support links to/from central London, other Metropolitan Centres in outer London and smaller centres within Hillingdon. It is also hoped that policy will support public transport improvements in other Hillingdon centres to improve links to Uxbridge, as the main urban centre in the Borough.

## **7. Safeguarding retail uses in Town, District and Neighbourhood Centres: Protecting retail uses in the Town, District and Neighbourhood Centres**

Intu would support a policy that states where applications for town centre uses are not within the defined centre they have to comply with the impact and sequential assessments. This approach accords with national planning policy (NPPF. Paras. 24 and 26). These retail tests must be upheld to resist incremental expansion of out of centre retailing which could undermine the town centre first approach. This is particularly important at this time, in the aftermath of the recession and when increasing internet shopping and non store sales continues to threaten the viability and vitality of town centres. The objective of the future plan is to encourage further growth of Uxbridge town centre so that it remains one of the best in the country for retail and employment. The success will depend on the rigorous application of town centre first principles.

Against this background Intu considers a 1,000 sqm threshold for the impact assessment is appropriate. Intu also supports the commitment to ensuring all applications for main town centre uses outside an existing centre will be required to address the sequential assessment, as set out in para. 24 of the NPPF.

In addition, the NPPF (Annex 2) makes a distinction between what comprises the centre for retail purposes and other main town centre uses. The definition of a town centre site for retail uses is different from that for other main town centre uses. The reference to 'primary and secondary retail areas' in the context of retail and other town centre uses can be misleading. Intu therefore suggest text included within a policy where this important distinction is clarified.

Finally, Intu also considers that other town centre uses (leisure and dining for example) should not be precluded altogether from ground floor units within primary and secondary shopping areas as this is a defined town centre use in accord with the NPPF (Annex 2) and such operations may require a ground floor presence or entrance. To accord with national planning guidance we consider that policy should ensure flexibility in this respect.

## **8. Restaurants and Hot Food Takeaways: Protecting retail uses and preventing change of use to restaurants and hot food take aways where appropriate**

As outlined above, Intu supports the general thrust of policies that seek to safeguard retail uses, where appropriate. Intu would object to a policy that would prevent all changes of use from retail uses to restaurants or hot food take aways. Significant challenges to the future of town centres exist and therefore centres will need to evolve in order to respond to the on-going effects of the recession and prolonged downturn, together with the increase in internet shopping. To remain competitive, vital and viable town centres need to actively encourage other forms of town centre uses, including restaurants, cafes and leisure uses, in order to encourage visitors to the town centre, extend stays and increase visitor spending.

With regards to Uxbridge town centre, the most important urban centre, this approach must be carefully balanced to ensure it maintains its important retail role as the main provider of comparison goods across a wide catchment area. Intu will support policies that seek to provide an appropriate mix between Class A1 and Class A3-A5. Intu considers it will be important to strike the right balance between meeting the needs of the changing role of the town centre, whilst seeking to retain the primacy of A1 retail floorspace in the primary retail areas. It is important that flexibility is encouraged to embrace the changing needs of centres.

Intu would support a policy to allow additional flexibility for promoting non retail Class A2-A5 uses within the primary and secondary retail area, by providing the Council with the ability to consider applications on a case by case basis. A key consideration should be the degree to which the proposals will benefit the vitality and viability of the City Centre. To the application of inflexible thresholds should be avoided.

It is vital that the policy allows a level of flexibility to enable the Council to respond positively to development proposals which would support the viability or vitality of a centre and bringing back into active use units that are vacant. Intu considers that this approach will assist in ensuring that Uxbridge position as a major metropolitan centre is maintained and strengthened.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Raymond Gill (Inland Waterways Association Planning and Navigation Officer)

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Environmental Improvements (Development in Green Edge Locations)	<p><b>Informative</b></p> <p>Across the waterway system people have been living on boats for many years. Some of these residential boaters do not have a home mooring but are designated as continuous cruisers, many of them roaming widely across the network in a progressive journey. The Navigation Authority (Canal &amp; River Trust) conditions for a continuous cruising licence impose requirements on continuous cruisers which are intended to ensure that other boat owners or hirers are able to enjoy leisure use of the waterway network.</p> <p>For many years there were no significant issues associated with this but in recent years there has been an increase in the numbers of people living on boats without a home mooring and sometimes staying within a narrow geographic area. No-where is this more acute than in the London area where the number of boats overstaying on moorings often for residential purposes, has increased. This is because of the pressures on accommodation in the London area and the lack of affordable residential moorings.</p> <p>The time limit rules for staying at designated visitor moorings or at other points along the canal (generally a maximum stay of 14 days) are being widely ignored by boat owners who have no home mooring. As a result many leisure boat owners are put off cruising in the London area for fear that they will be unable to find suitable overnight moorings.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Environmental Improvements (Development in Green Edge Locations)</b></p>	<p><b>Informative (cont.)</b></p> <p>In order to address this issue the Inland Waterways Association (IWA) has recently published a document entitled A Proposal for Reducing Overstaying Boats in the London Area:  <a href="http://www.waterways.org.uk/branches_regions/london/pdfs/reducing_overstaying_boats_in_the_london">www.waterways.org.uk/branches_regions/london/pdfs/reducing_overstaying_boats_in_the_london</a></p> <p>The IWA supports the provision of more “Off-Line” residential moorings in the London Area and will press navigation authorities, local authorities and other stakeholders to develop strategies for the provision of more residential moorings in their plans.</p> <p>Along with a number of measures to allow better enforcement of mooring rules, the IWA are also proposing the introduction of a transitional arrangement to allow the reduction of the boats moored in the area to be carried out in a controlled manner, that is seen to be fair both to the over staying moorers, and those who stay within the rules and wish to visit London.</p> <p>The transitional arrangement will be made possible by the provision of a new type of mooring, controlled by the Canal &amp; River Trust, to be known as an On-Line Community Mooring. This is intended to satisfy the need for a type of mooring available for those boats without home moorings, or those who need to spend considerable time moored, in the London area.</p> <p>Each of these new on-line permanent moorings must not contain more than ten boats and should be constructed to allow boats to be moored in accordance with best practice (IWA Mooring Policy on Navigable Waterways). It is proposed that the Community Mooring scheme shall be based on a permit which:</p> <ul style="list-style-type: none"> <li>• Is in addition to the normal boat licence fee.</li> <li>• Is subject to an annual fee fixed to an agreed percentage of the average a mooring in the London Area.</li> <li>• Allows permit holders to be treated as having a home mooring. Permit holders should be subject to all applicable terms of the mooring rules for the location they have their boat.</li> <li>• Is only valid for the person whose name is on the boat licence so that it has no resale value.</li> <li>• Includes a transitional arrangement to allow the reduction of the number of boats in the area to be carried out in a controlled manner that is seen to be fair both to the over staying moorers and those who stay within the rules.</li> </ul> <p>The length of time that a permit holder can stay on a community mooring before they need to move to a new site needs to be set by the Canal &amp; River Trust. In all cases the rules for that particular site, including the penalty for an infringement, should be clearly displayed adjacent to the site entrance and strictly enforced.</p> <p>The IWA have produced a list of possible sites for Community Moorings (Eleven of these sites are within the boundaries of the London Borough of Hillingdon).</p>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Environmental Improvements (Development in Green Edge Locations)</b></p>	<p><b>Proposed Policy:</b></p> <p><b>RESIDENTIAL USE OF ON-LINE COMMUNITY MOORINGS ON THE GRAND UNION CANAL</b></p> <p>Applications for new residential moorings at sites designated by the Canal &amp; River Trust as Community Moorings will normally be considered favourably providing that the following conditions are met:</p> <ul style="list-style-type: none"> <li>(i) The number of boats moored at any one point should not be more than ten.</li> <li>(ii) The proposal incorporates appropriate facilities to allow safe and secure access between vessels and the bank, without interfering or endangering those using canalside walkways;</li> <li>(iii) Any provision for car parking must not adversely affect the amenities of the waterway, and adequate services facilities (e.g. water supply, sewage and waste disposal facilities) should be available within a reasonable cruising distance;</li> <li>(iv) Mains electricity should be provided where it is considered that the use of engines or generators would be liable to cause nuisance to nearby occupants;</li> <li>(v) The applicant submits a Mooring Agreement in support of the proposal. Such Management Agreements will specify the length of time that a permit holder can stay on a Community Mooring before they need to move to a new site</li> </ul>

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Raymond Gill (Inland Waterways Association Planning and Navigation Officer)

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

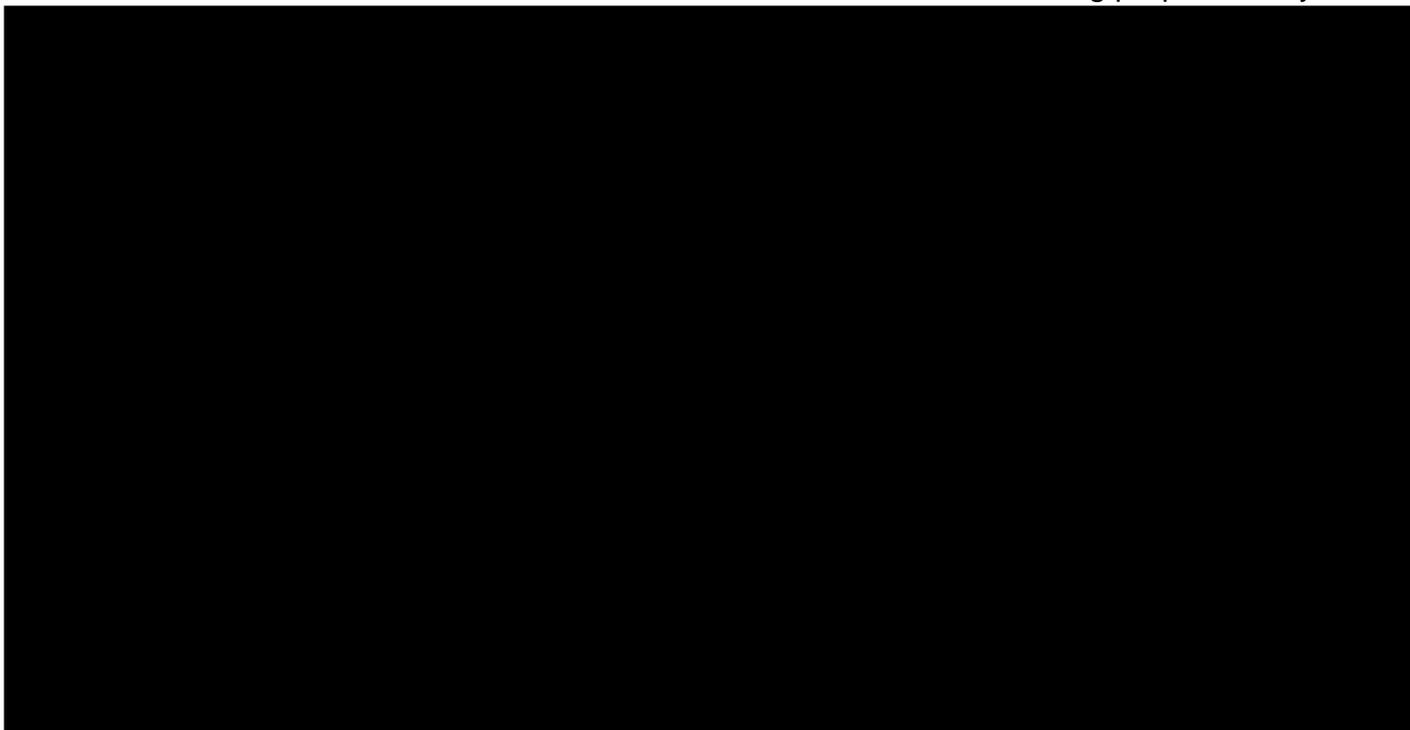
- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
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**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

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Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
✓	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Environmental Improvements (Development in Green Edge Locations)	<p><b>Informative</b></p> <p>Across the waterway system people have been living on boats for many years. Some of these residential boaters do not have a home mooring but are designated as continuous cruisers, many of them roaming widely across the network in a progressive journey. The Navigation Authority (Canal &amp; River Trust) conditions for a continuous cruising licence impose requirements on continuous cruisers which are intended to ensure that other boat owners or hirers are able to enjoy leisure use of the waterway network.</p> <p>For many years there were no significant issues associated with this but in recent years there has been an increase in the numbers of people living on boats without a home mooring and sometimes staying within a narrow geographic area. No-where is this more acute than in the London area where the number of boats overstaying on moorings, often for residential purposes, has increased. This is because of the pressures on accommodation in the London area and the lack of affordable residential moorings.</p> <p>The time limit rules for staying at designated visitor moorings or at other points along the canal (generally a maximum stay of 14 days) are being widely ignored by boat owners who have no home mooring. As a result many leisure boat owners are put off cruising in the London area for fear that they will be unable to find suitable overnight moorings.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Environmental Improvements (Development in Green Edge Locations)</b></p>	<p><b>Informative (cont.)</b></p> <p>In order to address this issue the Inland Waterways Association (IWA) has recently published a document entitled A Proposal for Reducing Overstaying Boats in the London Area:  <a href="http://www.waterways.org.uk/branches_regions/london/pdfs/reducing_overstaying_boats_in_the_london">www.waterways.org.uk/branches_regions/london/pdfs/reducing_overstaying_boats_in_the_london</a></p> <p>Along with a number of measures to allow better enforcement of mooring rules and the introduction of new Community Mooring sites the IWA also supports the provision of more affordable “Off-Line” residential moorings to reduce the number of boats without home moorings in the London Area. “Off-Line” moorings are docks, basins or marinas connected to the canal but not forming part of the navigational route. The IWA will press navigation authorities, local authorities and other stakeholders to develop strategies for the provision of more residential moorings in their plans.</p> <p><b>Proposed Policy:</b></p> <p><b>RESIDENTIAL USE WITHIN PROPOSED OR EXISTING OFF-LINE MOORINGS ON THE GRAND UNION CANAL</b></p> <p>Applications for residential moorings at proposed or existing off-line mooring sites on the Grand Union Canal will normally be considered favourably providing that the following conditions are met:</p> <p>(i) Adequate services facilities (e.g. water supply, sewage and waste disposal facilities) should be available at the off-line mooring site.</p> <p>(ii) Mains electricity should be provided to residential moorings;</p> <p>(iii)The applicant submits a Mooring Agreement in support of the proposal. Such Management Agreements will specify the length of time for a residential mooring contract.</p> <p>(iv) Mooring fees for residential berths, inclusive of car parking and other site services, will charged at a fixed percentage, to be agreed with the Planning Authority, over and above the berthing fee for other non residential (leisure use) boats at the same off-line mooring site.</p>

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name: Mono Consultants Limited (on behalf of the Mobile Operators Association)**

**Are you:** Developer / Agent

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
√	<b>Development Management Policies</b>
	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b>	<b>Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b>
<b>Telecommunications Development</b>	<b>Please see response and proposed policy text detailed below on behalf of the Mobile Operators Association.</b>

**Response on behalf of the Mobile Operator's Association:**

We would take this opportunity to comment that we consider it important that there is a telecommunications policy within the emerging Development Management Document. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National guidance recognises this through Section 5: "Supporting high quality communications infrastructure" of National Planning Policy Framework (March 2012) which provides clear guidance as to the main issues surrounding telecommunications development.

The National Planning Policy Framework (NPPF) at paragraph 42 confirms that;

"advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services."

Paragraph 43 of NPPF confirms that;

"in preparing local plans, local planning authorities should support the expansion of telecommunications networks",

but should also;

"aim to keep the numbers of radio telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified."

Further advice on the siting and design of telecommunications and good practice procedural guidance is contained within the Code of Best Practice for Mobile Phone Network Development (2002). This builds on the Ten

Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process.

As indicated above, the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being NPPF. On this basis we would suggest that a concise and flexible telecommunications policy should be included within the Development Management Document. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. We would suggest a policy which reads;

***“Proposals for telecommunications development will be permitted provided that the following criteria are met: -***

- (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;***
- (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;***
- (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.***
- (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.***

***When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.”***

We would consider it appropriate to introduce the policy and we would suggest the following;

“Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings.”

We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.



LDF Team  
London Borough of Hillingdon  
Civic Centre  
Uxbridge  
London  
UB8 1UW

21 May 2013

Dear Sir or Madam,

**HILLINGDON LOCAL PLAN – PART 2 CONSULTATION**

The Mobile Operators Association (MOA) represents the four UK mobile network operators – 3, Telefonica (O2), Everything, Everywhere (formerly Orange & T-Mobile) and Vodafone – on radio frequency, health and safety and associated town planning issues.

The MOA has commissioned Mono Consultants Ltd to monitor all emerging development plan policies and supplementary planning guidance relating to telecommunications development on its behalf.

Please find attached a response to the current consultation documents prepared by Mono Consultants Ltd on behalf of the MOA.

Yours faithfully,



John Cooke  
Executive Director

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:**

**Are you:** A Resident / Planning Consultant / Developer / Agent / **Statutory Body** / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

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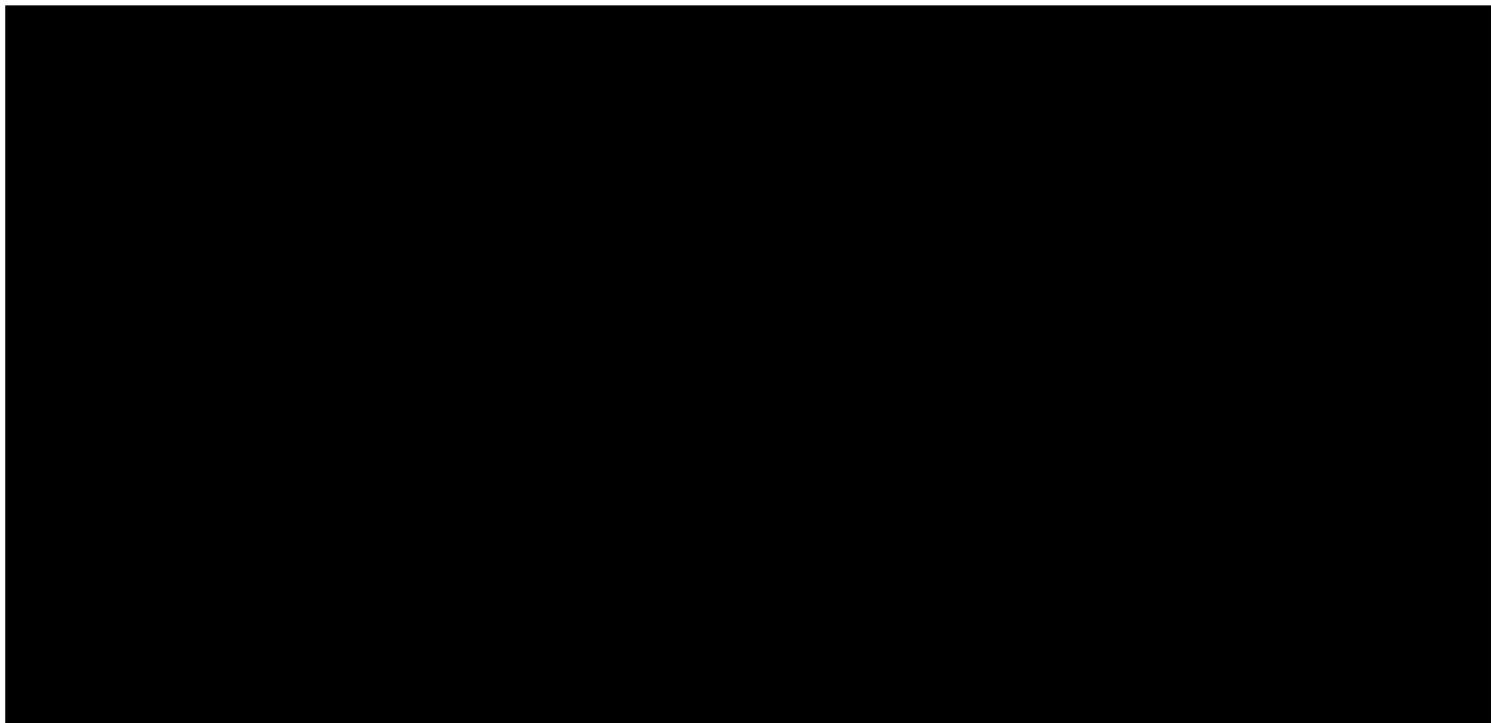
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

x

#### Monitoring Questions

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Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
x	Development Management Policies
x	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Environmental Improvements	We are pleased to see the policy areas we highlighted in our factsheet sent earlier this year have been incorporated within this section. I have attached the factsheet again for your reference. Please see the next page for specific comments for each policy topic.
Site Allocations	Please ensure that the sequential test is undertaken when selecting sites for site allocations.

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

**10 Blue Ribbon Network and 14 Safeguarding of Biodiversity** - Aim to reach good ecological status or potential (WFD). Building in close proximity to any watercourse can lead to destabilisation and encroachment of ecological interest. The watercourses most at risk are the Crane, Colne and Pinn. New development that occurs adjacent to watercourses must allow for the preservation or creation of a buffer zone free from built development. This will protect the important natural habitat associated with watercourses and adjacent land. It is positive that the Catchment Management Plans for the Rivers Crane and Colne will be referenced within the policy.

General requirements

- Buffer zones (8m for main w/course and 5m for canal), native planting, removal of non-natives species. Sustainable drainage measures that prevent pollution entering watercourse
- Deculverting, removing concrete channels and bank, softening & regrading of banks, creating green belt buffer zone.
- Seek opportunities to link to neighbouring open spaces or create new green spaces, green corridors, buffer zones along rivers

**12. Management of Flood Risk** – the policy should steer new development away from areas at highest risk of flooding and following a sequential approach.

Incorporation of SUDs hierarchy plus links to additional benefits for biodiversity, water quality

- (WFD) and green infrastructure.
- Requiring development to achieve Greenfield runoff rates aspirations of London Plan Policy 5.13
- The Surface Water Management Plan should be used to develop policy approach to reduce surface water flood risk, including retrofitting of SuDs where appropriate
- Use of SFRA recommendations (planning) to formulate specific criteria on how developments can reduce flood risk, be resistant and resilient (climate change adaptation & mitigation) safety of occupants and refer to SFRA for more specific requirements.
- Focus long-term – use of Thames CFMP – flood storage, are there areas of 3b functional that need protection from unsuitable development?

**13 SUDs** – Please note that only infiltrative SUDs techniques should be permitted in appropriate ground conditions (i.e. infiltration should not be permitted through contaminated and/or within shallow groundwater table due to the risk of mobilising contaminants and polluting controlled waters)

**15 Land Contamination** – It is positive that brownfield sites are mentioned but also need to ensure that there are no further impacts to land quality from new developments too. We will require a Preliminary Risk Assessment (PRA) to be submitted with a planning application for sites known or suspected to be contaminated.

**17 Protection of Ground Water Resources** – good to see groundwater resources mentioned but surface water quality also needs to be protected.

Ground Source Heat Pumps –We expect all developers to follow our published Environmental Good Practice Guide (EGPG, available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0311BTPA-E-E.pdf>) which details the environmental risks of all types of schemes and how these can and should be mitigated. We will require a risk assessment for both the abstraction and discharge from the schemes we regulate. We expect developers to assess risks for schemes we do not regulate and we should be made aware of GSHC proposals on contaminated land or in a SPZ1.

**18&19 Water Efficiency** – We are pleased to see the intention to include policies in this area which set standards in line with the Code for Sustainable Homes and BREEAM.

**22 Minerals and Waste**- Position Statement E1 of our Groundwater Protection: principles and practice (GP3), states that we will object to any proposed landfill site in groundwater Source Protection Zone 1(SPZ1). For all other proposed landfill site locations, a risk assessment must be conducted based on the nature and quantity of the wastes and the natural setting and properties of the location.

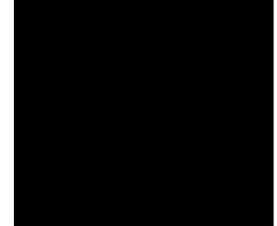
We would be pleased to meet with you as you progress your local plan and would be happy to comment on any informal drafts of policies if you would find this helpful. We look forward to working with you.



Our ref: 13/0923  
Your ref:

Transport for London  
Group Planning

[ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)  
-by email only-



31 May 2013

Dear Sir/Madam,

## **Re: Hillingdon Local Plan: Part 2 – TfL's comments**

Thank you for consulting Transport for London, please note that these comments represent an officer level view from Transport for London Borough Planning and are made entirely on a "without prejudice" basis. This is because of Borough Planning's role in providing independent advice to the Mayor on whether the transport aspects of strategic planning application comply with the London Plan. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to this project. These comments also do not necessarily represent the views of the Greater London Authority, which should be consulted separately.

### **Development Management Policies**

The policies that have been included are considered to be consistent with the London Plan transport policies however there are key omissions that TfL would expect to see included to ensure full conformity.

#### **Cycle parking**

In accordance with London Plan policy 6.9 'Cycling' this policy should reference the London Plan minimum standards and also provide guidance on appropriate cycle parking locations and the provision of changing and showering facilities for employment use.

#### **Freight**

This policy should refer to the use of delivery and servicing plans (DSP) and construction and logistic plans (CLP). These are relevant should the development generate a high level of freight traffic and/or if in close

proximity to a sensitive section of the road network, for example the Strategic Road Network or Transport for London Road Network. Reference on the use of the Blue Ribbon Network for freight transport should also be included.

#### Coaches

Considering the presence of Heathrow airport and the subsequent prevalence of hotels within Hillingdon a policy on the provision of coach parking should be included in accordance with London Plan policy 6.13 '*Parking*'

#### Heathrow

TfL is currently undertaking a feasibility study for a new hub airport for London. A mayoral report 'A New Airport for London Part III' will expand upon the Mayoral priorities and aspirations on air travel and will be published shortly.

#### **Call for sites**

Transport for London has significant land holdings in Hillingdon and a separate response has been issued by TfL Property in its capacity as a landowner.

#### **Policies Map**

In line with London Plan policy 6.2 '*Providing public transport capacity and safeguarding land for transport*' the Council must ensure the provision of sufficient land for the development of an expanded London transport system. Therefore the Council should safeguard existing land use for transport or support functions unless alternative facilities are provided that enables existing transport operations to be maintained. Furthermore, sites, land and route alignments to implement transport proposals that have a reasonable prospect of provision should be identified and safeguarded. High Speed Rail 2 is of a particular relevance.

If you have any questions regarding the above information, please don't hesitate to get in touch

Yours sincerely

James Forrest  
**Planner – TfL Borough Planning**





## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Mrs Kerren Phillips

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]

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- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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#### Monitoring Questions

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##### 1) What is your gender?

Male  Female

##### 2) To which age group do you belong?

under 15  25 – 44  65 – 85  
 15 - 24  45 - 64  85+

##### 3) Do you consider yourself to have a health problem or a disability which limits your ability to carry out day-to-day activities?

No  Yes

##### 4) How would you describe your ethnic origin? You may wish to use one of the following categories (please tick and add additional detail if you wish to do so):

a) <input type="checkbox"/> White British	d) <input type="checkbox"/> Black or Black British
b) <input type="checkbox"/> White Other	e) <input type="checkbox"/> Mixed Group
c) <input type="checkbox"/> Asian or Asian British	f) <input type="checkbox"/> Other ethnic group

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
✓	Development Management Policies
✓	Site Specific Allocations
✓	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Economy, Employment, Growth  Retail Parades	<p>Heathrow Boulevard, Bath Road and Sovereign Court, Sipson Road should retain their employment status. They should remain in the Heathrow Opportunity Area. The Policies for the Heathrow Opportunity Area should be flexible to allow modern employment uses such as some D1 uses to maximise occupancy and respond to changes in the nature of employment in the area.</p> <p>In the ground floor of Sovereign Court, Sipson Road is a retail parade. It should be recognised as such on the Proposals Map. Policies for the parade should be flexible to ensure use changes take place speedily to avoid empty units.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

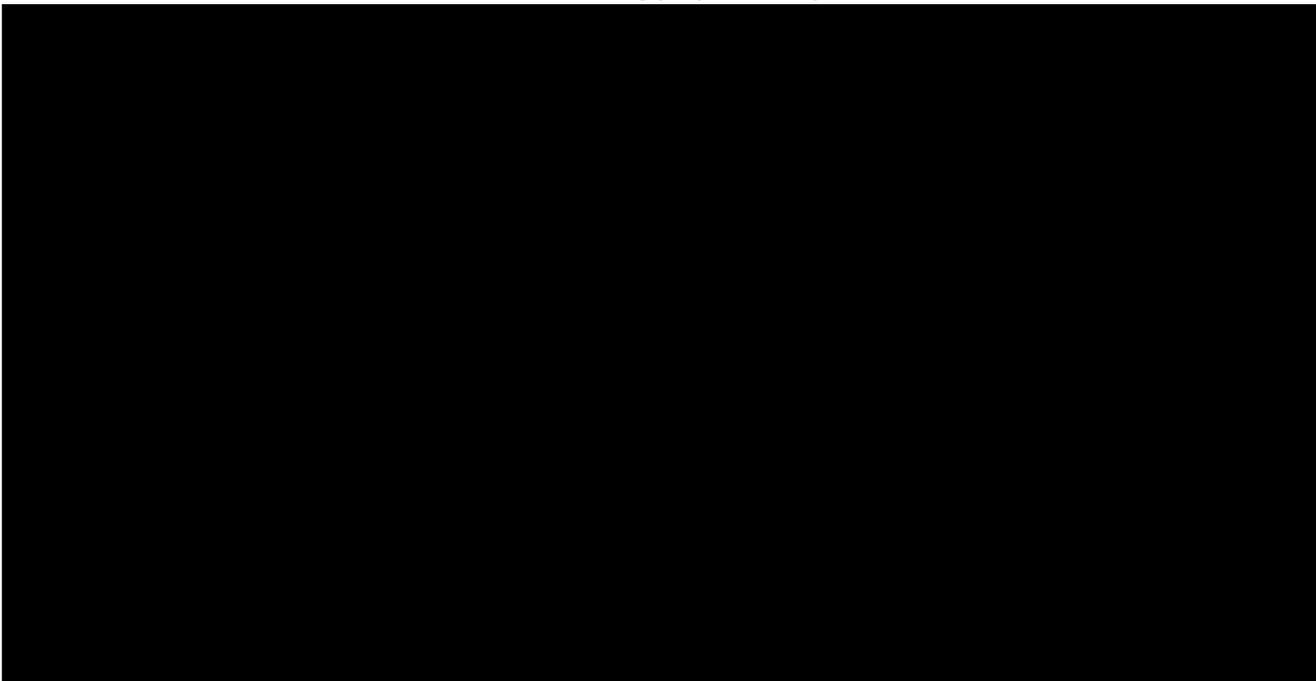
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

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1. Personal Details	
Full Name:	Mr Sandy Smith
Company (if applicable)	Buccleuch Property Fund
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Carter Jonas
Full Name:	Mr Kieron Gregson
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details			
Site address/ location: (please provide full postal address)	Land bounded by Station Road, Nestle's Avenue, Viveash Close and Railway Station Car Park, Hayes		
Gird Reference (if known)	-		
Site Area (square metres or hectares):	2.5ha		
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td> Agriculture  Commercial/ industrial  Residential  Community  Retail  Open space/ recreation  Other  <i>If other, please state use:</i> </td> <td> Commercial / Industrial /  Community / Parking </td> </tr> </table>	Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	Commercial / Industrial / Community / Parking
Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	Commercial / Industrial / Community / Parking		
Relevant planning history: (include any planning application reference number (s) if known)	Pre-application discussions have taken place with the Council (2013) and the site has been promoted through previous stages of the Development Plan.		
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this	No		

ceased.	
Is the site subject to any unimplemented planning consents? If yes, please provide details.	No
Current number of people employed on the site (if any).	70

4. Site Ownership Details	
Are you the freehold owner of the site/building? If yes, do you own the whole site?	<b>Yes</b> / No
Are you a leaseholder of site/building? If yes, do you lease the whole site?	Yes / <b>No</b>
If the answer is no: Do you know who owns the site (whole or part), if so please provide their details?	Yes / <b>No</b> Part owned by Access Self Storage and part by Network Rail.
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	-

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	x	
Business Use: Office, Research & Development, Light Industrial (B1)	x	
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)	x	
Retail (A1, 2, 3, 4 & 5) Please specify	x	
Community Facilities (D1 & 2) Please specify	x	
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify	Hotel and Student accommodation	

6. Market Interest	
	Comments
Site is owned by a developer	Buccleuch Property Fund who are a major developer.
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	x		
Mains Sewerage	x		
Electrical Supply	x		
Gas Supply	x		
Access to Public Highway	x		
Landline telephone/Broadband	x		
Public rights of way	x		
Other	N/A		
If other, please specify:	N/A		

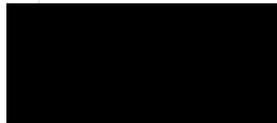
8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		x	
Restrictive covenants exist		x	
Current use needs to be relocated		x	
Public rights of way cross or adjoin the site		x	
Contamination		x	
Access constraints		x	
Trees and/or mature hedges on site or on the boundary		x	
Tree Protection Orders on site		x	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		x	
Flood risk		x	
Pylons or overhead cables on the site		x	
Designated as Open Space		x	
Other		x	
If Other, please specify			
N/A			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	x
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	
N/A	

<b>10. Other Relevant Information</b>
<p>Please use this space for additional information or further explanation on any of the topics covered in this form.</p> <p>The attached Strategic Vision Document provides a fuller description of the opportunity (identified as the Southern Gateway Site) and a summary is provided below.</p> <p>The Southern Gateway site extends to approximately 2.5ha (see attached site plan at a scale of 1:1250). It is a large regeneration site on the edge of Hayes town centre, it immediately adjoins the railway station and it is a prominent site when viewed from the railway line and the approaches to Hayes town centre from the south.</p> <p>The site is currently in use for light industrial, storage, museum, camper van hire and general parking. Most of the space is now occupied owing to the decision to cut the rents in order to avoid paying rates on an empty building, hence the odd and eclectic mix of uses accommodated in the buildings. Less than 100 people are employed on site. Based on the suggested mix of uses and density of development, we estimate a net increase of up to 350-400 jobs on the site and also a greater range and diversity of jobs will be created.</p> <p>The rateable value of the commercial properties on the site, and hence the income for the Council, will also increase considerably. This will be of significant local benefit to the Council and the wider community.</p> <p>As a gateway site, it is unwelcoming and underwhelms residents, visitors and users of the town centre and railway station. On the north side of the station, High Point Village sets a new standard for development in Hayes, and welcomes visitors to Hayes. Similar schemes such as SOLUM's proposals for the station, Ballymore's scheme for Blyth House and Cathedral Group's proposals for The Old Vinyl Factory will all transform the area on the north side of the station.</p> <p>The area south of the station will change with the grant of planning permission for ASDA's proposals. The opening of the new Crossrail Station planned for 2018 will give a further boost to those schemes and will also create both the opportunity and momentum for positive transformational economic growth and regeneration for Hayes Town Centre.</p> <p>Unless a similarly high development takes place on the Southern Gateway site, the welcome to visitors will continue to be underwhelming and will provide an even greater contrast between the regenerated Hayes on the northern side of the railway line and the neglected southern side.</p> <p>The proposal is for mixed-use development in the form of high quality replacement employment, together with residential, student housing, hotel, leisure and complementary town centre uses such as</p>

retail, as well possibly also as decked parking for the upgraded station. In particular, there will be a large piazza adjoining the station which will ensure that the busy interchange can better accommodate the number of people who will use the upgraded facility and there will be enhanced links to the station on the south side.

Please tick here if you wish to be kept informed of the progress of the Local Plan.



Signature \_\_\_\_\_

Date: \_\_\_\_\_ 31/05/13

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Mr Kieron Gregson

**Are you:** A Resident / Planning Consultant / Developer / **Agent** / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

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[REDACTED]

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	Development Management Policies
	Site Specific Allocations
x	Proposals Map
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Proposals Map	<p>Land bounded by Station Road, Nestle's Avenue, Viveash Close and Railway Station Car Park, Hayes (Map attached to email).</p> <p>We object to the existing designation of the site as an Industrial and Business Area.</p> <p>The site is located in a sustainable location and would assist in the regeneration of this wider area should the existing designation be amended. The amendment to a mixed use designation would be in accordance with Hillingdon's spatial strategy for development by focusing economic growth in the Hayes / West Drayton corridor.</p> <p>We propose that the site should be identified as a location for mixed uses including residential, student housing, hotel, leisure and complementary town centre uses such as retail and offices together with enhanced connections to the station.</p>

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## HILLINGDON LOCAL PLAN: PART 2

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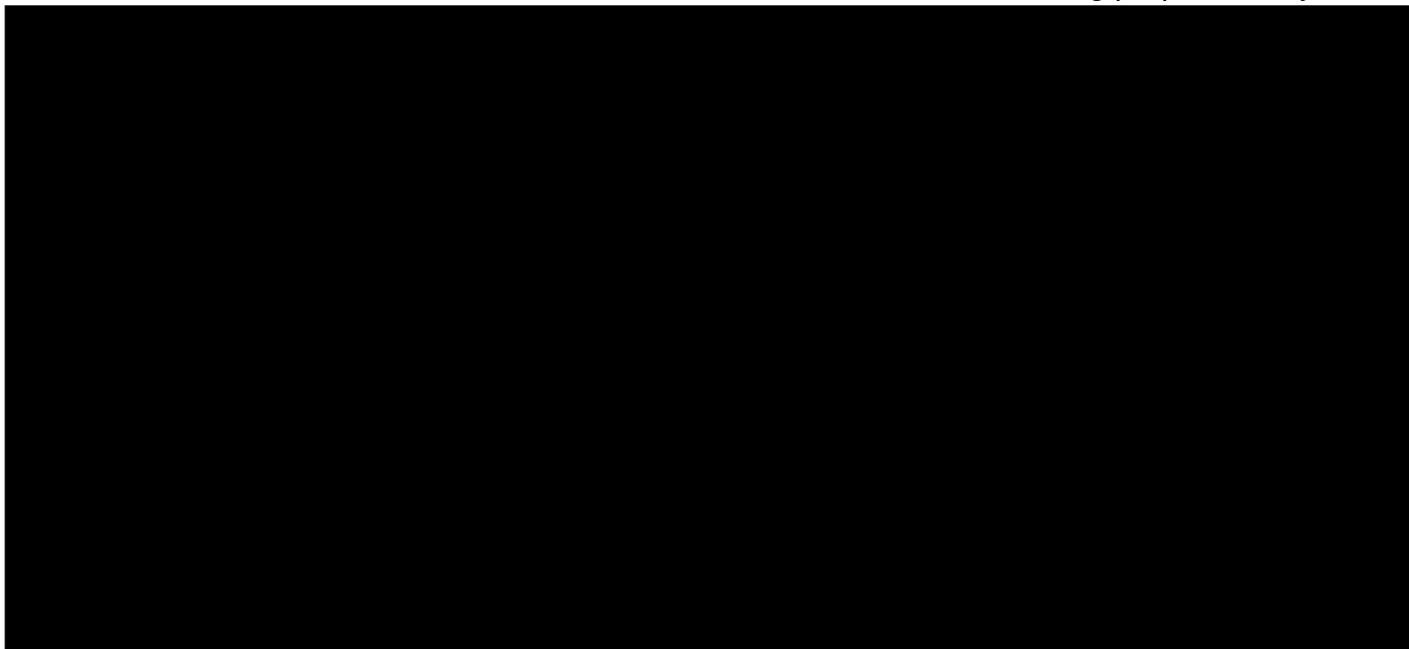
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x	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

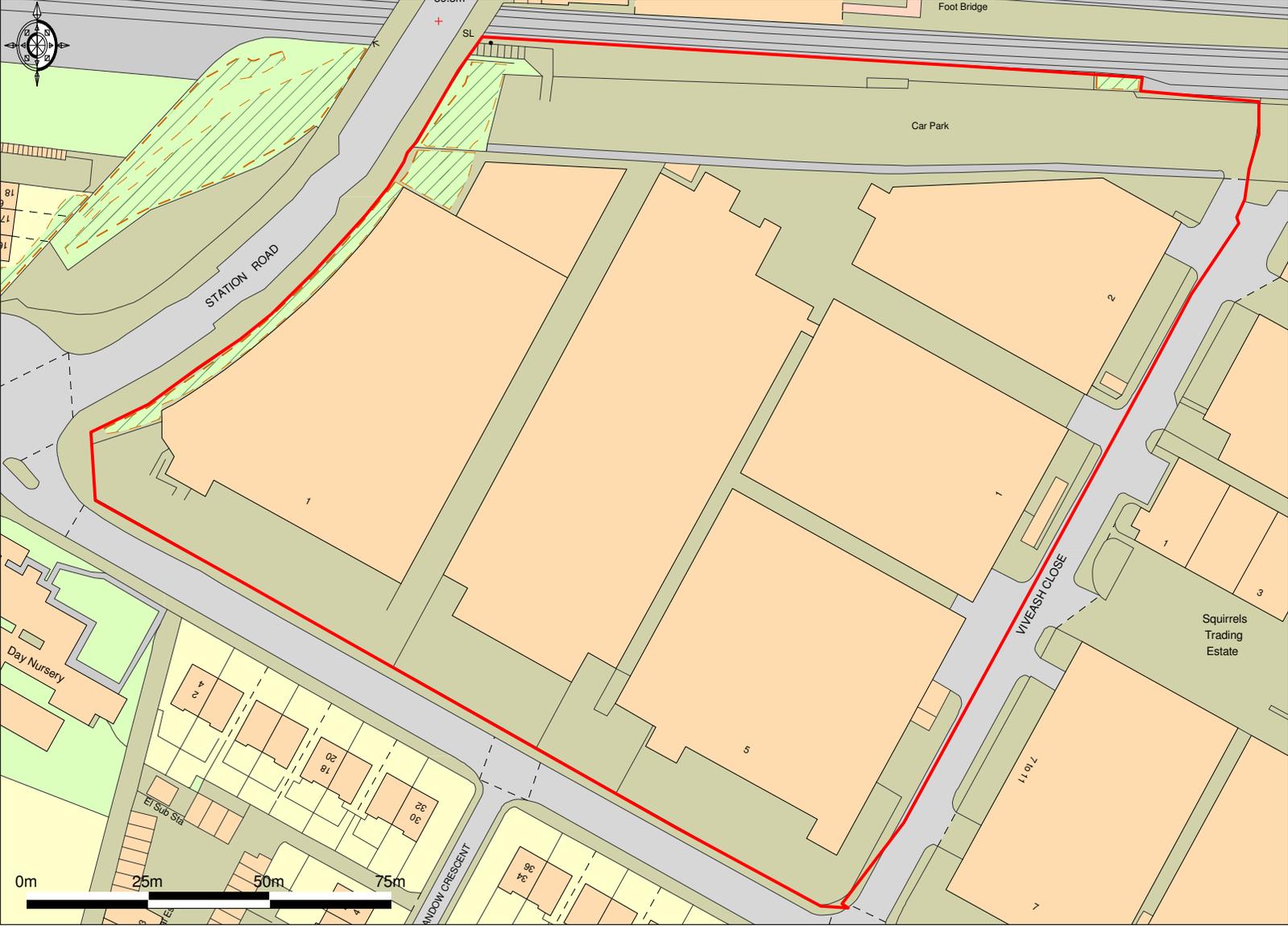
<b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b>	<b>Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b>
<b>Site Specific Allocations</b>	<p><b>Land bounded by Station Road, Nestle's Avenue, Viveash Close and Railway Station Car Park, Hayes (Map attached to email).</b></p> <p>We object to the existing designation of the site as an Industrial and Business Area.</p> <p>The site is located in a sustainable location and would assist in the regeneration of this wider area should the existing designation be changed.</p> <p>Hillingdon has identified policies that will influence their strategy to dispose of surplus employment land. Land south of Hayes / Harlington Station is surplus employment land. The need to regenerate is clear given the poor condition of properties which detracts from this "gateway" location into Hayes.</p> <p>Through the change of planning policy designation, it would assist in the site being able to be regenerated in accordance with Hillingdon's spatial strategy for economic growth in the Hayes / West Drayton corridor.</p> <p>We propose that the site should be identified as a location for mixed uses including residential, student housing, hotel, leisure and complementary town centre uses such as retail and offices together with enhanced connections to the station.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

Land south of Hayes Station



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

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**Are you:** A Resident / Planning Consultant / Developer / **Agent** / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<b>Proposed Development Management Policies (b) -</b>  <b>Student Housing</b>	<b>Student Housing</b>  A criteria based policy identifying suitable locations and dealing with sites for Student Housing should be included. Sites should be looked upon favourably that are located in sustainable locations and in accordance with wider general development control policies.

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Robin Brown

Are you: A Resident

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]

Representations can be made in the following ways:

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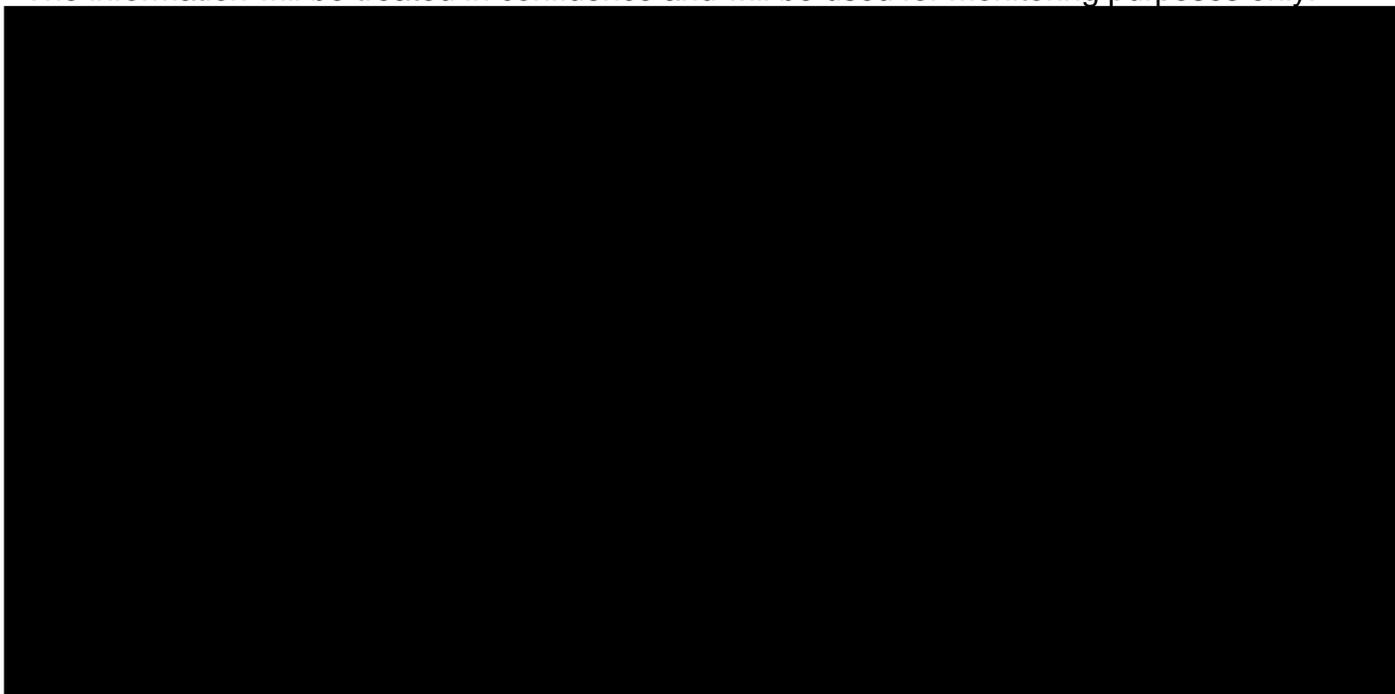
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Yes

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	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<p>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</p>	<p>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></p>
<p>Part 2 scope and content incomplete and not in accordance with Part 1</p> <p>Part 2 incomplete, particularly in respect of implementation and delivery, and conformity with London Plan.</p> <p><b>N.B. some policy proposals may also require mapping</b></p> <p>a) The Economy</p> <p>b) New Homes</p> <p>c) Historic and Built Environment</p>	<p>The described scope and content of Part 2 does not specify Area Action Plans as promised in Local Plan Part 1 (e.g. paragraph 1.9). Para 3.6 promised Heathrow Area Policies LDD together with wider Heathrow Opportunity Area Planning Framework which were to address various important issues (see several policy, implementation &amp; monitoring boxes and paragraphs such as 4.17, 5.33, 8.118, 8.131, 8.135).</p> <p>Part 2 does not have policies and proposals for improvement initiatives (London Plan Policy 2.6) which follow on from the quality of life principles enshrined in the London Plan (paragraphs 1.44, 1.56 7 1.57) or for areas of regeneration (Policy 2.14). Whereas Part 1 specifically refers to strategies coming forward, as in paragraph 4.25.</p> <p>London Plan Policy 2.13 Opportunity Area Planning Framework requires boroughs to develop detailed policies and proposals, and Policy 2.16 Strategic Outer London Development Centres expects work to develop and implement planning frameworks... . The relevant previously promised mechanisms for this work, the HAP LLD and HOAPF are not to be found in the current scope and content of Part 2.</p> <p>7. Safeguarding retail uses in Town, District and Neighbourhood Centres: Whilst town centre boundaries, primary and secondary shopping areas should be expected in the Policies/Proposals Map (both titles used in the consultation invitation) and/or Site Specific Allocations LDD, Local Plan Policy E5 promises much more than indicated by a)7 above.</p> <p>8. Restaurants and Hot Food Takeaways: these are not simply issues of amenity or overconcentration impact on retail offer, but also a public health issue. NPPF promotes healthy communities (para 69) and health and well-being (para 171). GLA draft Town Centres SPG refers to Takeaway Toolkit. Also need to address Night Time uses.</p> <p>9. SM Size Businesses: affordable accommodation to include small shop units (following London Plan Policy 4.9).</p> <p>Extra. Specific community needs (sheltered housing, independent living, hostels, some large family homes...) have specific development needs and management issues.</p> <p>Extra. Housing density: concern that London Plan Policy 3.4 Optimising Housing Potential and Table 3.2 density PTAL matrix need local refinement to avoid the creation of 'cliff edge' development on boundaries of density/PTAL categories (e.g. edge of town centres with wider suburbs). Also that social etc. infrastructure to support development at higher ends of density ranges not present/forthcoming.</p> <p>3. Listed Buildings: a policy should also relate to Locally Listed Buildings and to Ancient Monuments.</p> <p>Extra. Locally designated views, vistas and landmarks: should be mapped and policy identifying and protecting local views.</p> <p>Extra. Local character (other than Special Local Character) including Blue Ribbon Network: mapping and policy taking forward Local Plan Policy HE1's distinct varied environment..settings..wider historic landscape... . See also London Plan Policy 7.4 Local Character where different character areas should inform their sustaining, protection and enhancing.</p> <p>Extra. Design: appropriate style, massing, scale.... Respecting local character (London Plan Policy 7.6). <b>CONT.</b></p>

8. Public and Private Amenity Space... : include policy on play and informal recreation facilities.

10. Internal Floor Space Standards: broaden standards to include good levels of daylight and sunlight, privacy and quiet for the development etc..

16. Carbon Reduction...: broader policy required on the necessary attributes of sustainable construction embodying resilience and capability to mitigate and adapt to climate change.

21. Safeguarding Gardens from Development: clarify that this addresses also infill development, that is development in small gaps in otherwise built up frontages and not simply back land development.

30. Hard Surfacing: extend to communal parking areas and cover design and layout matters.

Extra. Tall and large buildings: map and elaborate Local Plan Policy BE1 as promised.

#### d) Environmental Improvements

4. Development in GB or on MOL: clarify that development potentially affecting GB or MOL is not only within or adjoining GB or MOL, but can be in the vicinity. Securing greater public access and improvements/enhancements to landscape, including nature conservation value.,

9. Development in Green Edge Locations: use term Green Infrastructure rather than simply Green as this would relate to the network of open and green spaces.

10. Blue Ribbon development: given potentially sensitive locations, broaden policy to capture (most) waterside development, and not those affecting certain Catchment Plans.

14. Safeguarding of Biodiversity: map and elaborate Local Plan Policy EM7 Biodiversity and Geological Conservation.

#### e) Transport and Infrastructure

1. Accessibility and Transport Objectives: this will be a key policy with wide ranging scope and content.

4. Car Parking Standards: address cycle parking standards as well.

**END**

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Thank you.

10.

Site included in Councils's draft preferred options DPD March 2006 as site SA3. Policy SA3 promotes the site for a mix of retail, residential and commercial uses. The Hillingdon Local Plan: Part 1 confirms that the site is surplus to requirements and can be released for non class B uses consistent with the draft allocation. The proximity to the town centres, good public transport and its brownfield status indicates that the site should be allocated for a mix of uses; residential, retail and commercial and we would urge the council to do so.

LONDON BOROUGH OF HILLINGDON

HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)



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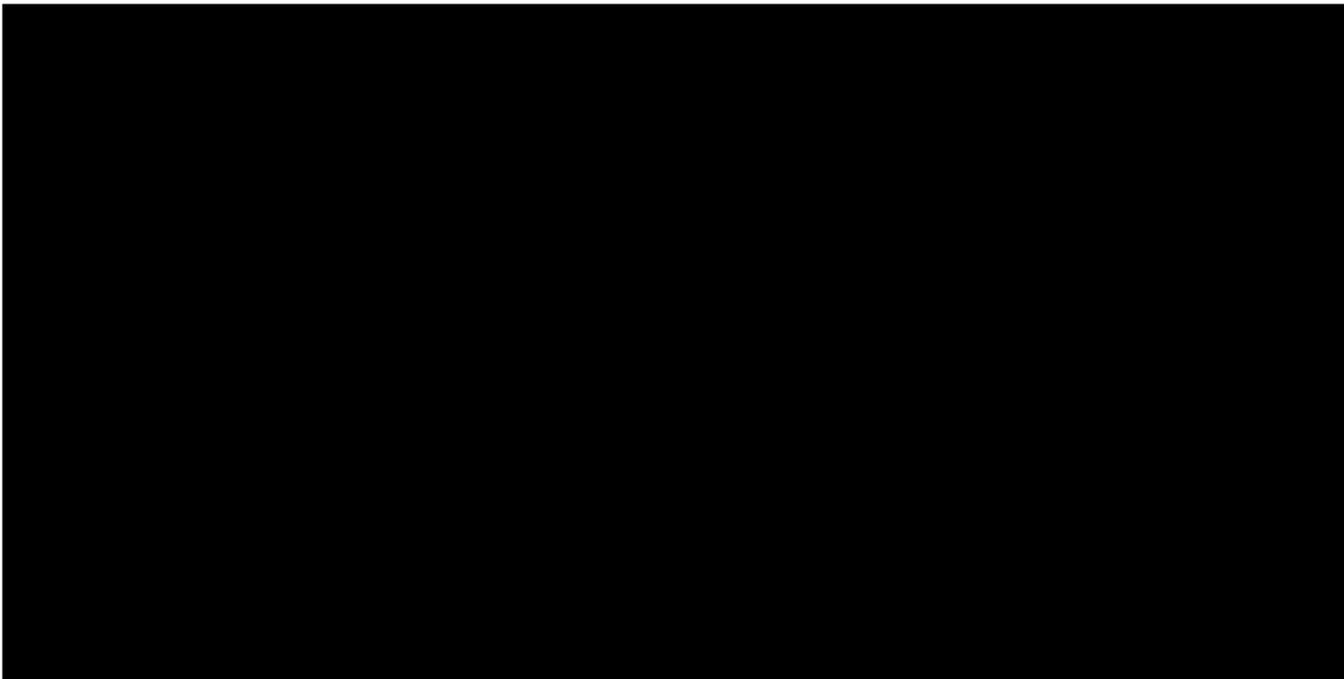
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**Monitoring Questions**

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<b>1. Personal Details</b>	
Full Name:	NEIL COWBURN
Company (if applicable)	ARLA FOODS UK
Address:	C/O AGENT
Postcode:	
Telephone Number:	
Email Address:	

<b>2. Agents Details (if applicable)</b>	
Organisation:	THOMSON PLANNING PARTNERSHIP
Full Name:	ANDREW THOMSON
Address:	9 WILLOW DRIVE BUNBURY
Postcode:	
Telephone Number:	
Email Address:	

<b>3. Proposed Site Details</b>															
Site address/ location: (please provide full postal address)	ARLA DAIRY SITE VICTORIA ROAD SOUTH RUISLIP HA4 0HF														
Gird Reference (if known)															
Site Area (square metres or hectares):	4.7 HECTARES														
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td>✓</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> </table> <p><i>If other, please state use:</i></p>	Agriculture		Commercial/ industrial	✓	Residential		Community		Retail		Open space/ recreation		Other	
Agriculture															
Commercial/ industrial	✓														
Residential															
Community															
Retail															
Open space/ recreation															
Other															
Relevant planning history: (include any planning application reference number (s) if known)	HISTORY OF DAIRY USE CURRENTLY ALLOCATED AS FORMING PART OF AN "INDUSTRIAL AND BUSINESS AREA" - HILLINGDON UDP POLICY BE25														
If the site is vacant, has it been previously developed for uses other than agriculture?	VACANT SINCE 2005														
If yes, please provide the details															

of the previous use and when this ceased.	ARLVA / EXPRESS DAIRIES
Is the site subject to any unimplemented planning consents?	NO
If yes, please provide details.	
Current number of people employed on the site (if any).	NONE

4. Site Ownership Details	
Are you the freehold owner of the site/building?	YES <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / <input checked="" type="radio"/> No
If yes, do you lease the whole site?	Yes / <input checked="" type="radio"/> No
If the answer is no:	Yes / No
Do you know who owns the site (whole or part), if so please provide their details?	ARLVA FOODS UK
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	CLASS C3	
Business Use: Office, Research & Development, Light Industrial (B1)	B1	
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	A1, A2 & A3	
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	YES CITY GROVE - SEE SEPARATE REPS
Site is being marketed	SINCE 2005
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination	REPORT COMPLETED - LIMITED CONTAMINATION		
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site		✓	
E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other	✓		
If Other, please specify	RAF NORTHOLT - SITE UNDER EXISTING FLIGHT PATH		

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	AVAILABLE IMMEDIATELY
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

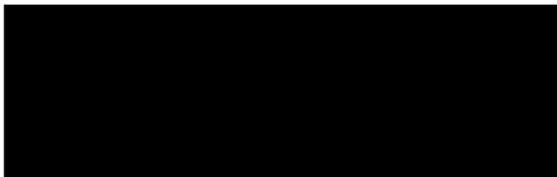
**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

SITE INCLUDED IN COUNCIL'S DRAFT PREFERRED OPTIONS DPD MARCH 2006 AS SITE SA3. POLICY SA3 PROMOTES THE SITE FOR A MIX OF RETAIL, RESIDENTIAL AND COMMERCIAL USES. THE HILLINGDON LOCAL PLAN: PART 1 CONFIRMS THAT THE SITE IS SURPLUS TO REQUIREMENTS AND CAN BE RELEASED FOR NON CLASS B USES CONSISTENT WITH THE DRAFT ALLOCATION. THE PROXIMITY TO THE TOWN CENTRE, GOOD PUBLIC TRANSPORT AND ITS BROWNFIELD STATUS INDICATES THAT THE SITE SHOULD BE ALLOCATED FOR A MIX OF USES; RESIDENTIAL, RETAIL AND COMMERCIAL AND WE WOULD URGE THE COUNCIL TO DO SO.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 28.5.13.

LONDON BOROUGH OF HILLINGDON  
30 MAY 2013  
PLANNING & TRANSPORT GROUP

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: **ANDREW THOMSON ON BEHALF OF ARLA FOODS**

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:  
[REDACTED]

Representations can be made in the following ways:

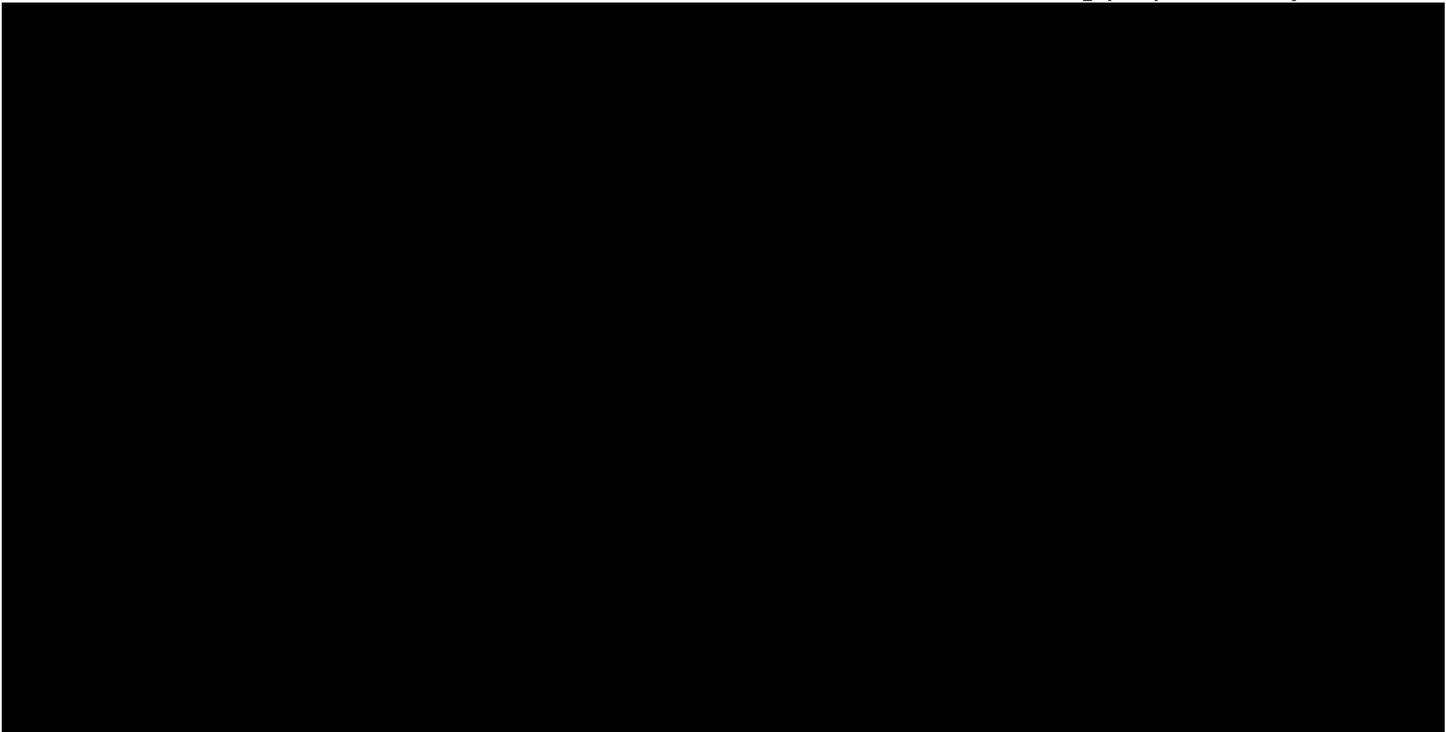
- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



<b>Which section of Part 2 of the Local Plan are you making a representation on?</b>	
<b>(Please tick the appropriate section and use a separate form for each representation)</b>	
	Development Management Policies
	Site Specific Allocations ✓
	Proposals Map ✓
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
PROPOSALS MAP SOUTH RUISLIP	THE MAP SHOULD INCLUDE THE DAIRY SITE AS A SITE SUITABLE FOR A MIX OF RESIDENTIAL, COMMERCIAL AND RETAIL USES CONSISTENT WITH ITS LOCATION IN THE TOWN CENTRE AND PART 1 OF THE LOCAL PLAN.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Mr C F Hicks, CgMs on behalf of British Steel Pension Fund

**Are you:** Planning Consultant

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

**Please tick here if you wish to be kept informed of the progress of the Local Plan.**



#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
	Site Specific Allocations
<input checked="" type="checkbox"/>	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
RETAIL	ON THE PROPOSALS/POLICIES MAP ALLOCATE THE SITE IDENTIFIED IN APPENDIX 7 OF THE REPRESENTATIONS MADE ON BEHALF OF BRITISH STEEL PENSION FUND (DATED 23 <sup>RD</sup> MAY 2013) FOR BULKY/VOLUME TOWN CENTRE TYPE USES OR QUASI RETAIL USES THAT FOR OPERATIONAL REASONS ARE UNSUITABLE IN A TOWN CENTRE LOCATION.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

Our Ref: CH/9675

[REDACTED]

LDF Team  
Residents Services  
London Borough of Hillingdon  
Room 3N/02  
Civic Centre  
High Street  
Uxbridge  
Middlesex  
UB8 1UW

[REDACTED]

Offices also at:  
Birmingham, Cheltenham,  
Dorset, Edinburgh,  
Kettering, Manchester,  
Newark

23 May 2013

Dear Sir/Madam

**PREPARATION OF A LOCAL PLAN  
INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES AND POLICIES MAP**

**WESTLANDS INDUSTRIAL ESTATE, HAYES**

We act on behalf of British Steel Pension Fund (BSPF), who are freehold owners of that part of the Westland Industrial Estate as identified on the attached map in **appendix 1**. The Estate is also sometimes known as Millington Road.

The Estate as a whole is designated as Industrial and Business Areas (IBA) land on the UDP Proposals Map including the office development to the west known as Hyde Park Hayes – see **appendix 2**.

In 2009 as part of the Council's Employment Land Study it was proposed to re-designate the Hyde Park Hayes as a Locally Significant Employment Site and BSPF's land as a Locally Significant Industrial Site – see **appendix 3**.

At the strategic level, most of the Estate is indicatively shown as a Strategic Employment Location (SEL) in the Sub-Regional Development Framework for West London 2006 – see extract in **appendix 4**. Reference is also made in the UDP Written Statement to 'Millington Road, Hayes' being SEL, but the boundaries are not specifically identified on the Proposals Map.

In 2010 URS/DTZ prepared London's Industrial Land Baseline which identified only BSPF's land as Strategic Industrial Location land (the new name for SELs), although this document is not part of the development plan – see **appendix 5** (site 54).

The London Plan sub-divides SILs between Preferred Industrial Locations (PILs) and Preferred Business Parks (IBPs). A PIL is defined as an area which is 'particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities. The Council has considered the subject site to be part of the wider Hayes Industrial Area PIL.

Since publication of all the above documents there has been a significant change in local circumstances in that on 15 November 2012 planning permission was granted on appeal for a foodstore on the eastern half of that part of the Estate known as Unit 3. Pre-commencement conditions are now being discharged and implementation is due to begin this year. **Appendix 6** contains the decision letter and plan identifying the site. Clearly the area occupied by the foodstore can no longer properly be considered to be part of any industrial/business/employment designation.

The remaining commercial development on BSPF land is thus limited to the units south of Millington Road and that part of Unit 3 site which has permission for a 7,310 m<sup>2</sup> (78,691sq.ft, GEA) commercial unit. In our view it is no longer appropriate to consider this area as SIL land (if indeed it ever was properly designated), because:

1. It is divorced from the main area of SIL land which lies to the north either side of the railway/canal.
2. At 4.8 hectares it is too small to be considered of strategic value.
3. Its function is compromised by nearby residential and high quality office use, which tend to restrict the range of B class uses that can take place.

**At best this area can only now be considered to be of local and not of any strategic commercial significance. This should be recognised by changes to the development plan designation in the new Local Plan Policies Map.**

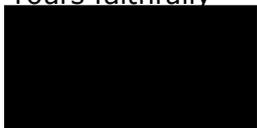
British Steel Pension Fund's experience in marketing the Unit 3 site over a period of many years and in particular since the grant of permission for the new commercial unit, leads our client to the view that there are no realistic prospects for the commercial development of this site in the foreseeable future. However agents' advice is that given its visibility from Station Road and the new foodstore car park there is potential for, and this site would be suitable for, bulky/volume town centre type uses, drive thru restaurant, trade counters, car showroom etc ie. uses which would have difficulties in operating from within the town centre.

We note that the GLA draft Supplementary Planning Guidance – Town Centres January 2013, suggests a capacity for more comparison floorspace within the Borough of between 60,000 and 100,000 net sq.m between 2011 and 2031. We also know from the recent appeal decision that there are no available, viable or suitable suits closer to the town centre than this site.

**Accordingly as part of the Council's Call for Sites, we believe this site should be considered for Bulky/Volume town centre type uses or quasi retail uses that for operational reasons are unsuitable in a town centre**

**location. We have completed the Call for Sites form on this basis which is included as appendix 7 and also contains a plan identifying the site for clarity.**

Yours faithfully

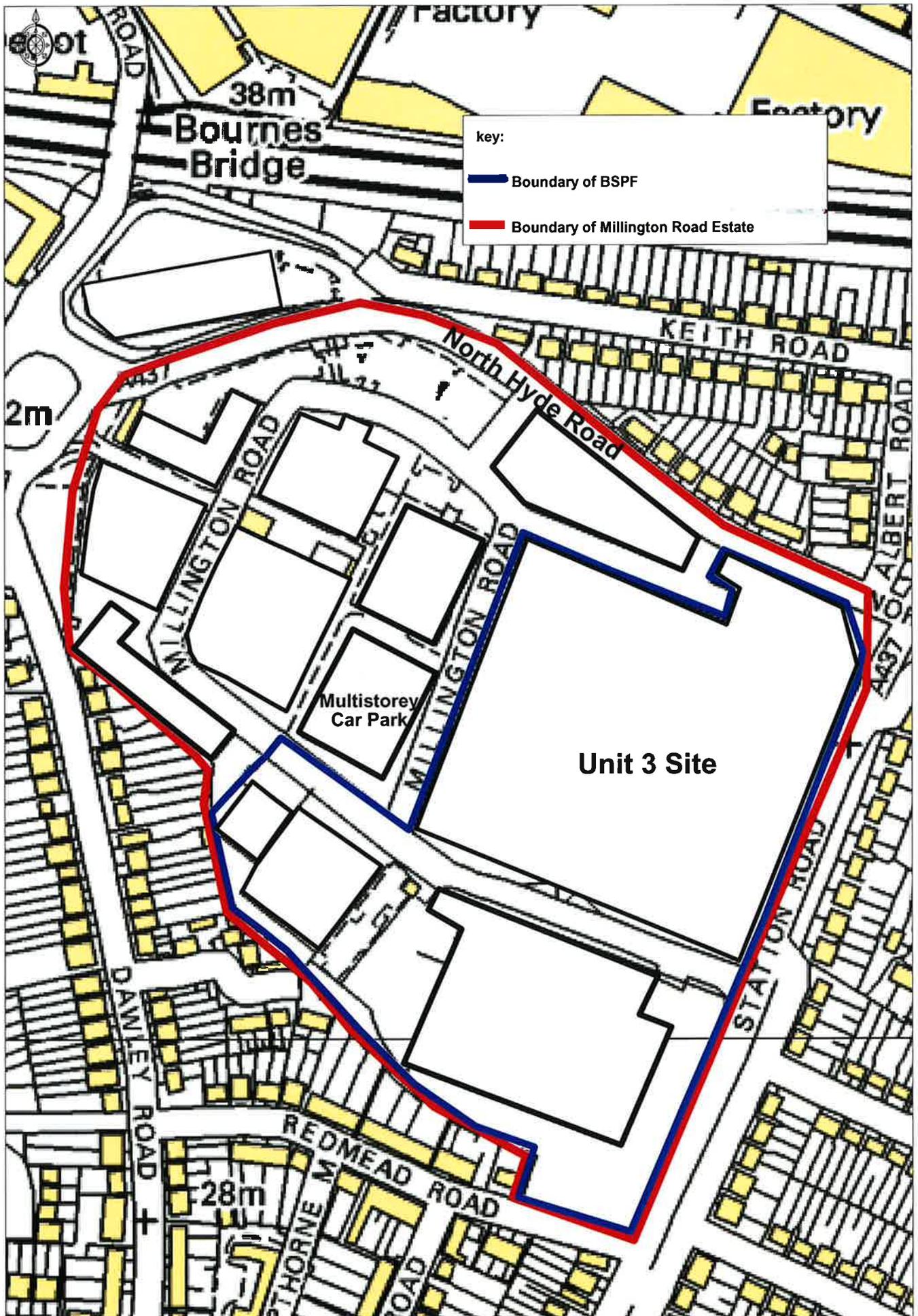


**Chris Hicks**  
**Director**

Enc.

## **APPENDIX 1**

# Existing Estate Plan



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Licence number 100020449. Plotted Scale - 1:2714

## **APPENDIX 2**

**Tools** ?

Please select a tool from the list below or [click here](#) for instructions.

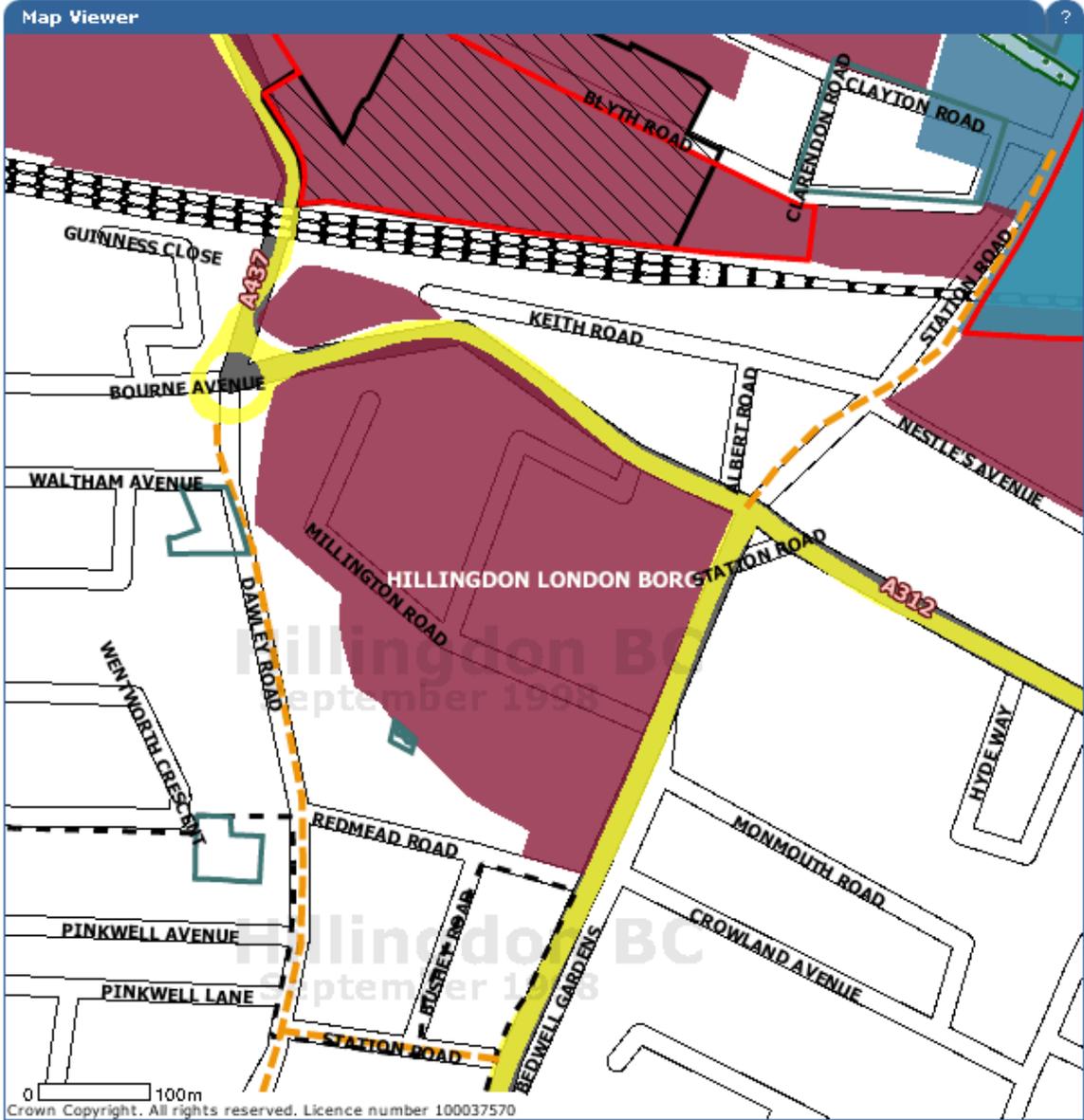
- Zoom In
- Zoom Out
- Move Map
- Show Policies at Point
- Zoom to Full Map

[Close this window and return to the Portal](#)

**Key to Map** Visible ?

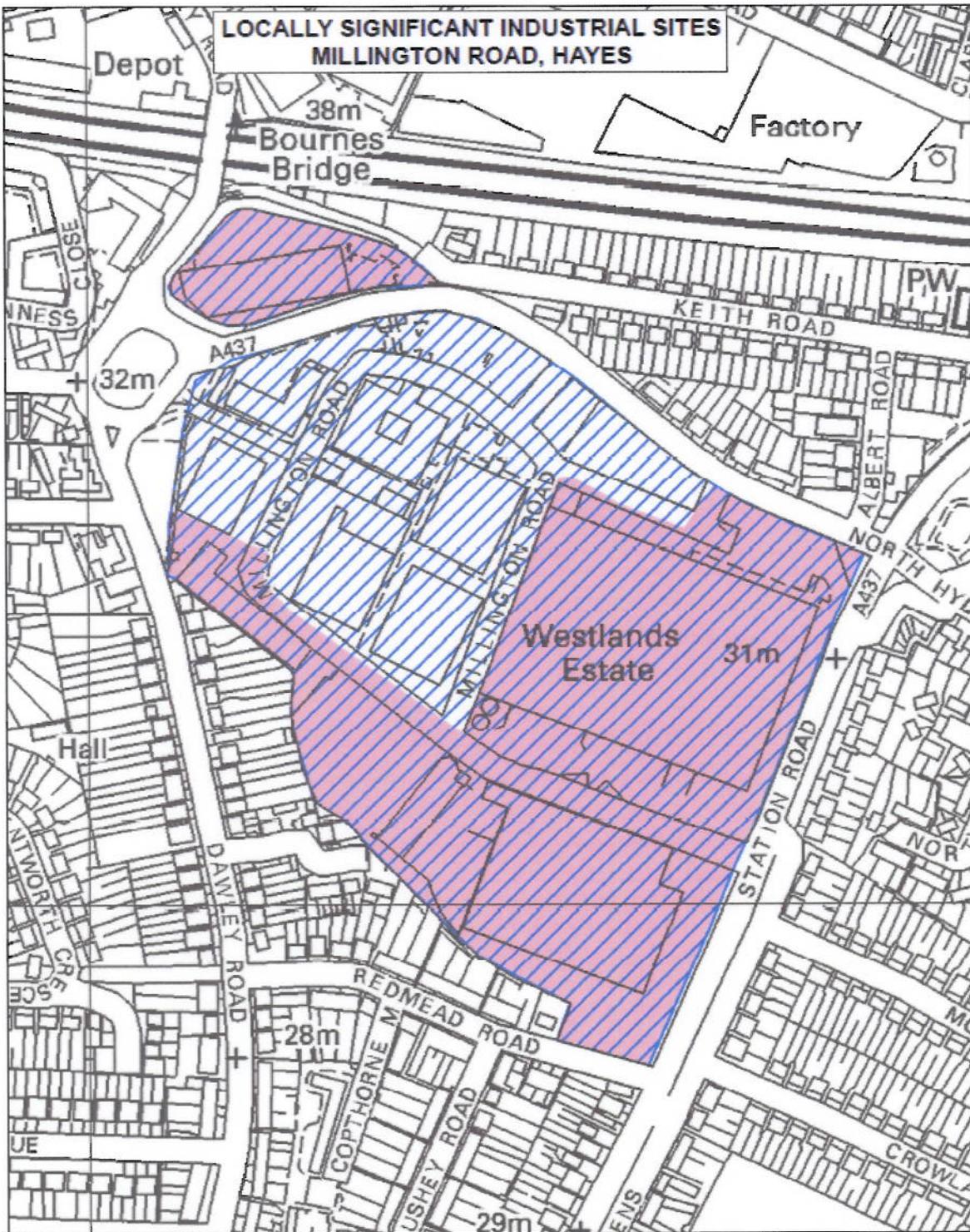
	<a href="#">Metropolitan Open Land</a>	<input checked="" type="checkbox"/>
	<a href="#">Area of Special Local Character</a>	<input checked="" type="checkbox"/>
	<a href="#">Local Centres</a>	<input checked="" type="checkbox"/>
	<a href="#">Town Centres</a>	<input checked="" type="checkbox"/>
	<a href="#">Industrial and Business Areas</a>	<input checked="" type="checkbox"/>
	<a href="#">Proposed Pedestrian Priority Area</a>	<input checked="" type="checkbox"/>
	<a href="#">Existing Pedestrian Area</a>	<input checked="" type="checkbox"/>
	<a href="#">Secondary Shopping Area</a>	<input checked="" type="checkbox"/>

SELECT ALL     DESELECT ALL  
 REFRESH MAP    Shrink Map



## **APPENDIX 3**

London Borough of Hillingdon Employment Land Study 2009



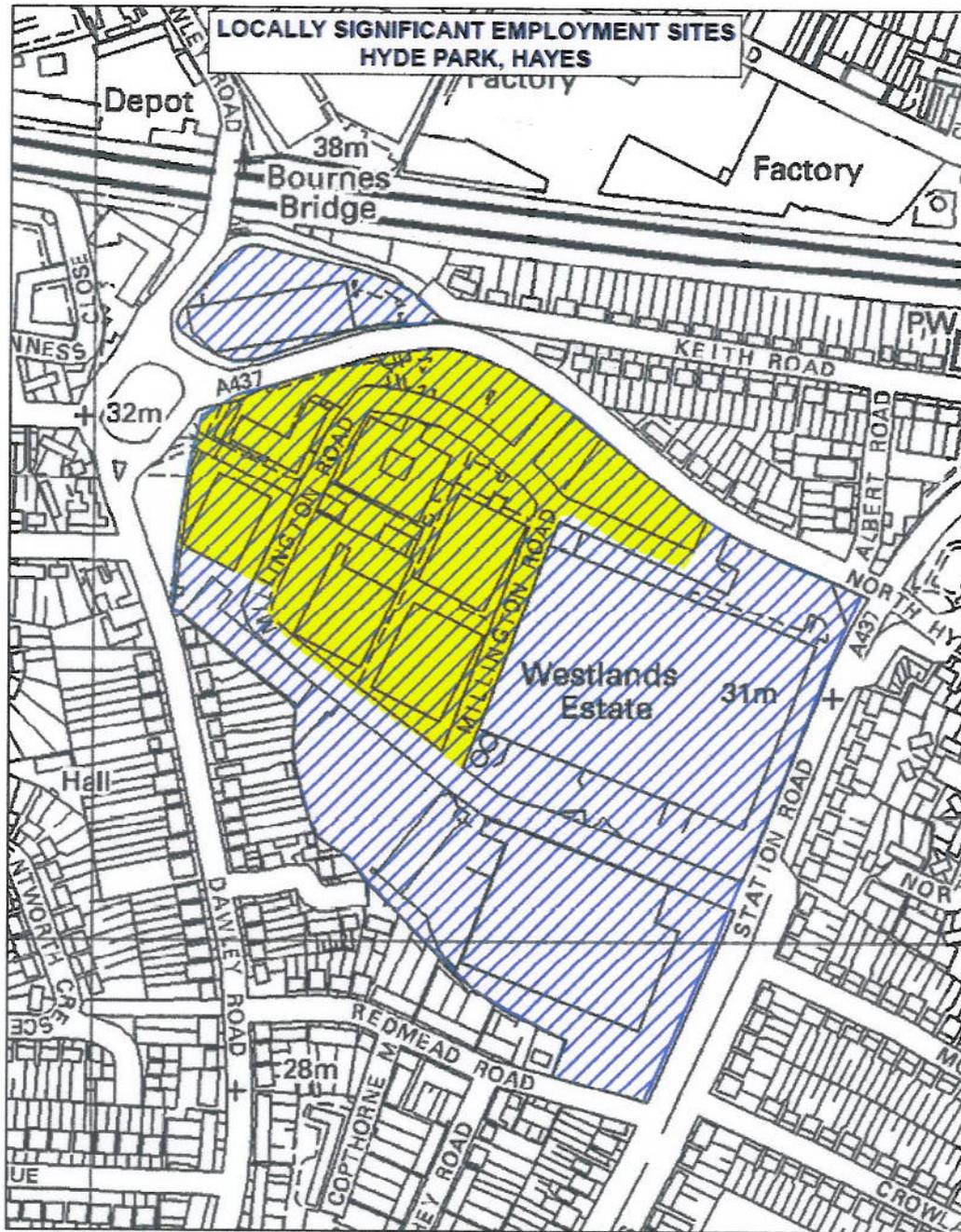
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LB Hillingdon 100019283 2009



 IBA UDP Boundary 1998

 Proposed Locally Significant Industrial Site 2009





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0 25 50 100 150 metres

 IBA UDP Boundary 1998

 Proposed Locally Significant Employment Site 2009

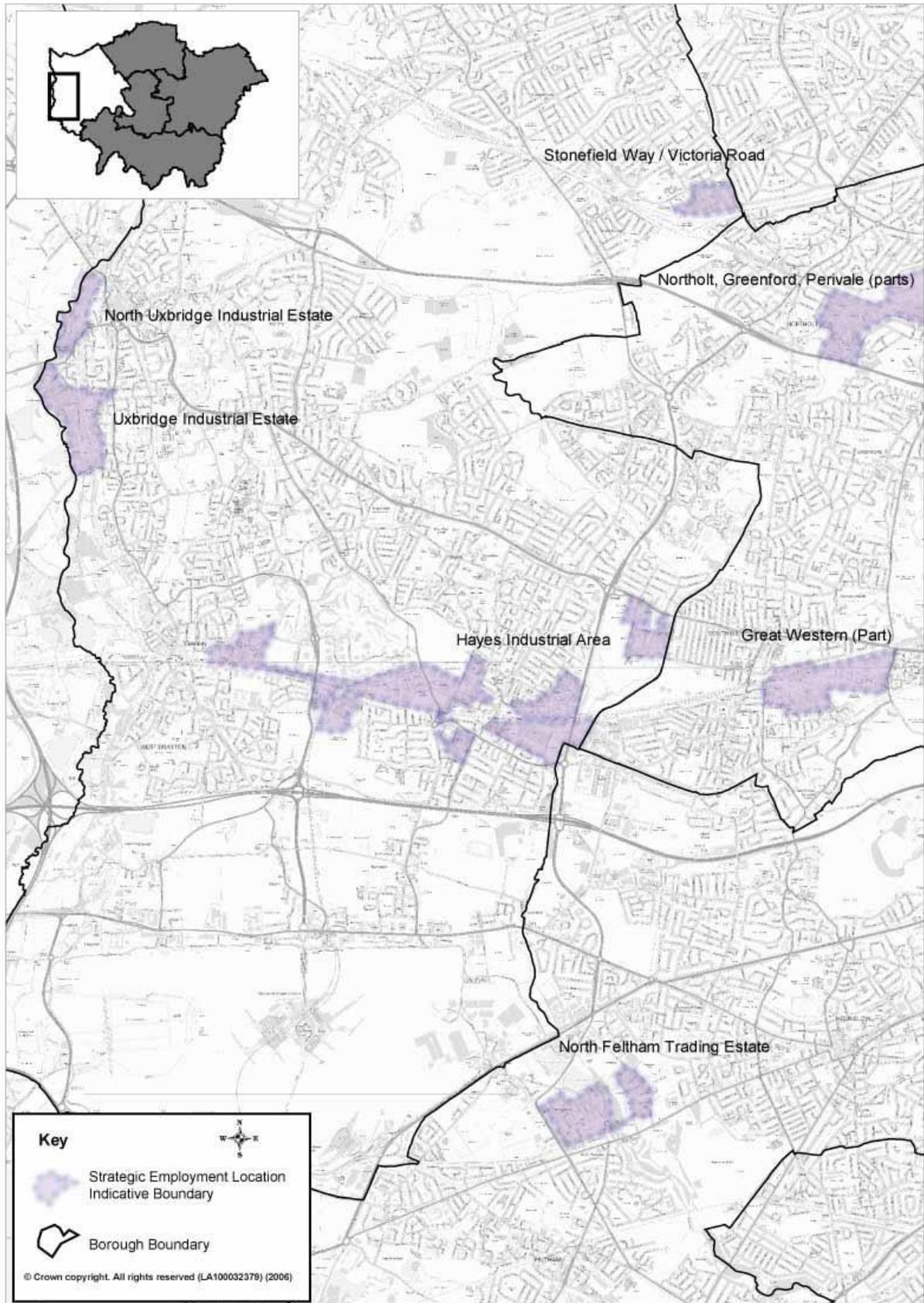


## **APPENDIX 4**

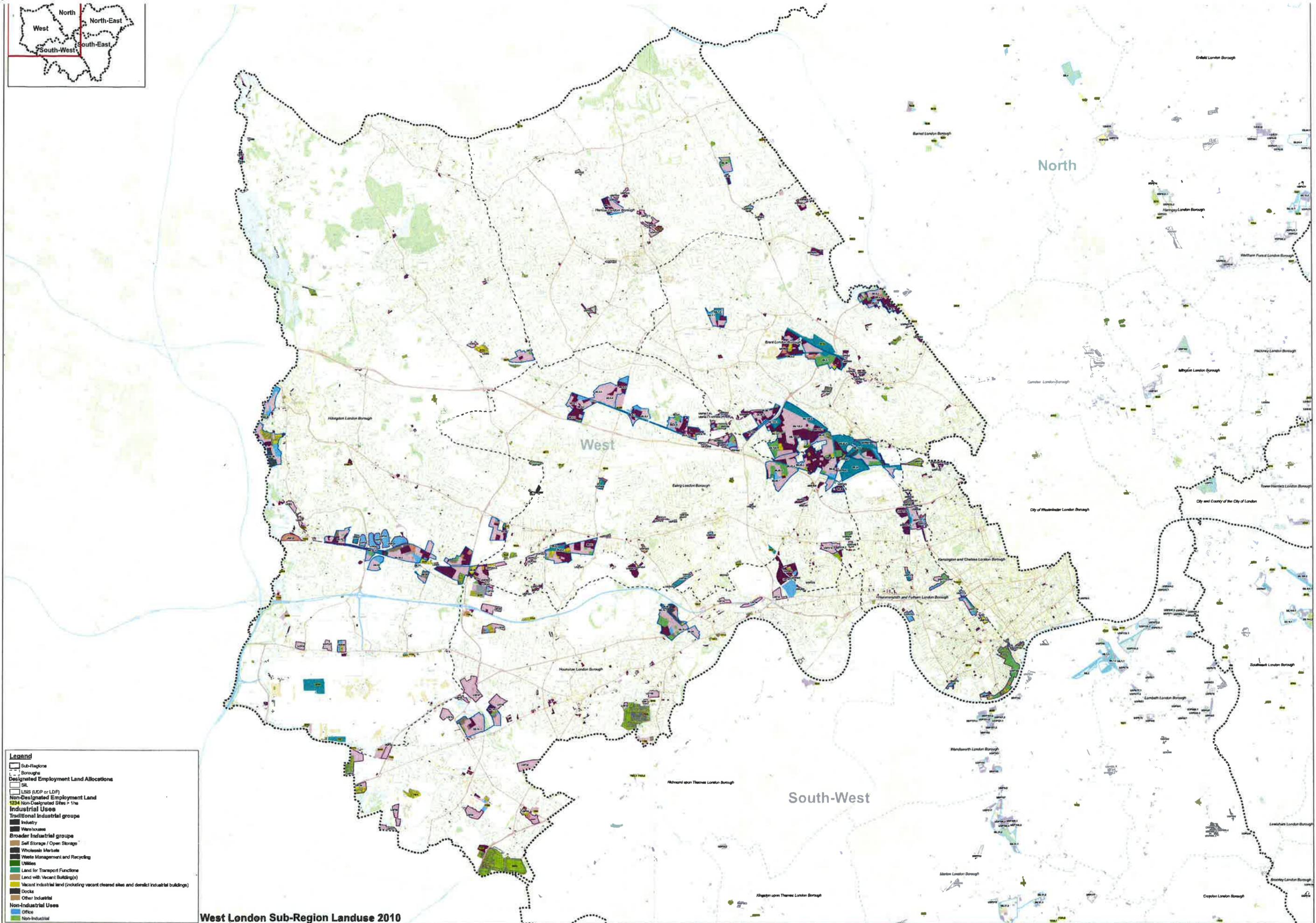
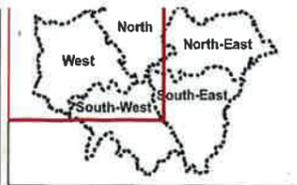
# Strategic Employment Locations

(Indicative boundaries to be refined through ongoing SRDF process for definition in LDFs – see Section 2D)

## 1. West London – Hillingdon, Hounslow (part), Ealing (part)



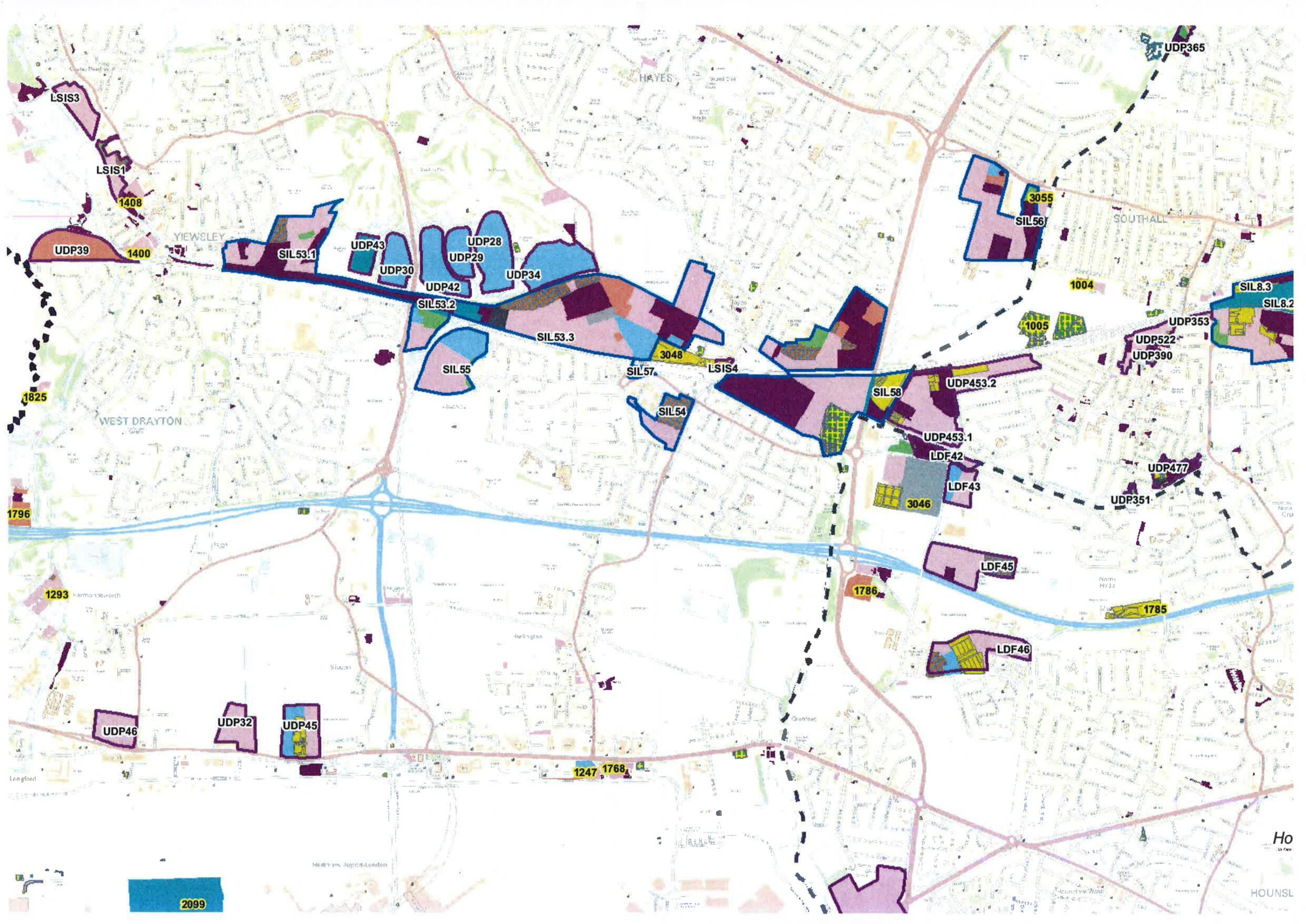
## **APPENDIX 5**



**Legend**

- Sub-Regions
- Boroughs
- Designated Employment Land Allocations
  - SL
  - LSIS (JDP or LDF)
- Non-Designated Employment Land
- 1234 Non-Designated Sites > 1ha
- Industrial Uses
- Traditional Industrial groups
  - Industry
  - Warehouses
- Broader Industrial groups
  - Self Storage / Open Storage
  - Wholesale Markets
  - Waste Management and Recycling
  - Utilities
  - Land for Transport Functions
  - Land with Vacant Buildings
  - Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)
  - Docks
  - Other Industrial
- Non-Industrial Uses
  - Office
  - Non-Industrial

West London Sub-Region Landuse 2010



LSIS3  
LSIS1  
1408  
UDP39  
1400

SIL53.1  
UDP43  
UDP30  
UDP28  
UDP29  
UDP34  
UDP42  
SIL53.2  
SIL53.3  
SIL55

SIL57  
3048  
LSIS4  
SIL54  
SIL58  
UDP453.2  
UDP453.1  
LDF42  
LDF43  
3046

UDP365  
3055  
SIL56  
1004  
1005  
SIL8.3  
SIL8.2  
UDP353  
UDP522  
UDP390

UDP477  
UDP351

1825  
WEST DRAYTON  
1796

1293  
UDP46  
UDP32  
UDP45

1786  
LDF45  
LDF46

1247 1768

1785

## **APPENDIX 6**



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# Appeal Decision

Inquiry opened on 2 October 2012

Site visit made on 5 October 2012

**by David Wildsmith BSc(Hons) MSc CEng MICE FCIHT MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 15 November 2012**

---

**Appeal Ref: APP/R5510/A/12/2174884**

**Unit 3, Westlands Estate, Millington Road, Hayes, London, UB3 4AZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by British Steel Pension Fund and ASDA Stores Ltd against the decision of the Council of the London Borough of Hillingdon.
  - The application Ref 32157/APP/2011/872, dated 5 April 2011, was refused by notice dated 20 April 2012.
  - The development proposed is a mixed use development comprising 7,310sqm (gross external area) industrial/warehousing unit (Use Classes B1c, B2, B8); 7,998sqm (gross external area) retail store (use class A1) and petrol filling station, together with associated car parking, landscaping and alterations to adjacent highway.
  - The inquiry sat for 4 days on 2 to 5 October 2012.
- 

## Decision

1. The appeal is allowed and planning permission is granted for a mixed use development comprising 7,310sqm (gross external area) industrial/warehousing unit (Use Classes B1c, B2, B8); 7,998sqm (gross external area) retail store (use class A1) and petrol filling station, together with associated car parking, landscaping and alterations to adjacent highway at Unit 3, Westlands Estate, Millington Road, Hayes, London, UB3 4AZ in accordance with the terms of the application, Ref 32157/APP/2011/872, dated 5 April 2011, subject to the conditions set out in the Schedule at the end of this decision.

## Main issues

2. The main issues are firstly, whether the proposed development would result in the unacceptable loss of employment land; and secondly, the effect of the proposed development on the vitality and viability of Hayes Town Centre.

## Site description

3. The appeal site, which until late 2010 housed a large storage and distribution warehouse, now comprises a cleared area of some 3.46 hectares (ha), located at the eastern side of the Westlands Industrial Estate. It lies about 325m to the south-east of Hayes and Harlington railway station and the Hayes Town Centre boundary, and some 650m from the town's primary shopping frontage.

## Policy background

4. The Statement of Common Ground (SoCG) explains that within the Council's Unitary Development Plan (UDP) Saved Policies document of September 2007, the site is shown as lying within the larger Millington Road Industrial Business Area (IBA) which extends to about 10.5ha. The UDP itself was adopted in 1998 and in

considering sites for industrial, warehousing and business development the Council drew on Supplementary Strategic Advice prepared by the London Planning Advisory Committee (LPAC) in November 1994, which identified Strategic Employment Sites (SES) across London.

5. Along with a further seven locations, "Millington Road, Hayes", is described in the UDP as forming part of the Hayes SES. The Council argued that these SES have been seen as the forerunners of the Strategic Industrial land (SIL) designation used in the London Plan, and although the name has changed over the years, the concept has remained the same. Because of this, the Council referred to the site, both in its reason for refusal and at the inquiry, as also being identified as a SIL.
6. The SoCG acknowledges that the site is part of the Hayes Industrial Area which is designated within the London Plan as a SIL. However, during the inquiry and in closing submissions the appellants repeatedly referred to the appeal site's designation as a SIL being indicative only. Strictly speaking, this view has to be correct, as the strategic London Plan itself is not able to define such map-based, site-specific matters. This is made clear both in London Plan policy 2.17 and its supporting text, both of which state that the boundaries of SILs should be defined in Local Development Frameworks (LDFs), taking into account, amongst other things, strategic and local assessments of supply and demand for industry.
7. However, the Mayor of London's Supplementary Planning Guidance (SPG) "Land for Industry and Transport", issued in September 2012, gives figures for the amount of industrial land in London at a 2010 base and states how much of this lies within SILs. In so doing it seems to me that it must be using the older LPAC designations, updated as and when boroughs adopt their LDFs. In these circumstances I consider it quite reasonable to assume that the appeal site should be seen as lying within a SIL for the purposes of this appeal, and although this matter will need to be reviewed by the Council through its ongoing LDF process, I do not see that the site's designation should be considered as weakened by these points.

### **Details of the proposals**

8. The proposed development would consist of two separate elements. A retail store within Use Class A1 together with a petrol filling station would be constructed on the north-eastern portion of the site (about 2.03ha). The store would be of some 7,998sqm gross external area, with 4,111sqm net sales area, and would be operated by ASDA Stores Ltd. It would have a total of 420 car parking spaces, accessed from a new roundabout on Millington Road to the south, which would also serve the petrol filling station. The car parking spaces would be located in an external car park to the rear and also in an undercroft parking area. The store's main entrance would be at the north-east corner, fronting Station Road.
9. The proposed industrial/warehousing unit for uses within Use Classes B1(c), B2 or B8 would have a gross external area of some 7,310sqm, with ancillary first floor office space, and would be located on the western part of the site (about 1.43ha). The unit would be served by 65 car parking spaces which would also be reached from the proposed new roundabout on Millington Road. Servicing areas for this unit and also for the retail unit would be from the northern limb of Millington Road which runs more or less parallel to North Hyde Road.
10. The proposal would also include a package of improvements and amendments to the highway network in the vicinity of the site, improvements to public transport infrastructure and improvements to the public realm along the route to Hayes Town Centre. These, along with a range of other contributions, would be secured through an already submitted unilateral undertaking, made under S106 of the Town and

Country Planning Act 1990. I discuss this unilateral undertaking in more detail later in this decision.

### **Main issue 1 – loss of employment land**

11. As noted above, the proposal comprises two separate elements and it is only the proposed retail unit which would result in a loss of industrial employment land. Discussion at the inquiry focussed on this retail element and I therefore take the same approach in my consideration of this first main issue.

#### *The London Plan*

12. The SoCG explains that the relevant parts of the development plan for this appeal are the London Plan 2011 and the saved policies of the Hillingdon UDP. Dealing first with the London Plan, this explains that having had regard to trends in the wide range of industrial type activities, and having considered the scope for more efficient use of industrial capacity, research has suggested that there should be a London-wide release of industrial land amounting to an average of some 41ha per annum, over the 2006-2026 period.
13. The broad borough level groupings for transfer of industrial land to other uses indicates that scope for transfer is greatest in east London and parts of north London, with more restricted scope for release elsewhere. To this end, Hillingdon has been defined as a "Limited Transfer" Borough. The London Plan notes that the release of surplus industrial land will require careful management by boroughs, in collaboration with the Mayor.
14. Policy 2.17 of the London Plan is particularly relevant as it deals specifically with SILs. Under Part A it indicates that amongst other things, boroughs should promote, manage and, where appropriate, protect the SILs as London's main reservoirs of industrial and related capacity. The "where appropriate" phrase was highlighted by the appellants, who argued that this must mean that there may be circumstances where it would not be appropriate to protect SILs. In the appellants' view, such circumstances apply here. As a matter of principle, and on a plain reading of this part of the policy, it seems to me that the appellants' arguments on this point must be right. Accordingly I consider that the appeal proposal does not necessarily conflict with this part of the policy.
15. However, a different situation exists with regard to Parts B and C, which deal with planning decisions. Part B makes it clear that development proposals in SILs should be refused unless they accord with a number of specified criteria, none of which are met in this case; whilst Part C states that development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial-type activities. As such, there is conflict between the appeal proposal and these parts of policy 2.17. But the appellants argue that this is not the end of the matter, especially in light of more recent Government guidance such as that which is now embodied in the National Planning Policy Framework ("the Framework"). I return to this matter below.
16. Part D of policy 2.17 simply states that in LDFs, boroughs should identify SILs on Proposals Maps and develop local policies based on clear and robust assessments of need to protect their function, to enhance their attractiveness and competitiveness for industrial type activities including access improvements. The Council has not yet done this, as it has only recently received the Inspector's Report on the Examination into its proposed Core Strategy. More detailed site-specific elements of the LDF will follow in due course, a matter I return to later. There is nothing

before me to suggest that the appeal proposal should be seen as in direct conflict with this latter part of policy 2.17.

17. Policy 4.4 of the London Plan is also relevant as it deals specifically with managing industrial land and premises. In its "Strategic" section it states that the Mayor will work with boroughs and other partners to adopt a rigorous approach to industrial land management, to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses, in different parts of London. It indicates that the release of surplus land will be achieved through a plan, monitor and manage process, so that it can contribute to strategic and local planning objectives, especially including those which would contribute to town centre renewal.
18. This latter point clearly has some relevance in this case and I return to it under the second main issue. But as the policy makes no direct reference to the possibility of releasing industrial land through the development management process, it has to be the case that the appeal proposal would be in conflict with this policy. Again, I explore these matters in further detail later in this decision, in the context of the Mayor's SPG, the appellants' arguments and the more recent national guidance contained in the Framework. But before that, I examine the second limb of the adopted development plan, namely the saved policies of the UDP.

#### *The Unitary Development Plan*

19. The Council's reason for refusal only makes reference to UDP policy LE2. This explains that IBAs are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and for sui generis uses appropriate in industrial areas, and that development for other purposes will not be permitted unless certain criteria are met. The first of these is that it can be demonstrated that there is no realistic prospect of the land being used for industrial or warehouse purposes in the future.
20. This test is echoed in paragraph 22 of the Framework, which requires land allocations to be regularly reviewed and states that planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It indicates that applications for alternative uses of land or buildings should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable local communities, where there is no reasonable prospect of a site being used for the allocated employment use.
21. Further guidance on criteria which may justify the retention or release of a site in industrial use is given in the "Land for Industry and Transport" SPG of September 2012, referred to above. Discussion at the inquiry focussed on the demand-based criteria, which look at whether a site has been adequately marketed through a commercial agent at a price that reflects market value for industrial use for a reasonable period (normally at least two years) with appropriate lease terms; and offered with potential for redevelopment of derelict or obsolete industrial premises where this is required to meet the needs of modern industrial users. A second limb of this test is whether the site has been vacant for a considerable period (normally at least two years, and up to five years in areas of generally strong demand), without realistic prospect of industrial re-use.

#### *Employment land availability and the LDF process*

22. Before looking at marketing issues I deal first with the specific analysis of employment land availability put forward by the appellants, which was largely

unchallenged by the Council. The appellants' position is that there is simply not a market for sites such as this in the present economic climate, and that there is no realistic prospect of the economic situation significantly improving in the short term. Put simply, the appellants argued that as there is in excess of 335,000sqm of potential long-term "B Use Class" space in the Borough's industrial "pipeline", the loss of just over 6,500sqm of this space through the retail part of the current proposal would not be of any material consequence.

23. The Council argued that as there are a large number of non-designated sites in industrial use within the Borough, releases of industrial land should come from this category before considering the loss of designated sites, particularly those which are SILs. However, on this point I accept the appellants' case that the Framework does not make any distinction of this sort in its paragraph 22, referred to above. Moreover, in the light of the Framework's guidance, it has to be the particular merits of the site in question which determine whether or not it should be retained in industrial use or released, rather than simply the nature of its historic designation, which may well not reflect current circumstances.
24. The appellants pointed out that industrial jobs within the Borough have declined by 2,150 between 2008 and 2010, massively in excess of the Greater London Authority (GLA) forecast decline of only 800 jobs over the whole 2006-2026 period, and that further job losses will also follow the upcoming closure of the nearby Nestlé factory. A further strand of the appellants' case is that the economic climate has clearly worsened since the Council's "Employment Land Study" (ELS) was published in 2009. In summary the appellants' position is that the requirement for industrial land is falling more rapidly than the Council is prepared to acknowledge, and the evidence placed before me appears to support this view.
25. Consistent with its status as a "Limited Transfer" Borough, Hillingdon has sought to identify an amount of currently designated employment land which could be released for other purposes through the LDF process. Guidance was initially given in the Mayor's "Industrial Capacity" SPG, produced in 2008. This referred to a planned approach to promoting and managing industrial capacity through three types of location, namely SILs, Locally Significant Industrial Sites (LSIS) and other, smaller industrial sites. This SPG established an indicative land release benchmark in the western sub-region (within which Hillingdon lies), of 52ha over the period 2006-2026.
26. It was against this backdrop that the Council prepared its 2009 ELS which assessed the Borough's employment sites and premises in order to provide a robust evidence base to support the retention or release of existing employment land. Within this document, the Council indicated its intention to designate the Millington Road site as a LSIS. The ELS was subsequently updated with a Position Statement (PS) on "Employment Land and Comparison Retail Floorspace" in June 2010. This identified a total of 17.58ha of employment land proposed to be released, amounting to 4.9% of the total current designated employment land in the Borough.
27. The PS indicated that the Core Strategy would include a policy on the release of this 17.58ha of designated employment land through the Plan period, and this matter was subsequently a topic for discussion at the Examination Hearings for the Core Strategy which took place between March and May 2012. However, it is clear from the appellants' evidence that arithmetical errors had found their way into the background calculations which led to this 17.58ha figure. In simple terms, and assuming all other figures and assumptions are kept the same, these errors meant that the amount of employment land which could potentially be released had been

underestimated by some 13ha, such that the figure should actually be just over 30ha.

28. I understand that these points were put to the Inspector who undertook the Examination into the Core Strategy and his report states that the Council accepts that the 17.58ha figure will change in the light of more up to date, and possibly more accurate, evidence. He did not suggest an alternative figure, but noted that the quantum of employment land to be released is likely to change over the Plan period. Accordingly, he took the view that the list of sites currently suggested for release (which do not include the appeal site), should only be seen as a starting point for further assessment.
29. Since the Core Strategy Inspector's Report was issued, a more up to date benchmark figure for industrial land release has been published in the updated 2012 SPG, "Land for Industry and Transport". However, although this SPG proposed a figure of 138.6ha for the west sub-region in its initial draft, for the period 2011-2031, with Hillingdon's share being 66ha, the Hillingdon figure has subsequently been revised down to 26ha in the final version.
30. Whilst these matters do not necessarily point to the appeal site as a candidate for release, they do show that there is scope for more industrial land to be released to other uses than the Council had initially assumed, without unduly harming the overall employment needs of the Borough.
31. In light of the above points, it seems to me that although the Mayor's SPG is seeking to ensure that the release of industrial land is progressed through the LDF process, the Council still has much work to do before it is able to produce firm proposals for the safeguarding and release of industrial land. It indicated that these matters would be addressed in the Site Allocations stage of the LDF, but acknowledged that no pre-consultation draft of this has been produced to date and that there is no reliable timescale for this stage of the process.
32. Such delays do not sit comfortably alongside the thrust of the Planning for Growth Ministerial Statement<sup>1</sup>, which states, amongst other things, that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. It goes on to say that the Government's top priority is to promote sustainable economic growth and jobs, and that in determining planning applications appropriate weight should be given to the need to support economic recovery. These are matters which I consider in the overall planning balance for this case, later in this decision.

#### *The Heathrow market*

33. Although there is nothing in the UDP Saved Policies document which explains why the appeal site should be viewed as strategic in industrial land terms, the Council maintained that the site forms an important part of the Heathrow demand market. As such, it argued that the site is ideally located and suited to contribute to logistics and warehousing demands associated with the airport. However, it did not support this view with any firm evidence to show that it had specifically assessed the merits of the site in this light. In contrast, the appellants submitted evidence which had given specific consideration to the potential Heathrow market, and which indicated that there is in excess of 42,000sqm of industrial/warehousing space available, located much closer and better able to serve the airport than the appeal site. This evidence was not challenged by the Council.

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<sup>1</sup> Written Ministerial Statement: "Planning for Growth" (23 March 2011), by the Minister of State for Decentralisation (Mr Greg Clark)

34. An adjacent site to the appeal site has been occupied by Nippon Express since about 2007, offering freight forwarding and storage facilities, and the Council argued that a similar company could operate from the appeal site. However, the appellants' employment land witness had been personally involved with the letting of the Nippon Express site for in excess of 20 years, and pointed out that the building was built speculatively and that the rent achieved was little more than £6 per square foot, with incentives, producing a net loss. As a result it was his clear view that similar speculative builds were very unlikely to occur at present rental levels anywhere else on the Millington Road Estate. I find this evidence persuasive, and it reinforces the appellants' general case of a lack of demand for industrial use of the overall site, either now or in the foreseeable future.

### *Marketing*

35. Turning to the marketing of the site, this was examined in detail by both the Council and the GLA, which was consulted on this proposal. Both bodies formed the view that the appellants had provided insufficient evidence to demonstrate that there had been a genuine attempt to let the site for industrial use. In summary, the submitted evidence appears to indicate that marketing of the site began in 2008, with a mail-shot to over 1,200 companies, while the existing tenant was in liquidation, but still operating from the site.
36. What is then termed "full scale" marketing began in June 2009, with the results of this being summarised in a letter from the agents, King Sturge, of October 2010 which was submitted as part of the supporting information with the planning application. At that time there had been some interest in the site and the building it then housed, from thirteen separate businesses, but none of these potential occupiers pursued their initial interest.
37. I have noted the GLA's comment that the reasons given for these potential occupiers not completing a lease appeared to owe more to the outdated nature and poor specification of the building on site than a genuine lack of demand for industrial/warehouse premises in an accessible location within the Heathrow Opportunity Area. But notwithstanding these points, it is the case that several of the expressions of interest were only for short-term lets, whilst others were for film shoots and wholesale cash and carry uses, not for strictly industrial purposes.
38. Moreover, although King Sturge appeared to be positive in its outlook for the prospects of letting the site and took the view that the large size of the unit was unusual and meant that it had limited competition, it seems inevitable that this would also reduce the number of potential occupiers who would be interested in such a size of property. The fact that no deal was secured is therefore perhaps not surprising.
39. The appellants indicated that marketing continued after demolition of the building on the site, in December 2010, with no sustainable interest in the site, although no firm evidence of this was placed before me. It was, however, established at the inquiry that ASDA and the British Steel Pension Fund entered into an agreement for a lease in respect of the retail element of the proposal in April 2011, and that the latest that heads of terms would have been settled with ASDA would have been around late 2010 or early 2011. This may have introduced an element of "hope value" for the site, as referred to in the Mayor's SPG, and ASDA's interest is unlikely to have been unknown to possible tenants of the overall site and could have had an effect on potential occupiers since around that date.
40. But notwithstanding these points, the industrial element of the appeal site has been marketed since June 2011 in what the appellants have described as a robust and

comprehensive manner. I accept the appellants' argument that there is every incentive for the British Steel Pension Fund to seek to let this industrial site, as it serves no useful purpose lying idle. The marketing exercise was not criticised by the Council. The marketing information describes the site as offering a "build to suit" opportunity to provide headquarters/warehouse/ distribution/production accommodation, and highlights the site's proximity to the M4 Motorway, Heathrow airport, London and the local rail network. It also indicates that the new Crossrail services will serve the local station from 2018. But despite all this, no sustainable interest in the site for industrial purposes has been forthcoming.

41. In summary, the evidence before me is that although the site has been actively marketed over a period of some four years, in a manner which broadly satisfies the requirements set out in the Mayor's SPG, expressions of interest have not been converted into firm contracts. Because of this I consider it reasonable to conclude that there is no realistic prospect of the site being used for industrial or warehousing purposes in the foreseeable future. The proposal therefore does not conflict with the first criterion of UDP policy LE2.
42. Moving on to the second criterion of UDP policy LE2, no evidence has been submitted to suggest that the proposed retail use would conflict with the policies and objectives of the UDP. I return to this matter under the second main issue.
43. The third criterion requires that any non-industrial proposal better meets the UDP's objectives, particularly in relation to affordable housing and economic regeneration. Although there was some debate at the inquiry as to the precise meaning and intent of this criterion, it seems clear to me that the test is whether any alternative proposal can be assessed as being better than the allocated uses for the site, namely business, industrial, warehousing and appropriate sui generis purposes. The appellants' contention is that the appeal proposal, which would see the larger part of the overall site put to a retail use, would better meet the UDP's objectives. This is a further matter which needs to be assessed under the second main issue.

#### *Conclusions on the first main issue*

44. The Council's case relied almost entirely on its view that the site should be retained for industrial or warehousing use because of its status as a SIL; and that even if it could be shown that it would be appropriate to release it for other purposes, this should only take place through the LDF process, in general accordance with advice in the Mayor's SPG. However, as detailed earlier, the Council currently has no reliable timescale for the production of the Site Allocations stage of the LDF.
45. Moreover, paragraph 22 of the Framework, published since the 2011 London Plan was issued, makes it clear that long-term protection of sites should not be undertaken where this cannot be justified. This Framework paragraph is quite explicit that in such circumstances, applications for alternative uses should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable communities.
46. In this respect, there is clear consistency between the Framework advice and the first criterion of UDP policy LE2 and I find the appellants' evidence that there is no realistic prospect of either part of the appeal site being used for industrial or warehousing purposes in the foreseeable future, persuasive. No firm, contrary, reasoned evidence was put forward by the Council to demonstrate that the site has any special characteristics which make its retention for such purposes imperative.
47. In view of the above points I am not persuaded that it is essential to retain the whole of the appeal site in industrial/warehousing use. I therefore conclude that

the retail element of the appeal proposal would not lead to an unacceptable loss of employment land. That said, I do accept that this part of the proposal would be at odds with parts of London Plan policy 2.17, and also with policy 4.4 of this Plan. However, I find no conflict with the first criterion of saved UDP policy LE2, although a view on whether or not there would be conflict with the second and third criteria will have to await my consideration of the second main issue.

## **Main issue 2 – effect on the vitality and viability of Hayes Town Centre**

48. As noted earlier, the appeal site is located some 325m south-east of Hayes Town Centre and about 650m from the town's primary shopping frontage, meaning that the proposed retail store would occupy an out-of-centre location. In accordance with PPS4<sup>2</sup>, the relevant national guidance current at the time the application was made, the appellants have therefore undertaken a sequential assessment to demonstrate that the appeal site is the most suitable site for the proposed development. This sequential test is part of a comprehensive retail assessment submitted to support the proposal. As part of this sequential test the appellants have examined ten alternative sites, based on a catchment area of a 5-minute drive time from the proposed store, and have concluded that none of these sites would be better able to accommodate the proposed development.

### *The sequential test*

49. The Council examined the appellants' submissions on this matter and was satisfied, at the time of reporting the proposal to Committee, that there was no sequentially preferable site within or closer to Hayes Town Centre which had not been considered. Accordingly the Council accepted the findings of this sequential test. Since that time the Framework has been published and PPS4 is no longer the operative national guidance. However, the requirement for a sequential test has been carried forward into the Framework, and the accompanying documents to PPS4, namely "Practice guidance on need, impact and the sequential approach" and "Impact Assessment" are both still extant. In these circumstances I consider that the previously undertaken sequential test is still valid and appropriate, and its findings were still accepted by the Council at the inquiry.

### *Impact*

50. The performance of Hayes Town Centre has been assessed both in the Retail Statement and the Supplementary Retail Statement submitted with the application; the Council's Retail Study prepared by Scott Wilson in 2006; and the Convenience Goods Retail Study Update prepared by Strategic Perspectives on behalf of the Council in 2012. These explain that the town centre is heavily reliant on comparison shopping, but has few national multiple retailers and no large anchor food store. The majority of convenience retailers are small, independent specialist and/or ethnic shops, although Iceland and a Tesco Express store provide for top-up shopping. I saw at my inspection that the town centre also has a high proportion of private, low-end operators and a high proportion of service providers.

51. The Strategic Perspectives Study shows that Hayes only retains about 2.5% of convenience expenditure from within its primary catchment area, and about 1.9% from its outer catchment area. Less than 1% of respondents within any of the catchment areas identified Hayes as a location where they undertake their main food shop. Indeed information from the Retail Statement indicates that some 94% of main food shopping expenditure available to Hayes is lost to out-of-centre

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<sup>2</sup> PPS4 – Planning Policy Statement 4 "Planning for Sustainable Economic Growth"

destinations, with 69% taken by three dominant stores. These are the Tesco Extra at Bulls Bridge (43%), the Tesco Extra at Glencoe Road (10%) and a Sainsbury's food store at Lombardy Retail Park (16%). This situation is both undesirable and unsustainable and the retail element of the current proposal is put forward as the means of addressing this matter.

52. The lack of an anchor food store also has a knock-on effect on footfall within the town centre. Although the local, specialist and independent shops play an important role in the town centre, the Strategic Perspectives Study notes that there may be a qualitative argument for a main food store for Hayes, to complement rather than compete with the current specialist offer. The SoCG highlights the above points and indicates that there is a pressing need for improved convenience retail provision in the area.
53. Paragraph 26 of the Framework requires proposals such as this to be assessed for their likely impact on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal. The Retail Statement comments that no planned investment which the appeal proposal would have an impact on has been identified. The Council did not dispute this matter at the inquiry. Moreover, no site specific proposals likely to be pursued as part of the LDF process were put before me and the lack of certainty in this regard means that it is difficult to see how the appeal proposal would prejudice any such investment.
54. Indeed the Retail Statement argues that in contrast, planned investment elsewhere, notably at Southall, presents a threat to Hayes as improving the retail offer of competing centres would simply exacerbate existing trade imbalances, which would be to the detriment of Hayes Town Centre. The appellants further contend that the appeal proposal would represent a significant investment which would directly create up to 400 full and part-time jobs, thereby providing a significant boost to the local economy and acting as a catalyst for wider improvements in the centre. These points were not challenged by the Council, and they seem to me to fairly represent the likely situation.

#### *Vitality and viability*

55. The Framework also requires an assessment to be undertaken of the likely impact of a proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area. The first point to note in this regard is that the distance between the appeal site and the existing town centre and primary shopping frontage is not insignificant. Indeed, the Council's initial assessment was that without significant improvements to the intervening route, the proposal could result in the diversion of retail trade from Hayes Town Centre and unacceptably impact on its vitality and viability.
56. However, prior to the Council determining the application, the appellants submitted the unilateral undertaking referred to earlier. Amongst other matters it makes provision for a "Public Realm Contribution" of £485,000 to be used towards (but not limited to), the provision of footway and public realm improvements between the appeal site and Hayes Town Centre. An illustrative plan was submitted which indicates that the type of measures under consideration include the installation of public art outside the store and to way-mark the route to town; the widening of highway crossing islands, the provision of improved surfacing and other measures to strongly prioritise junctions along the route for pedestrians; and significant planting improvements to the green space along the route.
57. The Council was sufficiently satisfied with this illustrative package of proposals and the financial contribution offered to remove its objection in this regard. The Council

now considers that there is a strong likelihood that the proposed retail store, when coupled with the suggested improvements to the route along Station Road, would give rise to a sufficient level of linked-trips to bring significant benefits to the town centre. Having undertaken the walk between the appeal site and the town centre at a comfortable pace in some 7 to 8 minutes, as part of both my accompanied and unaccompanied inspections of the site and surrounding area, I share that view.

58. The likely benefits which would arise from such linked-trips are explored in the appellants' Supplementary Retail Statement which draws on survey information recorded at two comparable stores in Weymouth and Dewsbury, which are both located a similar distance from their respective primary shopping frontages as would be the case here. This information has led the appellants to conclude that between 15% and 30% of shopping trips to the proposed ASDA store could result in a linked trip to the town centre, suggesting a positive net change to the Hayes Town Centre turnover of between £0.5 million and £2.5 million per annum. Such predicted increases in turnover, which were not challenged by the Council, would provide a clear benefit and boost to the town's vitality and viability.
59. Furthermore, it is of note that the proposed ASDA store would be likely to attract its custom from other stores of similar size and character and would therefore be unlikely to have any direct impact on any of the stores within Hayes Town Centre. The other superstores referred to in paragraph 51 above are all trading well above company average figures and it is generally agreed that the amount of overtrading at these three dominant stores would be sufficient to support the proposed new store. In these circumstances I share the view of the GLA that the new store would be more likely to complement rather than compete with Hayes' present retail offer, and would have a significant indirect, but positive impact of clawing back some local expenditure to Hayes from out-of-centre locations further afield.
60. In turn, this latter point would encourage more sustainable travel patterns, with the submitted Transport Assessment calculating that an evening peak period saving of about 850 vehicle kilometres would be achieved. Furthermore, the appeal site has a good walk-in catchment and has a relatively high public transport accessibility level (PTAL) of between 4 and 5, as it is located within walking distance of the Hayes and Harlington railway station and is well served by a number of buses.

#### *Local opinion*

61. A further point of note is that there is very strong local support for the proposed retail store, as evidenced by the significant number of letters and the well-supported petition submitted to the inquiry. Whilst such support cannot be determinative in this appeal, it nevertheless indicates a strong local desire to see Hayes' retail offer improved, and lends weight to the view that the proposal would be likely to result in more sustainable patterns of travel.
62. It is also right to point out that a small number of letters of objection have been received, notably from shopkeepers of premises at Northfield Parade, located just to the east of the appeal site at the junction of Station Road and North Hyde Road. However, whilst I have sympathy with the views expressed, it should not automatically be assumed that specialist local traders would be unduly impacted by the appeal proposal.
63. In any case, I have been mindful of the advice set out in the Government document "The Planning System: General Principles", which makes it clear that the planning system does not exist to protect the private interests of one person against the activities of another. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular

development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. I am not persuaded that any such public interest arises in this case.

64. Having had regard to all the above points, I conclude that the proposed retail store would not result in any adverse impact on vitality and viability of Hayes Town Centre, but rather would serve to retain expenditure within the local area and boost town centre footfall and turnover, whilst also providing a significant number of new jobs. As such I find no conflict with UDP policy PT1.18, which seeks to maintain, enhance and promote town centres as the principal centres for shopping, employment and community and cultural activities; nor with policy PT1.19 which, amongst other matters, seeks to encourage retail development in existing centres which is not likely to harm the viability and vitality of town or local centres.
65. Moreover, by seeking to address what the SoCG refers to as a pressing need for convenience retail in the area the proposal would accord with guidance in paragraph 23 of the Framework, which indicates that it is important that the needs for retail and other main town centre uses are met in full, and are not compromised by limited site availability.

### **Other matters**

66. The Council has pointed out that exhaust fumes from traffic generated by the appeal proposal would worsen air quality. This is of concern as the appeal site lies within an Air Quality Management Area, and in such areas the Council is required to draw up action plans which need to be closely integrated with, and reflected in, local transport plans and other transport strategies. The monitoring of air quality impacts is an important part of local air quality management (LAQM) and in this case the Council argues that a planning obligation is necessary to fund an air quality monitoring station in the vicinity of the site. Without this, the scheme would be unacceptable in planning terms as it would result in air quality impacts that could not be monitored and therefore could not be managed under the LAQM plan. However, to address these points the submitted unilateral undertaking contains an Air Quality Contribution of £25,000, which is acceptable to the Council.
67. The unilateral undertaking also covers a number of other matters. Covenants with the Council would see the production of Construction and Logistic Plans and Delivery and Service Plans being prepared and agreed, in order to ensure that the proposed development would not have adverse impacts on the highway network. Covenants and contributions would also relate to construction training and employment training. These would be used to provide construction jobs and apprenticeships on the site for local people and to provide training courses through recognised and accredited organisations to serve under-skilled or unemployed people in the area.
68. A variety of highway and public transport improvements would be implemented in the vicinity of the appeal site. These would include a new roundabout junction on Millington Road to provide access to the retail store and the industrial unit; the provision of traffic signal control at the Millington Road/Station Road/Bedwell Gardens junction, incorporating dedicated pedestrian and cycle crossing facilities; various lengths of carriageway widening; the provision of a new 3.5m wide shared pedestrian/cycle route along the site's Station Road frontage; the provision of new bus stands and bus stops; and a public transport contribution towards the provision of real-time bus travel information at the existing Station Road (southbound) bus stop located opposite the proposed retail store.

69. Covenants and a contribution would see Travel Plans provided and implemented in order to encourage use of means of transport other than the private car, for both the proposed retail unit and the industrial unit. The target would be to reduce the proportion of staff travelling to work as a car driver by 10% over a 10 year period, or by an alternative amount to be agreed with the Council. Finally, a contribution of almost £128,000 would be made to the Crossrail project, in accordance with the Mayor's SPG "Use of Planning Obligations in the funding of Crossrail".
70. The Council has considered and assessed all of these covenants and contributions and regards them as both acceptable and necessary. On the basis of the evidence before me I consider that each of the covenants and contributions contained within the planning obligation would comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010, and would also accord with the guidance on such matters contained in paragraph 204 of the Framework.
71. Finally, I share the Council's view that the scale and massing of the proposed retail unit would be acceptable, and that the design would appropriately address the site's context and surroundings, with the store's principal elevation facing towards Hayes Town Centre and the Station Road/North Hyde Road junction. Similarly, the proposed industrial unit would be of an appropriate scale and the simple, functional design would be appropriate for its context within an industrial and business area.

### **Summary and overall conclusion**

72. On the first main issue I have concluded that the loss of some 2.03ha of designated industrial land to a retail use would not amount to an unacceptable loss of employment land. Indeed no specific harm was identified by the Council. This part of the proposal would, however, run counter to London Plan policies 2.17 and 4.4, which seek to retain SILs because of their importance as London's main reservoirs of industrial and related capacity, and only contemplate the release of such land to other uses if it is undertaken through the LDF process. There is, however, no firm, reliable timescale at present for the next stage of the LDF which would seek to establish which sites should be safeguarded or released for industrial use. Waiting for this stage of the planning process could potentially delay development which should be allowed to proceed.
73. With regard to saved UDP policy LE2, I had already taken the view on the first criterion that there is no realistic prospect of the land as a whole being used for industrial or warehousing purposes in the foreseeable future. I accept that in coming to this view, there has to be a question mark regarding the appropriateness of including the proposed industrial unit in the overall scheme. In some respects I acknowledge that there appears to be an element of contradiction and inconsistency in such an approach. However, I have had to assess the proposal as submitted and take the view that despite my negative conclusions regarding the likelihood of industrial or warehousing use on the site, retaining a portion of the site for such purposes cannot be seen as harmful.
74. My assessment of the proposal's acceptability in the context of the second and third criteria of policy LE2 can now be informed by my conclusions on the second main issue, which are that the proposed retail store would not result in any adverse impact on vitality and viability of Hayes Town Centre. Moreover, no evidence has been placed before me to suggest that a retail use on part of the site would be in conflict with any other policies and objectives of the UDP. Indeed the proposal would accord with UDP policies which seek to strengthen town centres, and with retail guidance in the Framework. The retail element of the proposal has substantial local support and would result in significant economic regeneration in

terms of clear benefits to Hayes Town Centre by the retention of expenditure within the local area and by the immediate creation of up to 400 full and part-time jobs. Overall I conclude that there would be no conflict with UDP policy LE2.

75. In terms of an overall planning balance I have not only been mindful of the points set out above, but have also had regard to the need to consider the proposal in the light of the guidance within the Framework, a key strand of which is that development that is sustainable should go ahead, without delay. The Framework explains that there are three dimensions to sustainable development, economic, social and environmental.
76. The first of these requires the planning system to contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. Despite the appeal site's current designation as a SIL, on the basis of the submitted evidence and my conclusions detailed above I am firmly of the view that the appeal proposal would give rise to strong economic benefits for the local area and would therefore accord with this Framework requirement.
77. In addition, the retail element of the proposal would serve a clear social role as it would provide accessible local services that would reflect the needs of the community and thereby support its social well-being. This would be enhanced by the training provisions secured through the unilateral undertaking. Finally, by providing well-designed new buildings on previously developed land I see no reason why the proposal should not also be seen as serving a positive environmental role.
78. Taking account of all the above points, my overall conclusion is that significant economic benefits would flow from this proposal, and that these would outweigh any disbenefits arising from the limited conflict with the development plan and the Mayor's SPG. The proposal would represent sustainable development, as detailed in the Framework, and should therefore be allowed to proceed without delay. I therefore intend to allow this appeal, subject to a number of conditions, as set out in the Schedule at the end of this decision.

### **Reasons for imposing conditions**

79. Condition 1 is a standard time condition, whilst Condition 2 is necessary to define the permission and for the avoidance of doubt. Conditions 3 and 4 are imposed to ensure the development complies with the sustainability, accessibility, and ecological objectives of the London Plan and the Hillingdon UDP. Condition 5 is necessary to ensure that the development relates satisfactorily to adjoining properties, whilst Condition 6 is imposed to ensure that the development has a satisfactory appearance.
80. Condition 7 is imposed in order to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided, whilst Condition 8 is necessary to enable the Council to assess all the implications of any such development including retail impacts, parking and traffic generation. Conditions 9 and 13 are imposed to ensure the development does not increase the risk of flooding; and to safeguard the area from flooding by ensuring the satisfactory storage and disposal of surface water from the site and the use of sustainable drainage techniques.
81. Condition 10 is necessary to ensure that risks from land contamination are minimised and that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors. Conditions 11 and 12 are imposed to safeguard the living conditions of residents and other occupiers of

properties in the surrounding area. Condition 14 is necessary to manage the flat/shallow roofs in order to minimise their attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

82. Condition 15 seeks to encourage and facilitate the use of sustainable transportation to and from the site and the provision of facilities for cyclists. Condition 16 is necessary to ensure that the development does not have any adverse impact on local air quality and Condition 17 is to ensure that customers are able to park for sufficient periods of time to facilitate linked-trips to the town centre. Condition 18 is imposed in the interest of crime prevention, ecology, visual amenity and the safeguarding the canal setting, with Condition 19 being imposed to ensure the vitality and viability of Hayes Town Centre.
83. In terms of the two conditions which were in dispute between the parties, I do not consider it necessary to impose the Council's suggested condition relating to noise from refrigeration units on delivery/goods vehicles, as this matter can be included in the scheme to be prepared under condition 11. Nor do I consider it necessary to impose the suggested condition requiring a traffic impact assessment to be undertaken before home deliveries are permitted from the retail store. On this point I share the views expressed by Royal Haskoning, on behalf of the appellants, that a home delivery service would be likely to replace some trips that would otherwise be undertaken by private cars and would not be of such a volume as adversely affect traffic flows or highway safety.
84. I have had regard to all other matters raised, but they are not sufficient to outweigh the considerations which have led me to my conclusion.

*David Wildsmith*

INSPECTOR

### **Schedule of conditions (19 in total)**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered:
  - A(00)\_01 rev:C (Location & Existing Site Plan),
  - A(00)\_02 rev:B (Topographical Survey),
  - A(00)\_03 rev:B (Existing Site Sections),
  - A(00)\_04 rev:E (Site Plan),
  - A(00)\_05 rev:E (Street Elevations 1),
  - A(00)\_06 rev:E (Site Sections Sheet 1 of 2),
  - A(00)\_07 rev:E (Site Sections Sheet 2 of 2),
  - A(00)\_08 rev:F (ASDA Ground Floor),
  - A(00)\_09 rev:D (ASDA First Floor),
  - A(00)\_10 rev:D (ASDA Second Floor),
  - A(00)\_11 rev:D (ASDA NE & SE Elevations),
  - A(00)\_12 rev:D (ASDA NW & SW Elevations).
  - A(00)\_13 rev:C (ASDA Sections),
  - A(00)\_14 rev:D (Industrial / Warehouse Ground Floor),
  - A(00)\_15 rev:D (Industrial / Warehouse First Floor),
  - A(00)\_16 rev:C (Industrial / Warehouse NE & SE Elevations),
  - A(00)\_17 rev:C (Industrial / Warehouse NW & SW Elevations),

A(00)\_18 rev:C (Industrial / Warehouse Sections),  
A(00)\_19 rev:D (ASDA Roof Plan)  
A(00)\_20 rev:B (Industrial / Warehouse Roof Plan),  
A(00)\_21 rev:D (Planning Boundary),  
A(00)\_22 rev:E (ASDA NE & SE Elevations - Colour),  
A(00)\_23 rev:D (ASDA NW & SW Elevations - Colour),  
A(00)\_24 rev:C (Industrial /Warehouse NE & SE Elevations - Colour).  
A(00)\_25 rev:C (Industrial /Warehouse NW & SW Elevations - Colour).  
A(00)\_26 rev:E (Site Plan - Colour),  
A(00)\_27 rev:D (Hidden Elevations),  
A(00)\_28 rev:B (Petrol Filling Station),  
A(00)\_29 rev:C (Street Elevations 2),  
1309-001 rev:PO4 (Terrafirma Landscape Proposals 2 of 2),  
1309-002 rev:PO2 (Terrafirma Landscape Proposals 1 of 2),  
1309- SK009 (Terrafirma Indicative Sections Through Landscape for Station Road),  
9V5694-SK-04 rev:I (Proposed Site Layout),  
9V5694-SK-07, rev:A ( Proposed Layout - Visibility Splay); and  
9V5694-SK-16, rev:A (Proposed Highway Arrangements in context of Extended Highway Network).

- 3) Neither the retail store nor the industrial/warehouse unit hereby permitted shall be occupied until the following measures, as they relate to that building, have been completed in accordance with the specified supporting plans and/or documents:
- i) Sustainable Design features and measures to reduce carbon dioxide emissions (Sustainable Energy Statement Version 1.0 by Silcock Dawson & Partners , BSPF VG Industrial BREEAM\_2008\_Pre\_Assessment\_Est\_rev15, and BSPF VG Retail BREEAM\_2008\_Pre\_Assessment\_Est\_rev15.
  - ii) Accessible Design Features (Design and Access Statement Version 5.0 and the approved plans).
  - iii) Provision of 10% of the car parking spaces associated with each building of the development with electric charging points and installation of future charging (passive) provision for a further 10% of the spaces (Transport Assessment March 2011).

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

- 4) Prior to the commencement of development a scheme for the inclusion of ecological enhancement features within the building and surrounding landscape shall be submitted to and approved in writing by the local planning authority. The scheme shall clearly identify the types and location of measures to enhance the habitat opportunities for wildlife, predominantly bats and birds. The development should proceed in accordance with the approved scheme.
- 5) No development of either the retail store or the industrial/warehouse unit shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels for the relevant building have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall be carried out in accordance with the approved details.
- 6) No development of either the retail store or the industrial/warehouse unit shall take place until details of all materials and external surfaces for the relevant

building have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details. Details should include information relating to make, product/type, colour and photographs/images.

- 7) Notwithstanding the plans hereby approved, no development of either the retail store or the industrial/warehouse unit, shall take place until a landscape scheme for the relevant building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
- i) Details of Soft Landscaping
    - a) Planting plans (at not less than a scale of 1:100),
    - b) Written specification of planting and cultivation works to be undertaken (including the use of bio-retention planters),
    - c) Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  - ii) Details of Hard Landscaping
    - a) Refuse Storage (inc. elevations if appropriate)
    - b) Cycle Storage (60 spaces for the food retail unit and 48 spaces for the industrial unit) (inc. elevations if appropriate)
    - c) Means of enclosure/boundary treatments (inc. elevations if appropriate)
    - d) Car Parking Layouts
    - e) Hard Surfacing Materials
    - f) External Lighting
    - g) Other structures
  - iii) Living Walls and Roofs
    - a) Details of the inclusion of living/green roofs (minimum provision of 805sqm across the development)
  - iv) Details of Landscape Maintenance
    - a) Landscape Maintenance Schedule for a period of 5 years, including proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  - v) Schedule for Implementation
  - vi) Other
    - a) Existing and proposed functional services above and below ground
    - b) Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

- 8) Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.
- 9) Neither the retail store nor the industrial/warehouse unit of the development approved by this permission shall be commenced until a scheme for the provision of sustainable water management relating to that building has been submitted to and approved in writing by the Local Planning Authority. The

scheme shall clearly demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- i) provide details of water collection facilities to capture excess rainwater;
- ii) provide details of how rain and grey water will be recycled and reused.

Thereafter the development shall proceed in accordance with the approved scheme.

- 10) (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority (LPA), in accordance with the Supplementary Planning Guidance Document on Land Contamination. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:
  - a) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and
  - b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.
- (ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.
- 11) Before development of the retail unit and industrial/warehouse unit commences, a scheme of proposed noise mitigation measures for the service yard (in particular with regards to residential properties on North Hyde Road) shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented upon commencement of the use of the development and shall be maintained thereafter. The scheme may contain any combination of physical and management measures deemed necessary including limits on hours of operation.
- 12) The rating level ( $L_{Ar,Tr}$ ) of noise emitted from the site shall be at least 5dB below the existing background noise level ( $L_{A90,T}$ ). The noise levels shall be determined at positions that are outside buildings and that will give results that are representative of the noise levels at buildings where people are likely to be affected. The measurements and assessment shall be made during relevant periods of operation, with all items of plant and machinery at the site operating and in accordance with the latest version of British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

- 13) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated October 2011, reference 84351/R1/04 by Fairhurst and the following mitigation measures detailed within the FRA:
- i) Restricting surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed discharge rate of 208.5 l/s.
  - ii) Provision of on-site surface water storage to accommodate all events up to and including the critical duration 1 in 100 year storm event, with an appropriate allowance for climate change.
  - iii) Surface water storage to be achieved using sustainable drainage including green roofs (minimum 805sqm) and bio-retention features.

- 14) Occupation of either building shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority in respect of the relevant building. The submitted plan shall include details of:
- i) Management of any flat/shallow pitched/green roofs on the relevant building within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 "Potential Bird Hazards from Building Design".

The Bird Hazard Management Plan shall be implemented as approved from the date of occupation and shall remain in force for the life of the building.

- 15) Occupation of either the retail store or the industrial/warehouse unit shall not commence until details of staff shower and changing facilities for that building have been submitted to, and approved in writing by the Local Planning Authority and the approved facilities have been installed. Thereafter, the facilities shall be retained for the life of the development.
- 16) No biomass boiler shall be used on the premises until a further air quality assessment has been submitted along with a scheme which specifies the provisions to be made for the control of air pollutants from the site. This shall be submitted to and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.
- 17) No charge shall be levied on shoppers to the store using the car park for the first three hours of any stay. Parking at the store shall be allowed for at least 3 hours.
- 18) Prior to the commencement of the development of the retail unit hereby permitted, details of the proposed CCTV scheme and other security measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The CCTV should be implemented prior to first occupation of the retail unit.
- 19) No more than 40% of the retail floor space (defined using MapInfo) contained within the retail unit hereby approved shall be used for the display or sale of comparison goods. Furthermore the total gross floorspace of the retail store shall not exceed 7998sqm.

## APPEARANCES

### FOR THE LOCAL PLANNING AUTHORITY:

Mr R Stracey, Solicitor	Principal Planning & Corporate Lawyer, London Borough of Hillingdon
<b>He called</b> Mr M Duigan BTP	Planning Service Manager, London Borough of Hillingdon

### FOR THE APPELLANTS:

Mr R Harris QC	instructed by CgMs
<b>He called</b> Mrs H Cuthbert BSocSc(Hons) MA MRTPI	Director, Planning Potential
Mr D McWilliams MPhil MA	Chief Executive, the Centre for Economics and Business Research
Mr J Stephenson FRICS MCIARB	Chairman and Senior Director, Grant Mills Wood
Mr C Hicks BSc(Econ) MCD MRTPI	Head of Commercial Dept, CgMs

### INTERESTED PERSONS SUPPORTING THE PROPOSAL:

Mr S Gill	Local Businessman
Cllr Buttivant	Local Ward Councillor
Mr D Wellavise	Local Resident

## CORE DOCUMENTS

### No. Document

#### The Application

- 1 Documents forming part of the Application ( Details given in Section 3.2 of the Statement of Common Ground (SoCG))
- 2 Drawings forming part of the Application (Details given in Section 3.1 of the SoCG)
- 3 Pre-application meeting notes with Hillingdon Planners 21st May 2010 prepared by Drivers Jonas Deloitte
- 4 Pre-application advice letter from Hillingdon dated 18th August 2010
- 5 GLA Stage 1 Report, 1st June 2011
- 6 GLA Stage II Report, 7th December 2011
- 7 Officers Report to Committee and Addendum, 14th November 2011
- 8 Council's minutes of Committee meeting, 14th November 2011
- 9 Unilateral Undertaking dated 20 April 2012
- 10 Decision Notice, Dated 20 April 2012

#### The Appeal

- 11 Appeal form
- 12 Questionnaire
- 13 Appellants' Statement of case
- 14 Council's Statement of Case
- 15 SoCG (See Document 2, handed in at the Inquiry)

- 16 Conditions (See Document 15, handed in at the Inquiry)
- Planning Policy**
- 17 Hillingdon UDP, adopted September 1998 (Saved Policies)
- 18 Employment Land Reviews: Guidance Note, ODPM, 2004
- 19 The Planning System: General Principles (ODPM 2005)
- 20 Southern Hillingdon Area Action Plan, 2006
- 21 Industrial Capacity SPG. Mayor of London, 2008
- 22 The London Plan, July 2011
- 23 Ministerial Statement: Planning for Growth, 31st March 2011
- 24 National Planning Policy Framework, March 2012
- 25 Land for Industry and Transport SPG - Mayor of London, Sep 2012
- 26 Hillingdon's Response to the Mayor's Draft Industrial Land and Transport SPG dated 20th April 2012
- 27 Land for Industry and Transport draft SPG. Proposed Changes to Annex 1, June 2012
- 28 BSPF/ASDA representations to revised Annex 1 to Land for Industry and Transport draft SPG, 11 July 2012
- Core Strategy – Evidence Base**
- 29 Hillingdon LDF - Background Technical Report: Town Centres and Retail Study, 2006
- 30 Hillingdon LDF - Background Technical Report: Employment Land Study, 2009
- 31 Hillingdon LDF - Position Statement on Employment Land and Comparison Retail Floorspace, June 2010.
- 32 London's Industrial Land Baseline URS/DTZ Nov. 2010
- 33 Industrial Land Demand and Release Benchmarks, Roger Tym/JLL, December 2011
- 34 Hillingdon LDF - Position Statement on Employment Land, June 2010
- 35 LBH Convenience Goods Retail Study Update 2012 Strategic Perspectives, February 2012
- Core Strategy – Representations by BSPF/ASDA**
- 36 Representation on behalf of BSPF to Hillingdon Core Strategy Draft, "Report examining case for loss of employment land designation", July 2010
- 37 Representation on behalf of BSPF to Hillingdon Pre-Submission Core Strategy, March 2011.
- 38 LBH response to BSPF representations to Core Strategy
- 39 Representation on behalf of BSPF and ASDA to Hillingdon in respect of session 3 Economy and Employment Land, prepared by CgMs, February 2012
- 40 Representation on behalf of BSPF and ASDA to Hillingdon in respect of Retail matters, Prepared by Planning Potential, February 2012
- 41 Representations submitted to the proposed Modifications to Economy and Employment Land, May 2012
- 42 Representations submitted to the Council's Retail Report and Core Strategy retail section, May 2012
- 43 Notes from CS Economy and Employment Land meeting, 2 April 2012
- 44 Note of a further meeting which was held with Officers on 7th June 2012 re Retail matters
- Core Strategy – Policy**
- 45 Core Strategy Pre-submission Draft, February 2011
- 46 The Sustainability Appraisal for the CS
- 47 List of modifications to the draft Core Strategy
- 48 Inspector's Report to the Core Strategy

### **Proofs of Evidence and Related Documents**

- 49 Appellants' Economics Proof
- 50 Appellants' Employment Land Proof
- 51 Appellants' Retail Proof
- 52 Appellants' Planning Proof
- 53 Council's Proof

### **Representations to Application**

- 54 Letter of objection from Councillor Dhilan, 14 November 2011
- 55 Objection Letter from John McDonnell MP
- 56 Petition in support (192 signatures), October 2011
- 57 Petition in objection ( 34 signatures), November 2011
- 58 Third parties representations to the Council ( 10 in support, 1 objection)

### **Representations to Appeal**

- 59 Letter from Councillor Buttivant in support of the appeal, 20 June 2012
- 60 Third parties representations to PINS made in due time ( See Appendix 3)
- 61 Third parties representations to PINS made outside due time

### **DOCUMENTS AND PLANS SUBMITTED AT THE INQUIRY**

- Document 1 Letter of notification of the inquiry, and list of persons notified
- Document 2 Statement of Common Ground
- Document 3 Opening submissions from the appellants
- Document 4 Opening submissions from the Council
- Document 5 Letters of objection from Mr Navakumaran Ganesharatnam and Hari & Co
- Document 6 The London Plan – Sub-Regional Development Framework, West London, submitted by the appellants
- Document 7 Background Documents to accompany Mr McWilliam’s evidence, submitted by the appellants
- Document 8 Hillingdon Cabinet Report and appendices, submitted by the Council
- Document 9 Curriculum Vitae of Mr McWilliams, submitted by the appellants
- Document 10 Two Plans from the Hillingdon Unitary Development Plan Proposals Map, submitted by the Council
- Document 11 Transport Note – Impact on Albert Road, submitted by the appellants
- Document 12 Marketing information for 3 Westlands, submitted by the Council
- Document 13 Land Registry information for the Westlands Industrial Estate, submitted by the Council
- Document 14 Bundle of four letters supporting the appeal proposal
- Document 15 List of agreed planning conditions (including two not fully agreed)
- Document 16 Transport Note – ASDA Hayes – Home Delivery Planning Condition
- Document 17 Closing submissions on behalf of the Council
- Document 18 Closing submissions on behalf of the appellants



Millington Road

Millington Road

Millington Road

North Hyde Road

Commercial unit

Service yard

ASDA

Station Road

## **APPENDIX 7**



Is the site subject to any unimplemented planning consents?  If yes, please provide details.	Yes, planning permission exists for a commercial unit.
Current number of people employed on the site (if any).	None.

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)		
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	See Covering Letter	
Community Facilities (D1 & 2) Please specify	See Covering Letter	
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	Vacant site subject of pp for commercial unit has been marketed since 2010.
Enquiries have been received	Some enquiries have been received.
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination	✓ But being remediated		
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary		✓	
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other			
If Other, please specify			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

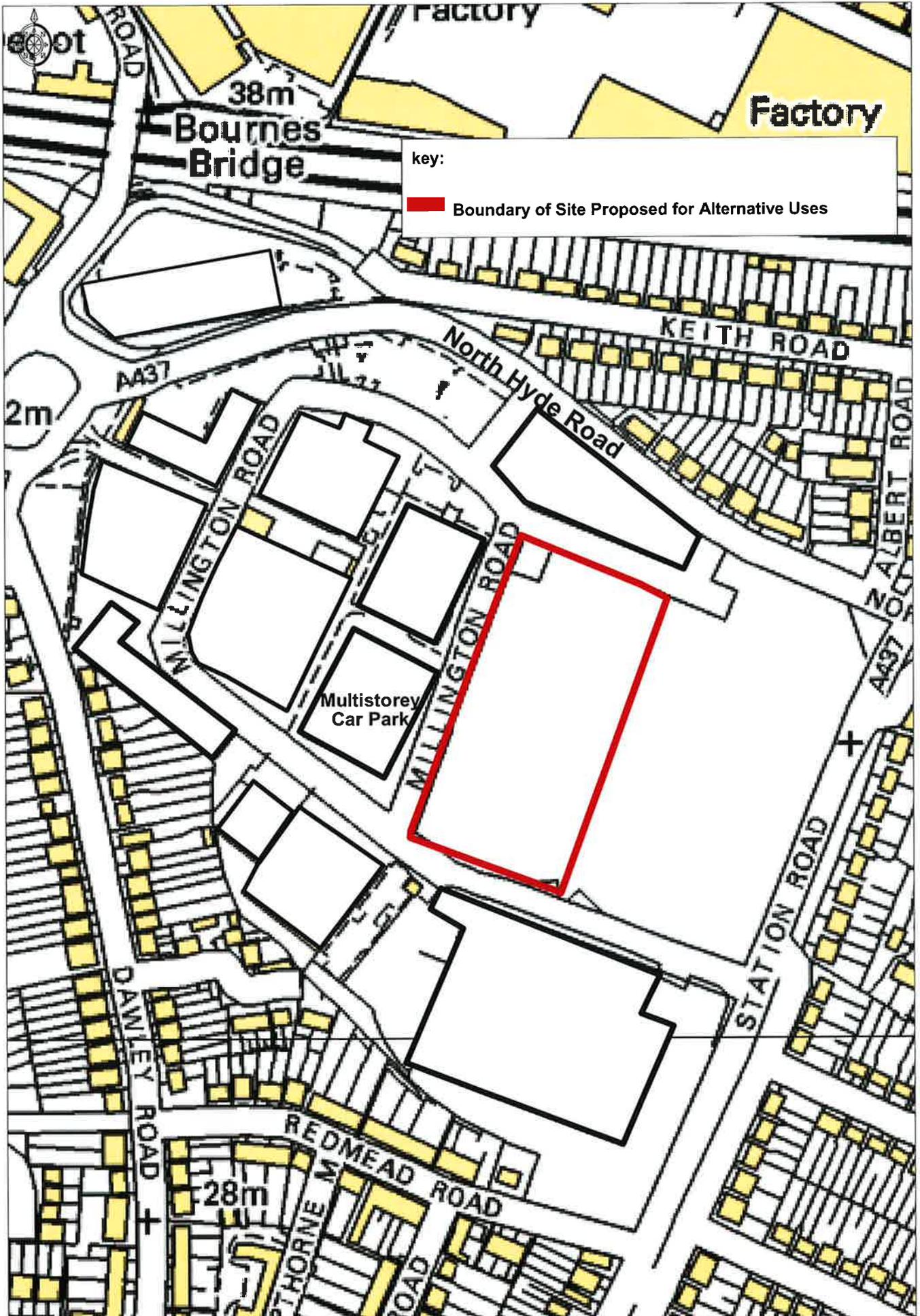
<b>10. Other Relevant Information</b>
<p>Please use this space for additional information or further explanation on any of the topics covered in this form.</p> <p style="text-align: center;"><b>See Covering Letter</b></p>

Please tick here if you wish to be kept informed of the progress of the Local Plan.



Signature  Steel Pension Fund Date: 22 May 2013

# Existing Estate Plan



**Cgms**

[www.cgms.co.uk](http://www.cgms.co.uk)

Cgms

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: PAUL ALDRIDGE ON BEHALF OF CITYGROVE SECURITIES PLC

Are you: Agent / Developer

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

<b>Which section of Part 2 of the Local Plan are you making a representation on?</b> (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
	Site Specific Allocations ✓
	Proposals Map ✓
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
PROPOSALS MAP: SOUTH RUISLIP	THIS TOWN CENTRE BOUNDARY OF SOUTH RUISLIP LOCAL CENTRE SHOULD BE EXTENDED TO INCLUDE THE AREA DAIRY SITE THEREBY ACKNOWLEDGING THE COUNCIL'S PREVIOUS SITE ALLOCATIONS CONSULTATION WHICH PROPOSED THE REMOVAL OF THE SITE FROM THE BUSINESS INDUSTRIAL AREA (CONSISTENT WITH THE HILLINGDON LOCAL PLAN: PART 1) AND RE-ALLOCATION FOR A MIX OF RETAIL, RESIDENTIAL AND COMMERCIAL USES THAT RECOGNISE THE SITE'S PROXIMITY AND POTENTIAL BENEFITS FOR THE LOCAL CENTRE.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingsdon.gov.uk](mailto:LDFconsultation@hillingsdon.gov.uk)

Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

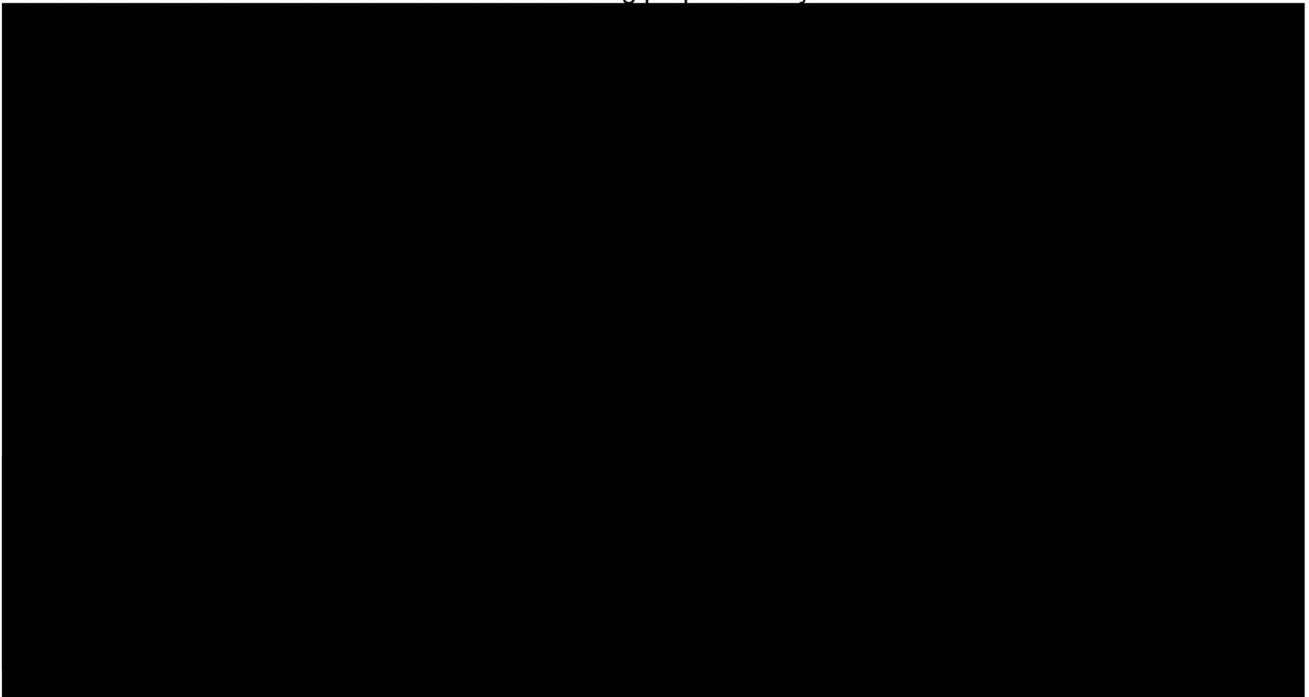
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

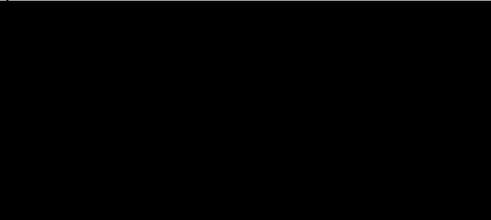
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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	ANDREW RENNIE
Company (if applicable)	CITYGROVE SECURITIES PLC
Address:	C/O AGENT
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	RPS PLANNING & DEVELOPMENT LTD
Full Name:	PAUL ALDRIDGE
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	ARLA DAIRY SITE, VICTORIA ROAD, SOUTH RUILSIP, HA4 0HF																
Gird Reference (if known)																	
Site Area (square metres or hectares):	4.7 HECTARES																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td><b>Commercial/ industrial</b></td> <td>√</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		<b>Commercial/ industrial</b>	√	Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
<b>Commercial/ industrial</b>	√																
Residential																	
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	LONG HISTORY ASSOCIATED WITH DAIRY USE. SITE CURRENTLY ALLOCATED AS FORMING PART OF A 'INDUSTRIAL AND BUSINESS AREA' – HILLINGDON UDP POLICY BE25																
If the site is vacant, has it been	VACANT SINCE 2005																

previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	ARLA/EXPRESS DAIRIES
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	NO
Current number of people employed on the site (if any).	NONE (EXCEPT SITE SECURITY)

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	No
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes  ARLA FOODS UK
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	PROSPECTIVE PURCHASER SUBJECT TO PLANNING PERMISSION – JOINT PLANNING APPLICATION BEING WORKED UP WITH ARLA FOODS UK FOR COMPREHENSIVE MIXED USE REDEVELOPMENT OF THE SITE

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	√ CLASS C3	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	√ USE CLASSES A1 (FOODSTORE AND UNIT SHOPS), A2, A3 (RESTAURANTS)	
Community Facilities (D1 & 2) Please specify	√ USE CLASS D2 (CINEMA)	
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	<b>YES – CITYGROVE SECURITIES PLC</b>
Site is being marketed	<b>PREVIOUSLY MARKETING SINCE 2005 BY ARLA FOODS UK</b>
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	√		
Mains Sewerage	√		
Electrical Supply	√		
Gas Supply	√		
Access to Public Highway	√		
Landline telephone/Broadband	√		
Public rights of way		√	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	√ LAND IS CURRENTLY OWNER BY ARLA FOODS UK HOWEVER ON THE GRANT OF PLANNING PERMISSION WILL TRANSFER TO CITYGROVE SECURITIES PLC		
Restrictive covenants exist		√	
Current use needs to be relocated		√	
Public rights of way cross or adjoin the site		√	
Contamination	√ GROUND CONDITIONS REPORT COMMISSIONED BY CITYGROVE INDICATES LIMITED POTENTIAL FOR ISOLATED CONTAMINATION ON SITE		
Access constraints		√	

Trees and/or mature hedges on site or on the boundary	√		
Tree Protection Orders on site		√	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		√	
Flood risk		√	
Pylons or overhead cables on the site		√	
Designated as Open Space		√	
Other	√		
If Other, please specify <b>RAF NORTHOLT – SITE LIES UNDERNEATH EXISTING FLIGHT PATH EXISTING ‘BUSINESS INDUSTRIAL AREA’ - HILLINGDON UDP POLICY BE25</b>			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	<b>AVAILABLE IMMEDIATELY</b>
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

<b>10. Other Relevant Information</b>
Please use this space for additional information or further explanation on any of the topics covered in this form.
<b>THIS SITE WAS INCLUDED IN THE COUNCIL’S DRAFT PREFERRED OPTIONS DEVELOPMENT PLAN DOCUMENT (PROPOSED CHANGES) MARCH 2006 AS SITE SA3. POLICY SA3 PROMOTES THE SITE FOR A MIX OF RETAIL, RESIDENTIAL AND COMMERCIAL USES. CITYGROVE AND ARLA ARE CURRENTLY WORKING UP PROPOSALS FOR THE SITE WHICH ACCORD WITH THIS DRAFT ALLOCATION. THE SITE IS ALLOCATED IN THE HILLINGDON UDP (POLICY BE25) AS AN INDUSTRIAL AND BUSINESS AREA HOWEVER THE HILLINGDON LOCAL PLAN: PART 1 HAS RECENTLY CONFIRMED THAT THE SITE IS SURPLUS TO REQUIREMENTS AND CAN BE RELEASED FOR NON-CLASS B USES CONSISTENT WITH THE DRAFT ALLOCATION. FURTHERMORE THE SITE PROVIDES A UNIQUE OPPORTUNITY TO ALLOW SOUTH RUISLIP LOCAL CENTRE TO EXPAND IN A LOCATION WHERE THERE IS GOOD</b>

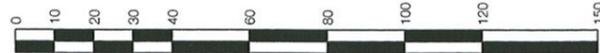
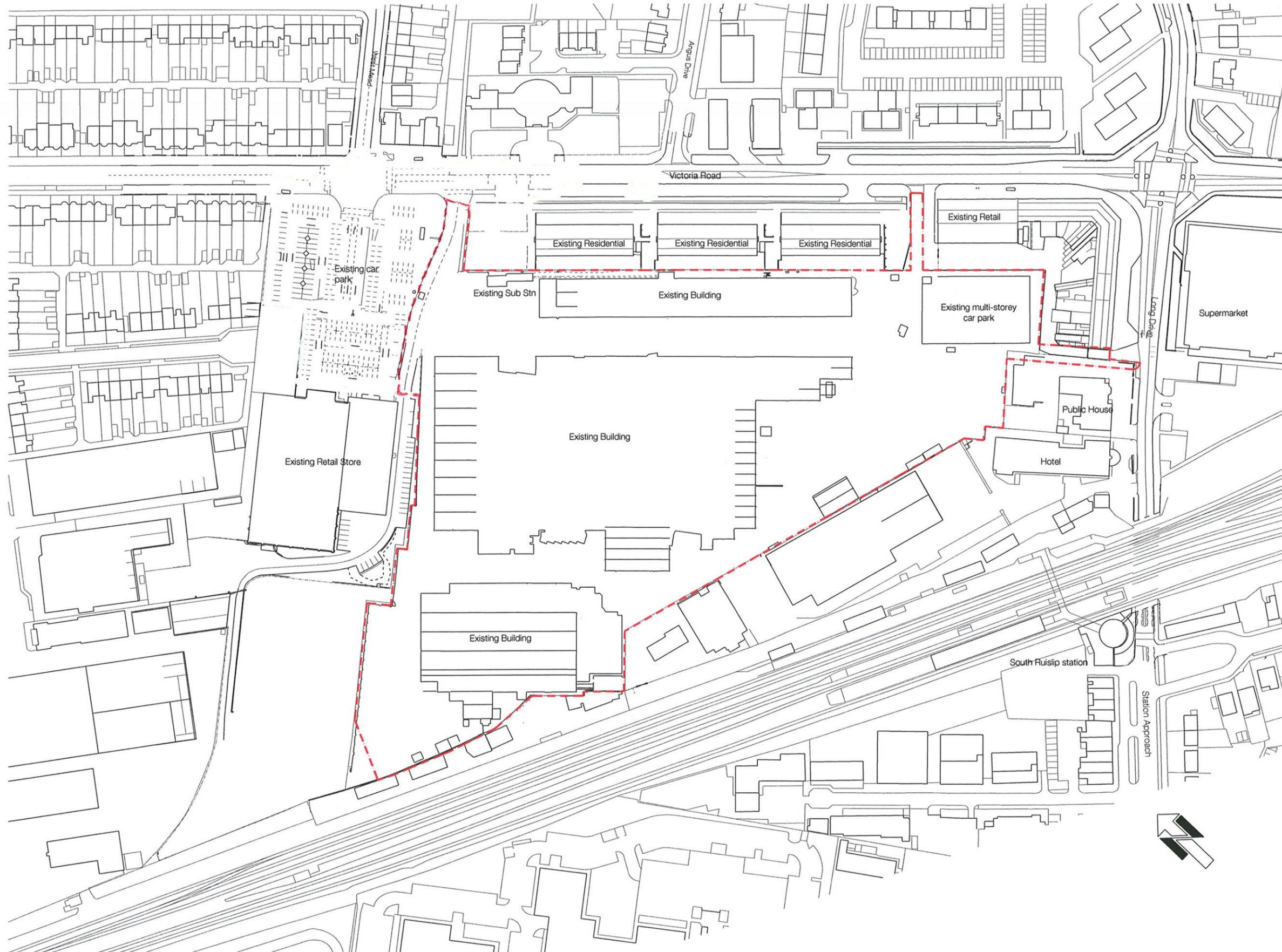
**ACCESSIBILITY BY PUBLIC TRANSPORT. ACCORDINGLY WE STRONGLY URGE THE COUNCIL TO PROMOTE THE ALLOCATION OF THE SITE FOR THE MIX OF USES PREVIOUSLY CONSULTED UPON I.E. FOR RETAIL, RESIDENTIAL AND COMMERCIAL USES. AS THE COUNCIL'S OWN EVIDENCE DEMONSTRATES THERE IS NO NEED TO RETAIN THE INDUSTRIAL AND BUSINESS AREA ALLOCATION OF THE SITE.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 30/5/2013



**KEY**  
 ■■■■■ SITE BOUNDARY

Note: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour

**DLA ARCHITECTURE**  
 www.dla-architecture.co.uk  
 1 Nacroj Street | Clerkenwell  
 LONDON | WC1X 0GB  
 T : 0207 553 3030 E : info@dl-architecture.co.uk

**PROJECT**  
 ARLA SOUTH RUISLIP

**TITLE**  
 SITE BOUNDARY

**SCALE**  
 1:1250 @ A2

**DATE**  
 22/04/13

**DRAWN**  
 CMcK

**REVIEWED**  
 CC

**DRAWING NO**  
 2013-056/103

**REVISION**  
 A

**FILE PATH**  
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**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

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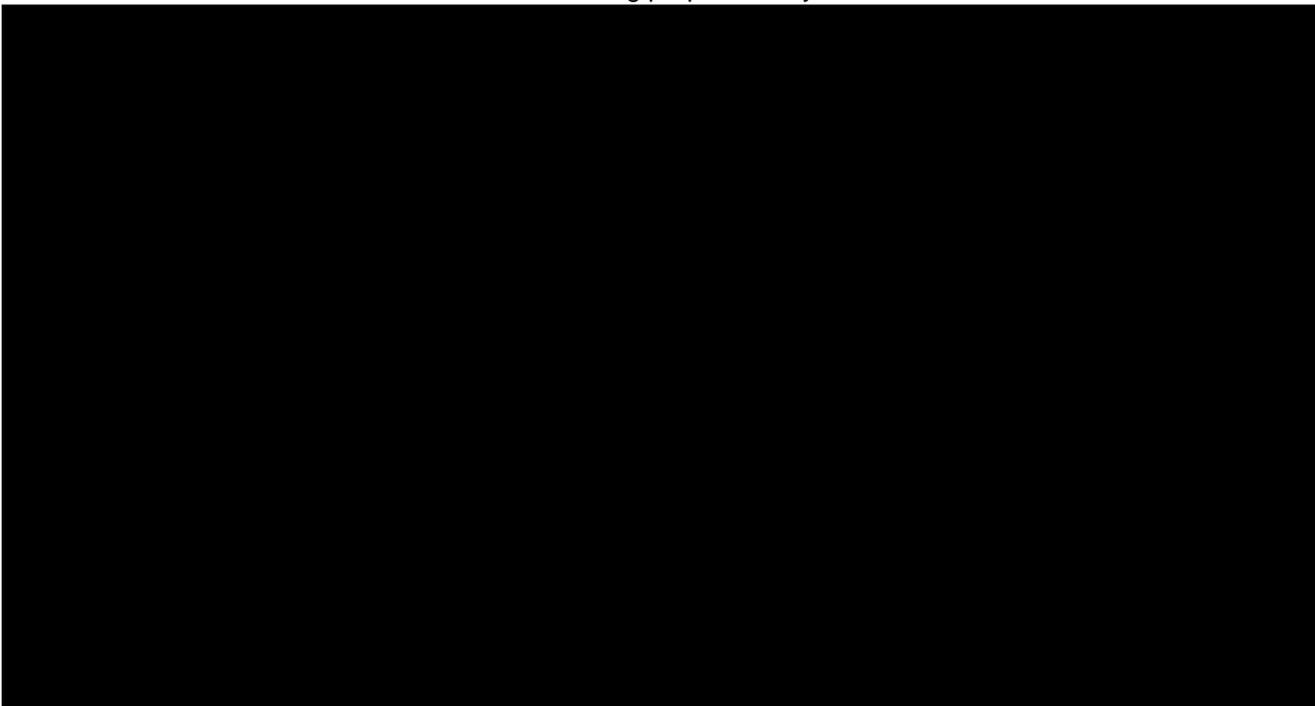
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Co-operative Insurance Society (managed by AXA REIM)
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Gerald Eve LLP
Full Name:	Robert Davies
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details	
Site address/ location: (please provide full postal address)	Chailey Industrial Estate, Pump Lane, Hayes
Gird Reference (if known)	
Site Area (square metres or hectares):	1.85ha
Current use(s): (please tick - if more than one use please indicate)	<input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Commercial/ industrial <input type="checkbox"/> Residential <input type="checkbox"/> Community <input type="checkbox"/> Retail <input type="checkbox"/> Open space/ recreation <input type="checkbox"/> Other <i>If other, please state use:</i>
Relevant planning history: (include any planning application reference number (s) if known)	N/A
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	Part vacant industrial estate

Is the site subject to any unimplemented planning consents?  If yes, please provide details.	N/A
Current number of people employed on the site (if any).	Less than 50

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	Yes / No
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	Yes	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	Yes	
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	Yes
Site is under option to a developer	n/a
Site is being marketed	No
Enquiries have been received	Yes
None of the above	n/a
Not Known	n/a

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	Yes		
Mains Sewerage	Yes		
Electrical Supply	Yes		
Gas Supply	Yes		
Access to Public Highway	Yes		
Landline telephone/Broadband	Yes		
Public rights of way	Yes		
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		No	
Restrictive covenants exist		No	
Current use needs to be relocated		No	
Public rights of way cross or adjoin the site		No	
Contamination		No	
Access constraints		No	
Trees and/or mature hedges on site or on the boundary		No	
Tree Protection Orders on site		No	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		No	
Flood risk		No	
Pylons or overhead cables on the site		No	
Designated as Open Space		No	
Other		No	
If Other, please specify			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	<b>Site is available within 0-5 years</b>
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

<b>10. Other Relevant Information</b>
<p>Please use this space for additional information or further explanation on any of the topics covered in this form.</p> <p>We act on behalf of the Co-operative Insurance Society (managed by AXA REIM).</p> <p>The site comprises an end-of-life industrial estate, which is well located in relation to Hayes town centre with the opportunity to improve linkages and integration with the town generally. The site provides an opportunity to build upon the enhancements and success of other schemes in the local area.</p> <p>The principles of redeveloping the site for a high quality mixed use scheme accord with the aspirations of the Hillingdon Local Plan: Part 1 – Strategic Policies (adopted November 2012). Chailey Industrial Estate is located within an employment area which has been specifically identified as being suitable for the managed release of industrial and warehouse land (part of Pump Lane area, Hayes). This policy has been developed following the production of an employment land study as part of the evidence base to inform the Local Plan which specifically identified the Chailey Industrial Estate as providing an opportunity to enhance Hayes town centre through a site allocation policy.</p> <p>Throughout the consultation process of the Local Plan Part 1 Policies, we supported the release of “part of Pump Lane area, Hayes”, and specifically the Chailey Industrial Estate from employment uses as part of a mixed use redevelopment incorporating both housing and employment uses.</p> <p>Adopted Policy E1 "Managing the Supply of Employment Land" states that:</p> <p style="padding-left: 40px;">"The Council will accommodate growth by protecting Strategic Industrial</p>

Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL) including the designation of 13.63ha of new employment land.

Areas for managed release of employment land are shown on Map 5.1."

Part of Pump Lane is identified within paragraph 5.11 and Map 5.1 for the managed release of employment land.

The adoption of the Hillingdon Local Plan followed a substantial amount of research and consideration to support the policy approach. An employment land study produced as part of the evidence base in July 2009 and subsequently updated in March 2010 identified the Chailey Industrial Estate as an opportunity to consider the site as a strategic development site for Hayes town centre and its appropriateness as a potential mixed use scheme.

This has been developed within the Hillingdon Local Plan where Chailey Industrial Estate is now located within an area identified for managed release of employment land (map 5.1 and paragraph 5.12, part of Pump Lane area, Hayes).

In addition to identifying the area as appropriate for release from employment land, the Local Plan also identifies the area as falling within the Hayes / West Drayton Corridor for housing growth where the potential for 483 new units has been identified. The site can make a substantial contribution to the delivery of the Council's vision for Hayes.

Chailey Industrial Estate suffers from a high level of vacancy which in turn represents a low level of employment on the site. This is a result of the poor quality buildings on the site which fail to meet the demands of modern employment space occupiers and in any event, cannot compete against a surplus of available stock better able to meet any demand. GVA Grimley have produced a report in respect of the site (submitted as part of the Core Strategy / Local Plan consultation process), and indeed the Council through their Employment Land Study dated July 2009, recognise that there is a substantial surplus of employment land in the Borough.

There are no other constraints affecting the site such as HSE COMAH zones or noise issues etc.

Overall, it is considered that the principle of utilising this site for a new high quality residential led mixed use scheme is entirely compatible with the objective of enhancing the vitality and viability of Hayes town centre in accordance with Local Plan policies. The introduction of new homes, retail uses and much needed community space will help to reinforce the Council's aspirations for Hayes overall.

[Empty rectangular box]

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Yes

Signature



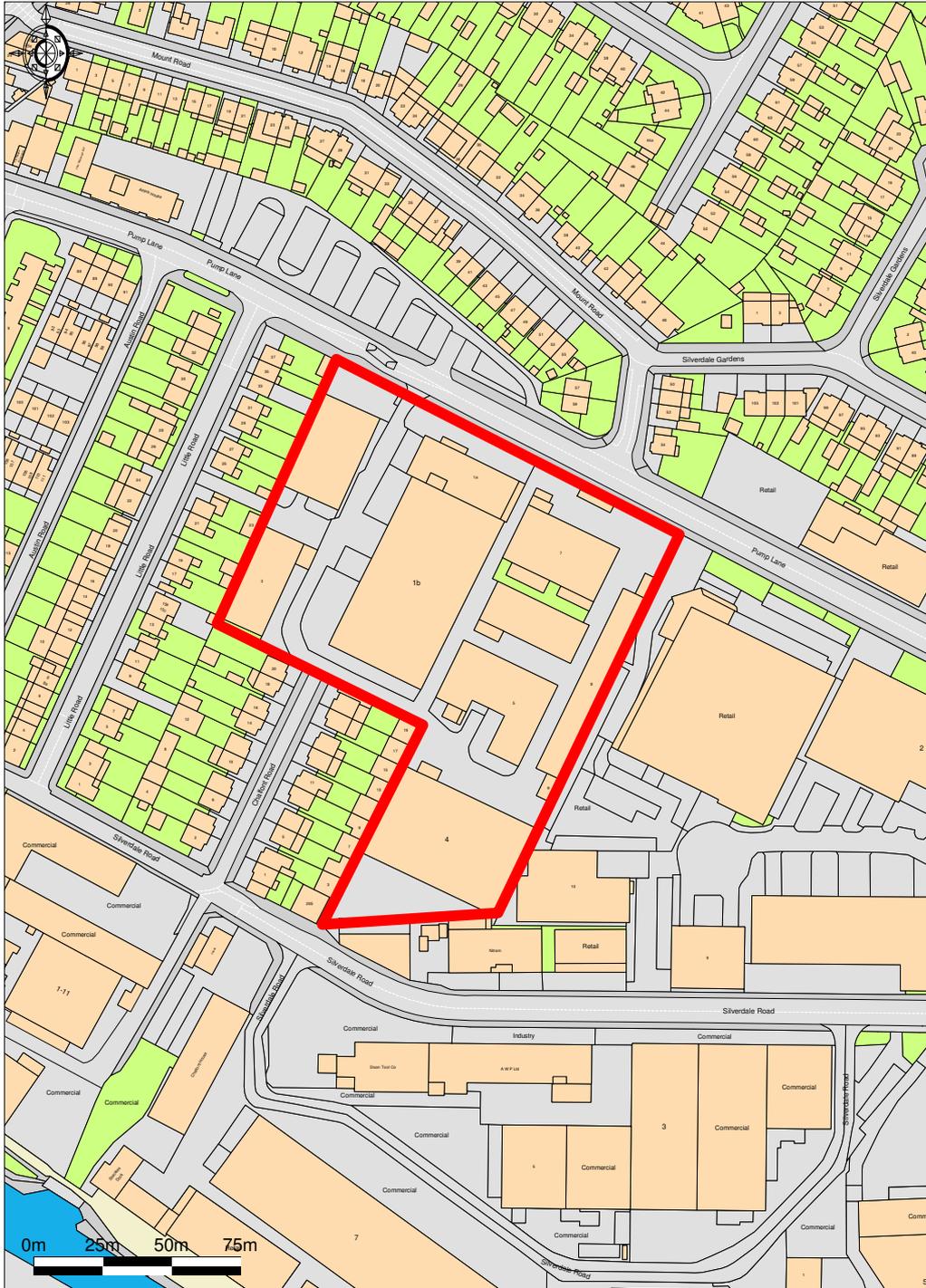
\_\_\_\_\_

Date:

31/05/2013

\_\_\_\_\_

# Chailey Industrial Estate



© UKMap Copyright The Geoinformation Group 2013  
Licence No. LANDMLON100003121118. Plotted Scale - 1:2500

NTH/RJLD/HBR/J5935

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** CgMs on behalf of Eastcote Hockey Club

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

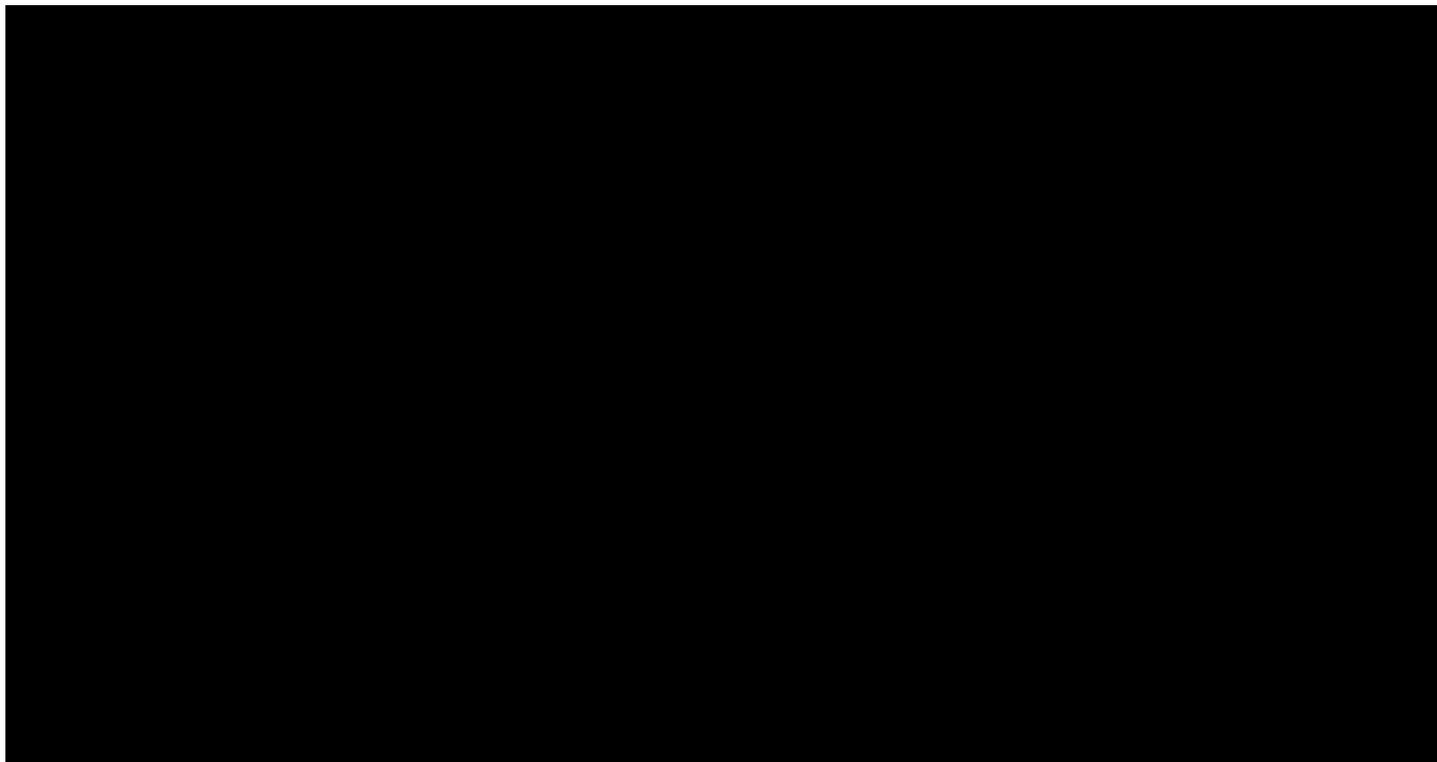
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.



#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies 
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Environmental Improvements	The list of Proposed Policies does not refer to Green Chains in either d) 4 or d) 9. This appears to be inconsistent with the Part 1 Local Plan.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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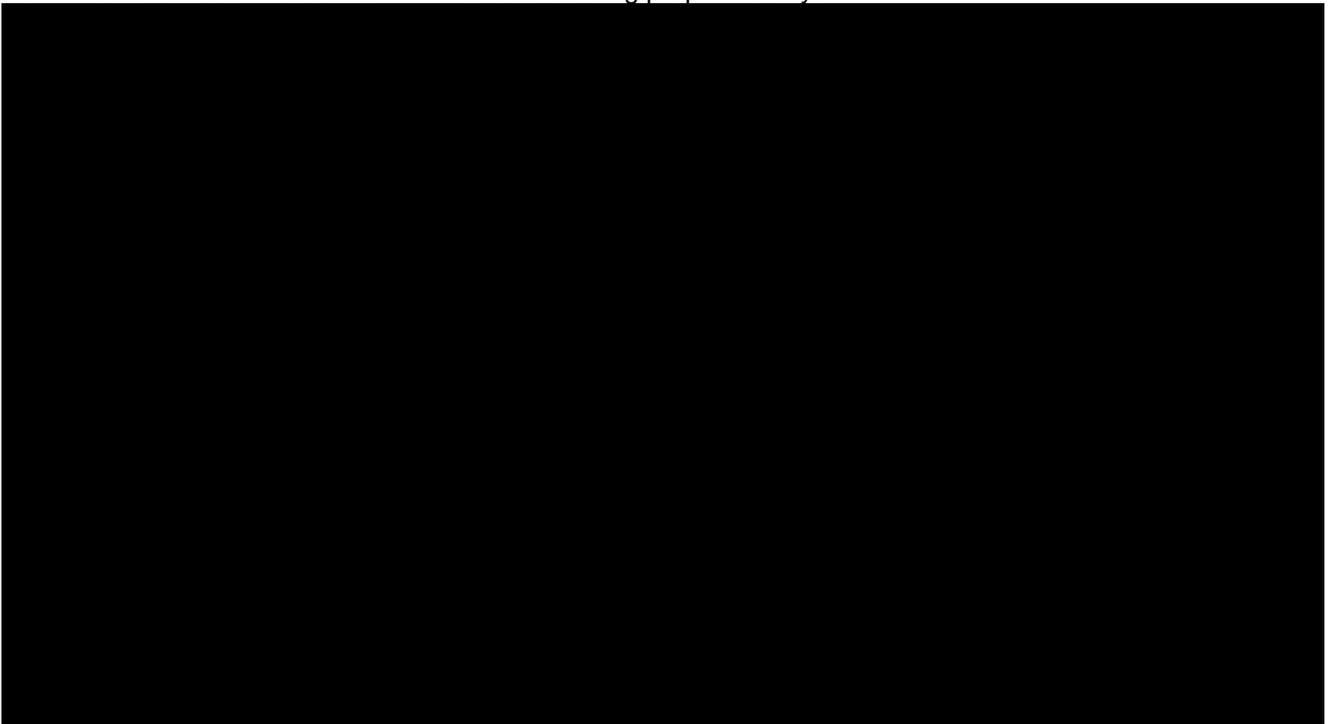
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Eastcote Hockey Club
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	CgMs Limited
Full Name:	Mark Buxton
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Kings College Playing Fields, HA4 7JZ																
Gird Reference (if known)	509604/188263																
Site Area (square metres or hectares):	0.7 ha																
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Commercial/ industrial</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Residential</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Community</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Retail</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Open space/ recreation</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Other</td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture	<input type="checkbox"/>	Commercial/ industrial	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Community	<input type="checkbox"/>	Retail	<input type="checkbox"/>	Open space/ recreation	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>	<i>If other, please state use:</i>	
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Other	<input type="checkbox"/>																
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	2414/APP/2012/2812 2414/APP/2011/2661 2414/APP/2010/2676																
If the site is vacant, has it been previously developed for uses other than agriculture?																	

If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Hillingdon Borough Council
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)		
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify	Recreation (D2)	

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply			
Mains Sewerage			
Electrical Supply			
Gas Supply			
Access to Public Highway			
Landline telephone/Broadband			
Public rights of way			
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			
Restrictive covenants exist			
Current use needs to be relocated			
Public rights of way cross or adjoin the site	✓		
Contamination			
Access constraints			
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site			
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			
Flood risk	✓		
Pylons or overhead cables on the site			
Designated as Open Space	✓		
Other			
If Other, please specify:			

**9. Timescale for Availability**  
 Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

The authorised use for the site is Class D2 (Assembly and Leisure) and the Kings College Playing Fields is defined in the evidence base to the Local Plan (The Open Space Strategy 2011-2026) as outdoor sports facilities (open spaces which provide opportunities for formal sports). The UDP defines open space as any open land which is used by the public or local community for outdoor recreation. Furthermore Green Chains policy EM2 of the Part 1 Local Plan encourages appropriate public access and recreational facilities. However we consider the formal recreational status and potential of the site is not being fully recognised and is subjugated to wider open space/greenspace and informal recreation considerations. The Open Space Strategy does not define the Kings College Playing Fields as unrestricted public open space; rather it is defined as an outdoor sports facility. We are therefore seeing a greater emphasis on formal recreation on this site reflected in the emerging Site Allocations document and Policies Map.

Please tick here if you wish to be kept informed of the progress of the Local Plan.



Signature

[Redacted Signature]

Date: 31.05.2013

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

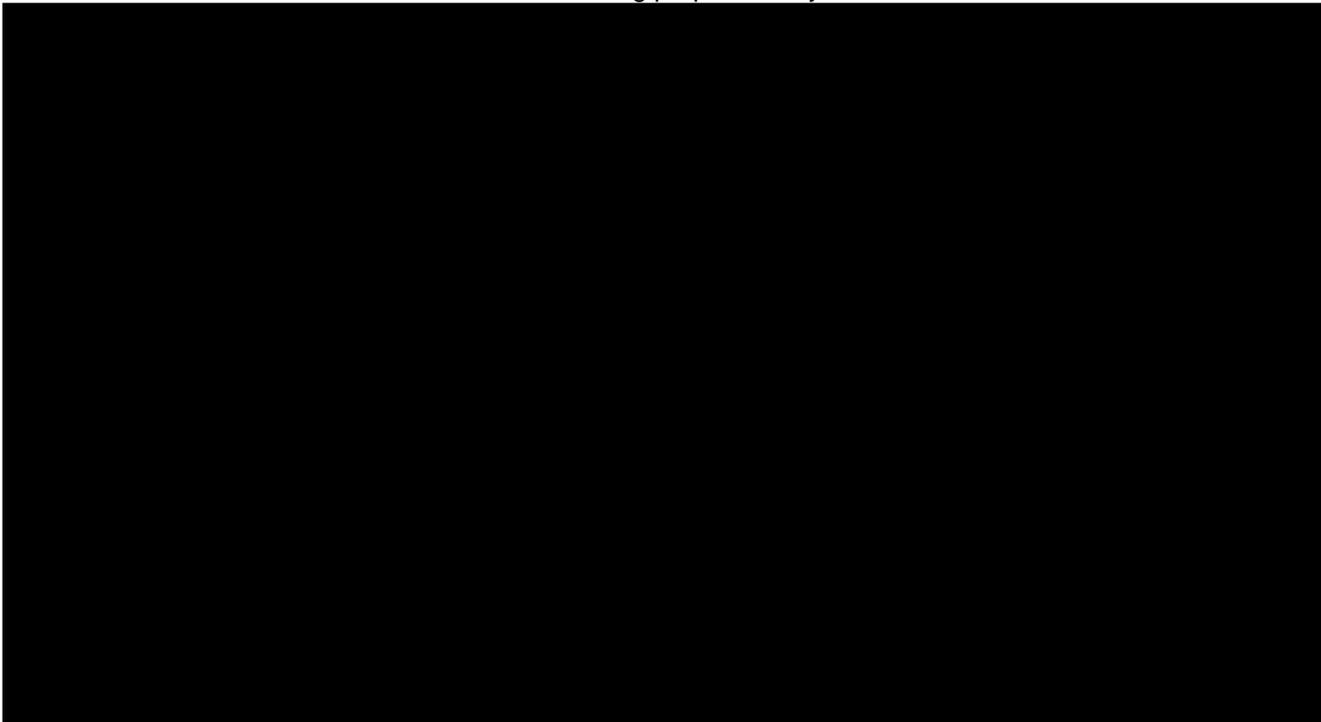
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.





Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	Not applicable

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	<del>Yes</del> / No
Are you a leaseholder of site/building?	<del>Yes</del> / No
If yes, do you lease the whole site?	<del>Yes</del> / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / <del>No</del>
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	4 householders

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	No
Site is under option to a developer	No
Site is being marketed	No
Enquiries have been received	✓
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other		✓	
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	✓		
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	

Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other		✓	
If Other, please specify			

9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

10. Other Relevant Information
<p>Please use this space for additional information or further explanation on any of the topics covered in this form.</p> <p>Site could accommodate 8 dwellings.</p> <p>See attached O/S plan (access arrowed) and Google Earth aerial image.</p>

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31 May 2013

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

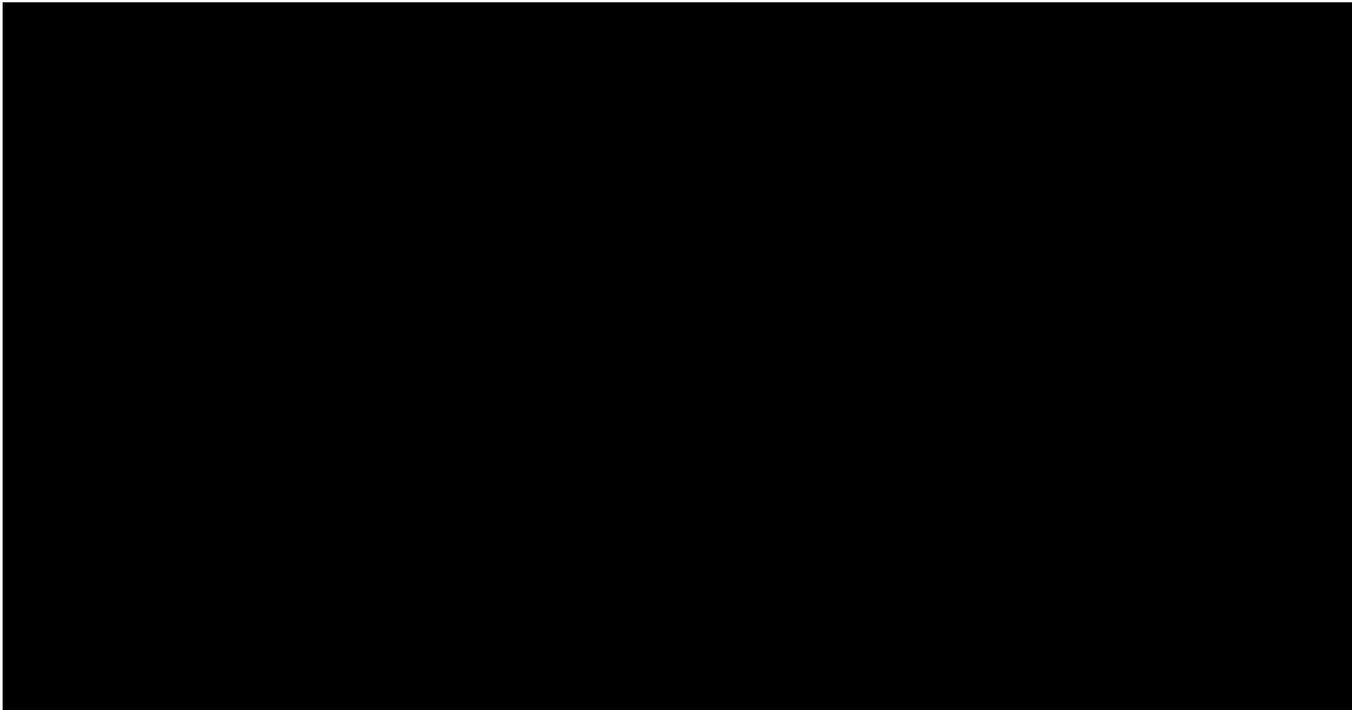
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Howarth Homes PLC
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Barker Parry Town Planning Limited
Full Name:	Steven Barker
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Fassnidge Memorial Hall, High Street/Harefield Road, Uxbridge, Middlesex																
Gird Reference (if known)																	
Site Area (square metres or hectares):	0.23h																
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td><b>Community</b></td> <td>✓ D1</td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture		Commercial/ industrial		Residential		<b>Community</b>	✓ D1	Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture																	
Commercial/ industrial																	
Residential																	
<b>Community</b>	✓ D1																
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	Not known																
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	Not applicable																

Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	Not applicable

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	Yes / No
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No  Fassnidge Memorail Trust, Old Bank Chambers 32 Station Parade, Denham, Uxbridge UB9 5ET
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	Contractual obligation

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	✓
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other		✓	
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	✓		
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary		✓	
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	

Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other		✓	
If Other, please specify			

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Although just under the 0.25h cut off size, the nature and location of this site makes it suitable for higher density smaller units and it could accommodate 70 apartments.

Please see attached O/S map (access arrowed) and Google Earth aerial/street images.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31 May 2013

# High Street, Uxbridge





Google earth



HIGH ST / HAREFIELD RD, UXBRIDGE

UDP T/C INSET - NO NOTATION



Google earth



FASSNIDGE MEMORIAL HALL

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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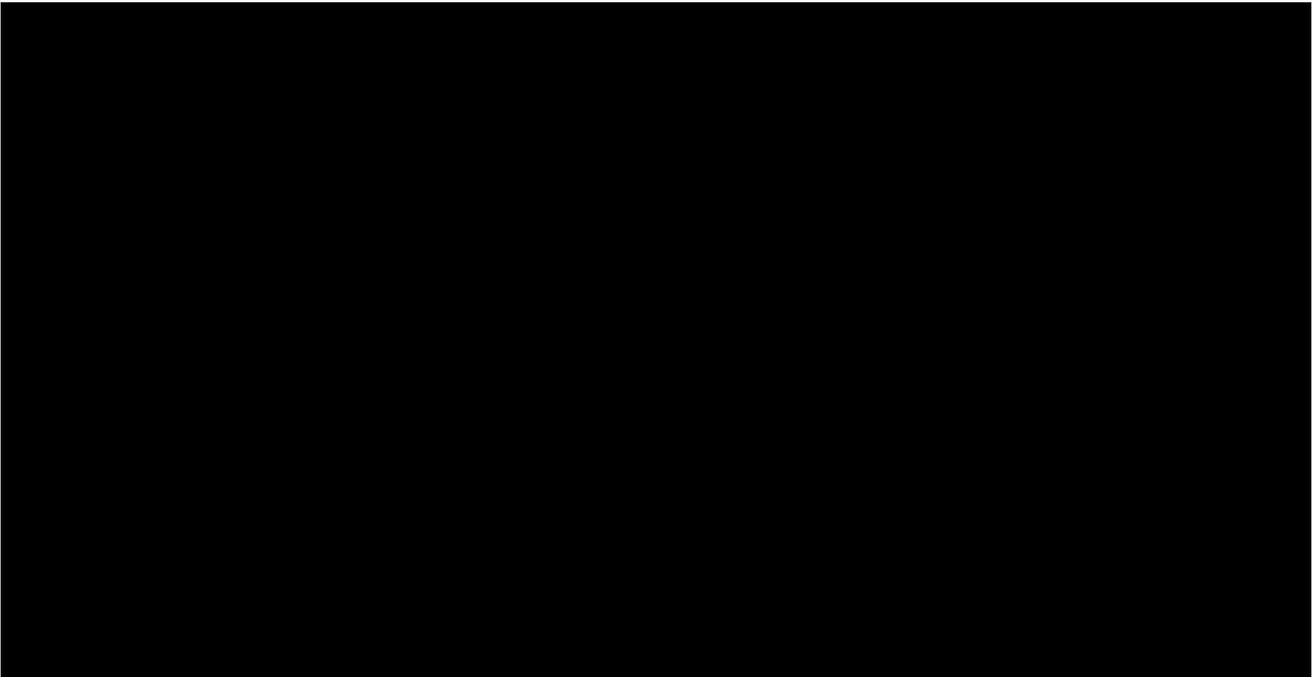
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.





Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	Not applicable

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	<del>Yes</del> / No
Are you a leaseholder of site/building?	<del>Yes</del> / No
If yes, do you lease the whole site?	<del>Yes</del> / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / <del>No</del>  Various individual householders
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	Prospective purchasers

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	✓
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other		✓	
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	✓		
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or <u>on the boundary</u>	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	

Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other		✓	
If Other, please specify			

9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	
5 – 10 Years	✓
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

10. Other Relevant Information
<p>Please use this space for additional information or further explanation on any of the topics covered in this form.</p> <p>Site capacity estimated at 20 homes.</p> <p>See attached O/S plan (access arrowed) and Google Earth aerial image.</p>

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31 May 2013

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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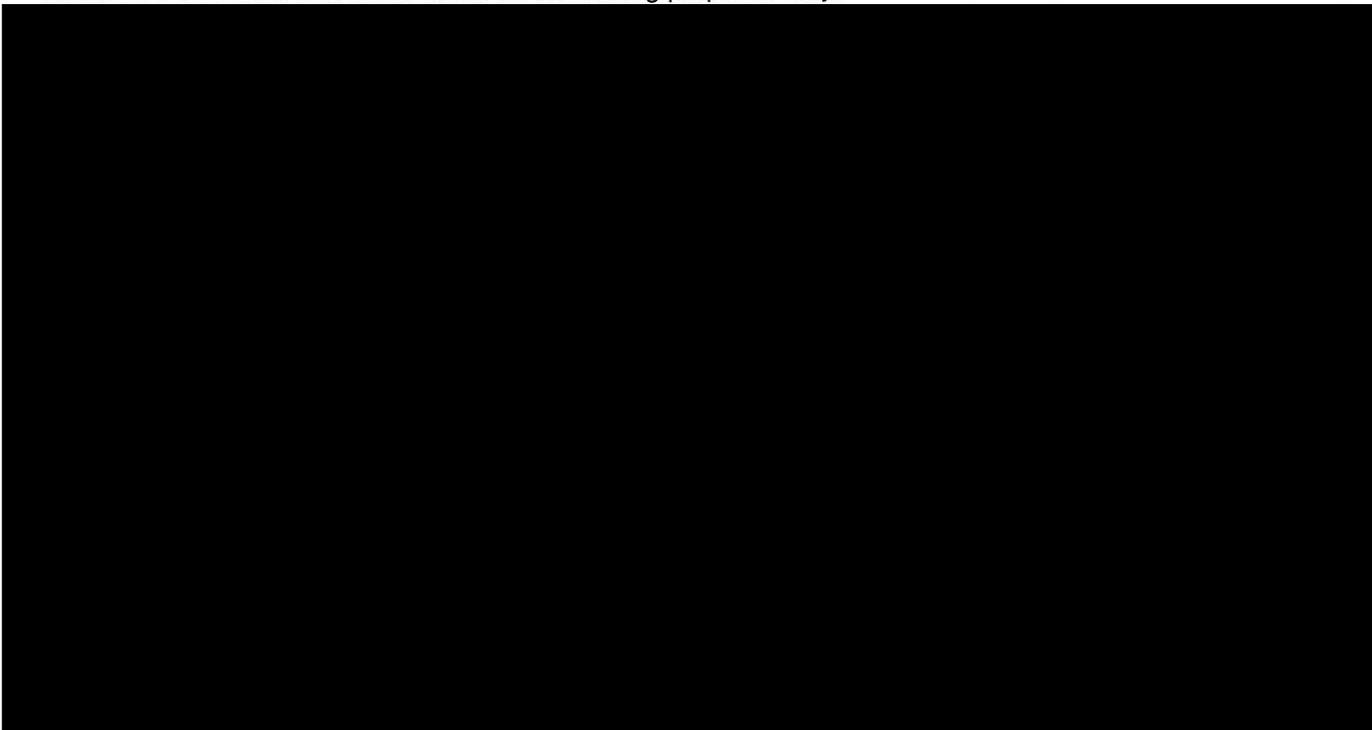
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Howarth Homes PLC
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Barker Parry Town Planning Limited
Full Name:	Steven Barker
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

3. Proposed Site Details															
Site address/ location: (please provide full postal address)	Land rear of 541-549 and 565-581 Uxbridge Road, Hayes, Middlesex														
Gird Reference (if known)															
Site Area (square metres or hectares):	3.9h (combined)														
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td><b>Residential</b></td> <td>✓</td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> </table> <p><i>If other, please state use:</i></p>	Agriculture		Commercial/ industrial		<b>Residential</b>	✓	Community		Retail		Open space/ recreation		Other	
Agriculture															
Commercial/ industrial															
<b>Residential</b>	✓														
Community															
Retail															
Open space/ recreation															
Other															
Relevant planning history: (include any planning application reference number (s) if known)	Adjacent to and would take access from recent backland development.														
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	No														

Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	Not applicable

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	Yes / No
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	14 householders (5/9)

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	No
Site is under option to a developer	No
Site is being marketed	No
Enquiries have been received	✓
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other		✓	
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	✓		
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or <u>on the boundary</u>	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	

Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other		✓	
If Other, please specify			

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Site could accommodate 20 dwellings.

See attached O/S plan (access arrowed) and Google Earth aerial image.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31 May 2013

# Uxbridge Road, Hayes



Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100033449. Plotial Scale: 1:1250





Google earth



UXBRIDGE RD, HAYES

UDP

LEGENT BACKLAND DEV ADJ. LINK IN GREEN CHAIN

UDP  
SHEET



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## Public Consultation on Part 2 of the Hillingdon Local Plan

1 message

---

Town Planning <[REDACTED]>

14 May 2013 11:16

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

Dear Sir or Madam,

Thank you for consulting HS2 Ltd on the above document.

On 10 January 2012, the then Secretary of State for Transport announced to Parliament the Government's decision to proceed with its proposals for a new high-speed rail network (see High Speed Rail: Investing in Britain's Future – Decisions and Next Steps, Cm 8247). The first phase of this network will be a new railway line between London and the West Midlands.

The construction of the new railway line is subject to Parliamentary approval, and the Government intends to promote a hybrid Bill to authorise it by the end of 2013. Prior to this, the Government proposes to make a direction safeguarding the land needed for the project and consultation on draft safeguarding directions closed at the end of January 2013.

In response to the Call for Sites, you are reminded of the Government's proposal to issue safeguarding directions to protect the planned railway corridor through the Borough from conflicting development. The directions and safeguarding maps are a material consideration for the Council when assessing the merits of proposals for specific sites through the Local Plan process and following the close of public consultation it is intended that the directions will be formally issued to relevant LPAs, (including the London Borough of Hillingdon,) in Spring 2013.

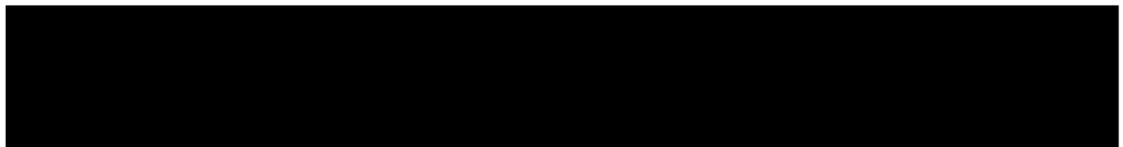
If you wish to discuss these representations further do not hesitate to contact me.

Yours faithfully,

James Fox



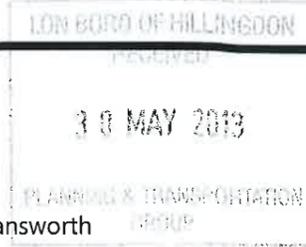
[www.hs2.org.uk](http://www.hs2.org.uk)



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This email is sent subject to our disclaimer which can be accessed via our website at <http://www.hs2.org.uk/policies>

**Nick Stafford**



**From:** Nick Stafford  
**Sent:** 29 May 2013 13:21  
**To:** 'ldfconsultation@hillingdon.gov.uk'  
**Cc:** [REDACTED]  
**Subject:** Hillingdon Call For Sites - Land at Mill End, Rickmansworth  
**Attachments:** Land at Mill End, Rickmansworth - Call for Sites Form May 2013.pdf; Land at Mill End (1.1250 at A3).pdf; Land at Mill End Proposals Map Extract and Photos.pptx

Dear Sirs

In response to the current 'call for sites' consultation that is currently being undertaken, please find attached details of a site owned by our client in Mill End, Rickmansworth.

This comprises a completed representation form, together with a location plan with the full extent of the site marked in red, which is to scale at 1:1250 when printed at A3.

I can confirm hard copy will also be sent, leaving in today's post.

The site is located to the south of Mill End Pumping Station, adjacent to Drayton Ford / Springwell Lane, and benefitting from a direct access from Uxbridge Road to the north.

The site is within Green Belt, but is excluded from Nature Conservation Site allocation which surrounds it. An extract of the Proposals Map is attached for ease of reference, as well as an aerial shot of the site in question.

Currently vacant, the site has previously been used for industrial / commercial storage, a use for which it is currently being marketed. As a result of this previous use, the developable area is entirely hardstanding and considered to represent previously developed land.

Residential development has been undertaken by Linden Homes on a site approximately 300m to the south east, on a site which looks like it was once part of the same area of Green Belt, before perhaps promotion through the Development Plan process.

The attached site is in **single ownership** and benefits from an **existing access**. Given its **previously developed** nature, its **availability** and **deliverability in the short term**, the Council are requested to seriously consider the merits of **removing the land from the Green Belt and taking it forward through the Local Plan process as a site allocated for potential residential development**.

Should you require any additional information relating to the attached, or wish to discuss its merits in due course, please do not hesitate to contact me.

Yours faithfully

**Nick Stafford BSc MSc MRTPI**  
Associate Director



Privacy & Confidentiality Notice: This message is confidential and intended solely for the person to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you must not read, copy, distribute, discuss or take any action in reliance on it. If you have received this information in error, please notify us as soon as possible on the above telephone number.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

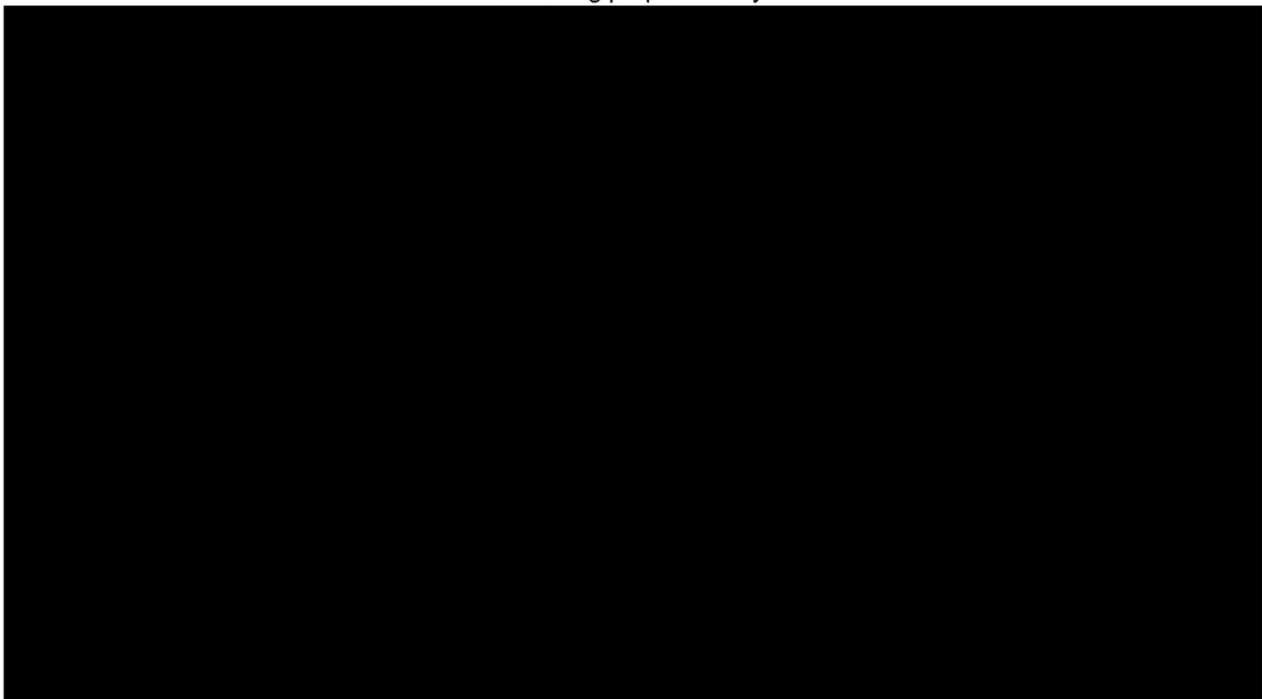
This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	Mr J O'Hara
Company (if applicable)	
Address:	c/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Preston Bennett Planning
Full Name:	Nick Stafford
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details															
Site address/ location: (please provide full postal address)	Former Haulage Yard, off Uxbridge Road / Springwell Lane / Drayton Ford, Mill End, Rickmansworth, WD3 8XD (immediately to the south of Mill End Pumping Station)														
Gird Reference (if known)	X:504093 Y:193429														
Site Area (square metres or hectares):	Approx 1.8 ha														
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td>X</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td>Storage</td> </tr> </table> <p><i>If other, please state use:</i></p>	Agriculture		Commercial/ industrial	X	Residential		Community		Retail		Open space/ recreation		Other	Storage
Agriculture															
Commercial/ industrial	X														
Residential															
Community															
Retail															
Open space/ recreation															
Other	Storage														
Relevant planning history: (include any planning application reference number (s) if known)	<p>No relevant planning history on this specific site other than outline consent for a workshop (see next section below).</p> <p>However, residential development has been approved on a similar site in the vicinity, at Hales Yard approx. 300m to the south east, also on Springwell Lane.</p> <p>Ref: 21895/APP/2003/763 – 20 dwellings approved in 2004.</p>														

<p>If the site is vacant, has it been previously developed for uses other than agriculture?</p> <p>If yes, please provide the details of the previous use and when this ceased.</p>	<p>The site is fully vacant.</p> <p>The last use was for vehicle and material storage on part of the site – this ceased in December 2012.</p> <p>Last full occupation by a single operator was a haulage depot – this ceased approx. 6 years ago. Those occupiers has secured a (unimplemented) consent for a workshop to service the vehicles.</p>
<p>Is the site subject to any unimplemented planning consents?</p> <p>If yes, please provide details.</p>	<p>No</p>
<p>Current number of people employed on the site (if any).</p>	<p>0</p>

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	N/A
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	N/A

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	YES	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	Site is on the market for storage use
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	YES		
Mains Sewerage	Site has sump and decommissioned pump and was connected to the mains – efforts are being made to re-establish this		
Electrical Supply	Yes		
Gas Supply			
Access to Public Highway	Yes (2 access points)		
Landline telephone/Broadband	YES		
Public rights of way		NO	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist			X
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination			X (possibility)
Access constraints		X	
Trees and/or mature hedges on site or on the boundary		X	
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk			X (site is not within an area of flood risk but the

			EA Maps show extensive risk in the surrounding area)
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other	X (Green Belt)		
If Other, please specify			

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

**Although located in the Green Belt, the site represents previously development 'brownfield' land and it is not considered that the site's exclusion from Green Belt allocation would be to the detriment of the openness and character of the Green Belt.**

**Residential development has been undertaken on similar sites in the same area of Green Belt (Linden Homes site approx. 300m south east on Springwell Lane), following what appears to have been a removal of that site from Green Belt.**

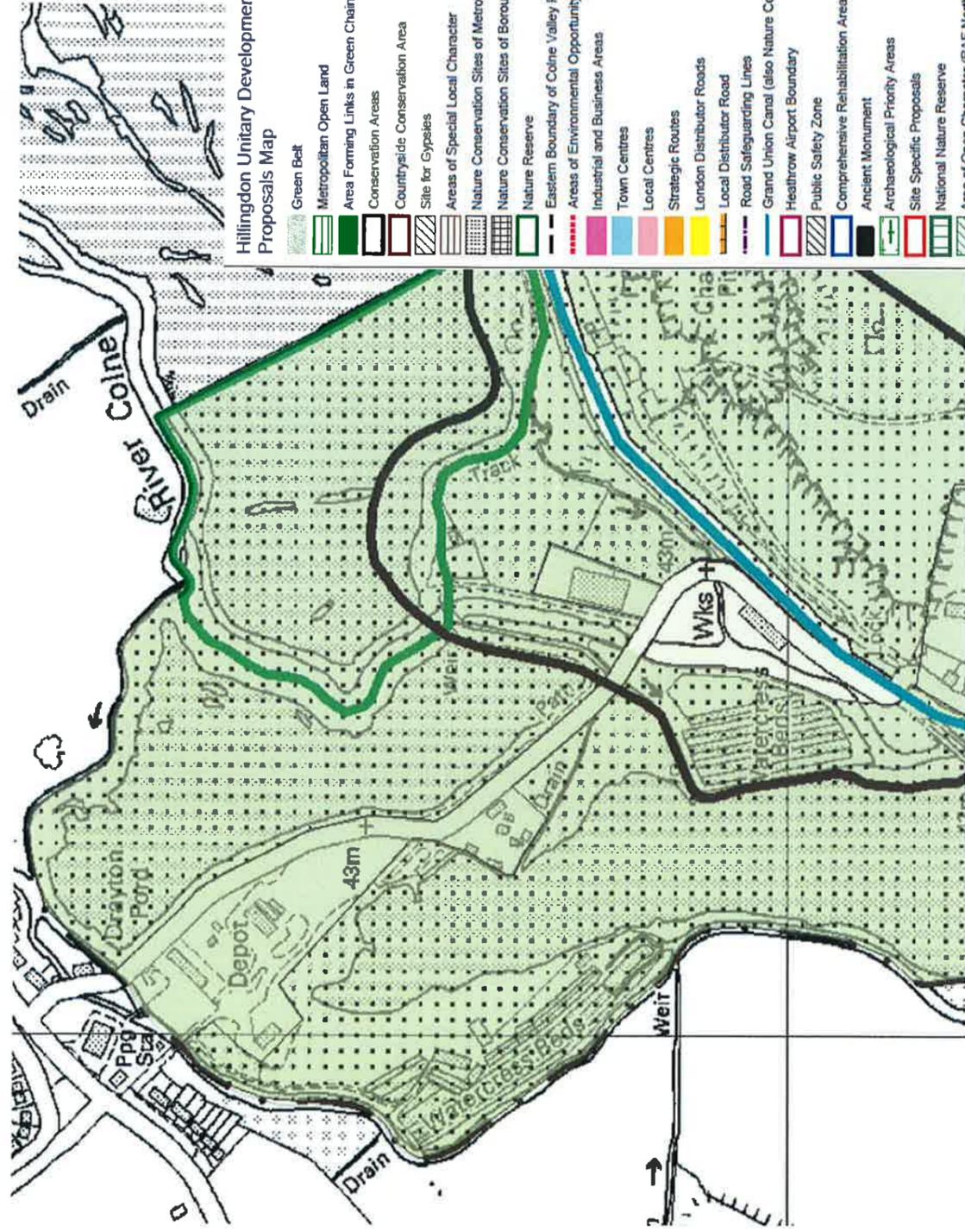
**The site is vacant, in single freehold ownership, and is considered to be deliverable in the short term. Serious consideration should therefore be given for its release from Green Belt and allocation for residential development.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 28 May 2013



Hillingdon Unitary Development Plan  
Proposals Map

- Green Belt
- Metropolitan Open Land
- Area Forming Links in Green Chain
- Conservation Areas
- Countryside Conservation Area
- Site for Gypsies
- Areas of Special Local Character
- Nature Conservation Sites of Metropolitan or Borough Grade I Importance
- Nature Conservation Sites of Borough Grade II or Local Importance
- Nature Reserve
- Eastern Boundary of Colne Valley Park
- Areas of Environmental Opportunity
- Industrial and Business Areas
- Town Centres
- Local Centres
- Strategic Routes
- London Distributor Roads
- Local Distributor Road
- Road Safeguarding Lines
- Grand Union Canal (also Nature Conservation Site of Metropolitan Importance)
- Heathrow Airport Boundary
- Public Safety Zone
- Comprehensive Rehabilitation Area
- Ancient Monument
- Archaeological Priority Areas
- Site Specific Proposals
- National Nature Reserve
- Area of Open Character (RAF Northolt)
- Sites of Special Scientific Interest
- Proposed Pedestrian Priority Area
- Primary Shopping Area
- Secondary Shopping Area
- Existing Pedestrian Area

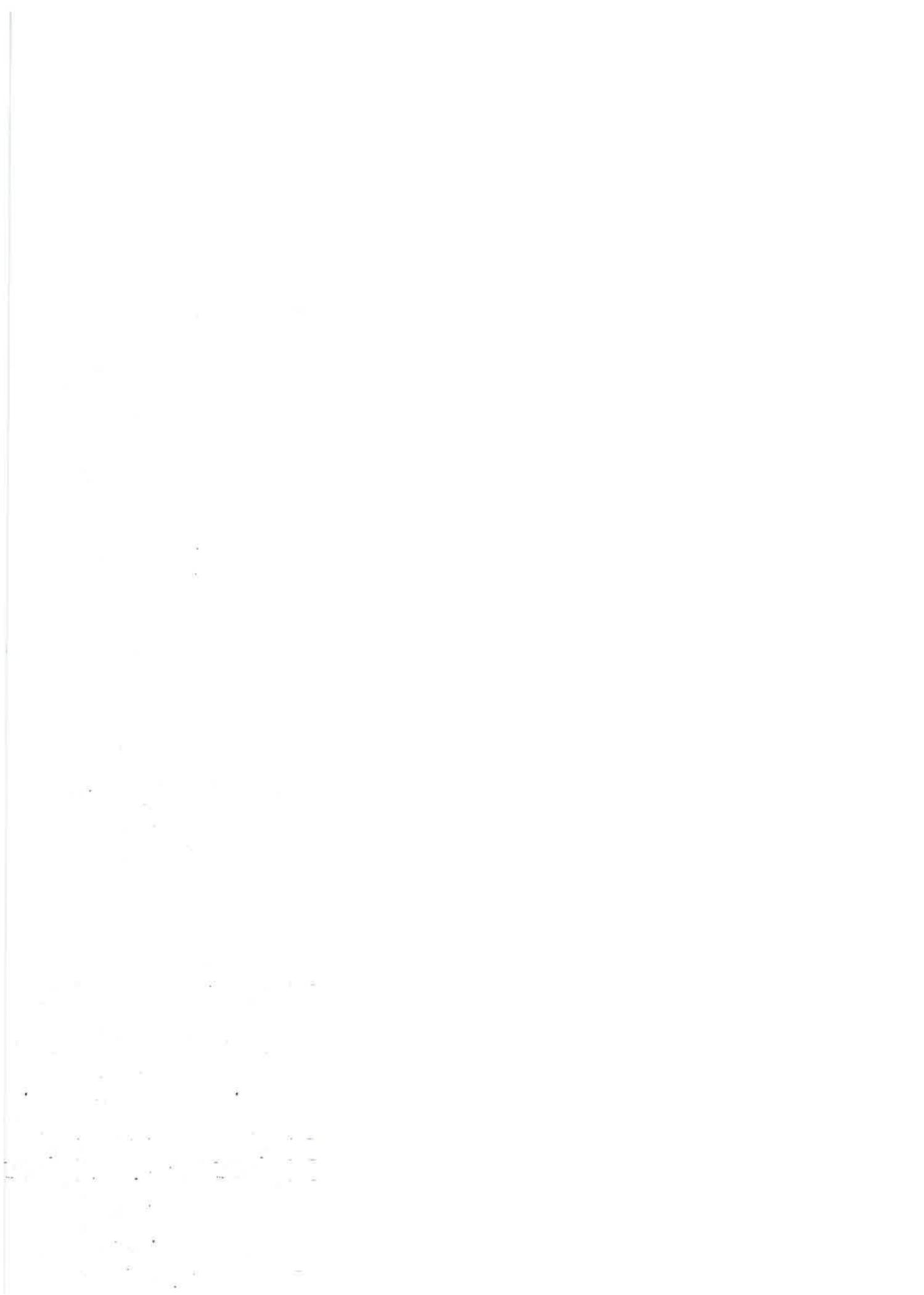




Aerial view of site (orientated north)



Entrance / access road in to the site





**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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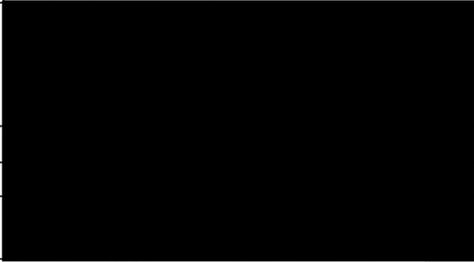
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Company (if applicable)	
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Postcode:	
Telephone Number:	
Email Address:	

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Organisation:	Preston Bennett Planning
Full Name:	Nick Stafford
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<p>Is the site subject to any unimplemented planning consents?</p> <p>If yes, please provide details.</p>	No
<p>Current number of people employed on the site (if any).</p>	0

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	N/A
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	N/A

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
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Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
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Community Facilities (D1 & 2) Please specify		
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Waste Facilities		
Open space		
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	Comments
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Site is under option to a developer	
Site is being marketed	Site is on the market for storage use
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7. Utilities			
	Yes	No	Unsure
Mains Water Supply	YES		
Mains Sewerage	Site has sump and decommissioned pump and was connected to the mains – efforts are being made to re-establish this		
Electrical Supply	Yes		
Gas Supply			
Access to Public Highway	Yes (2 access points)		
Landline telephone/Broadband	YES		
Public rights of way		NO	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist			X
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination			X (possibility)
Access constraints		X	
Trees and/or mature hedges on site or on the boundary		X	
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk			X (site is not within an area of flood risk but the

			EA Maps show extensive risk in the surrounding area)
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other	X (Green Belt)		
If Other, please specify			

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

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Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

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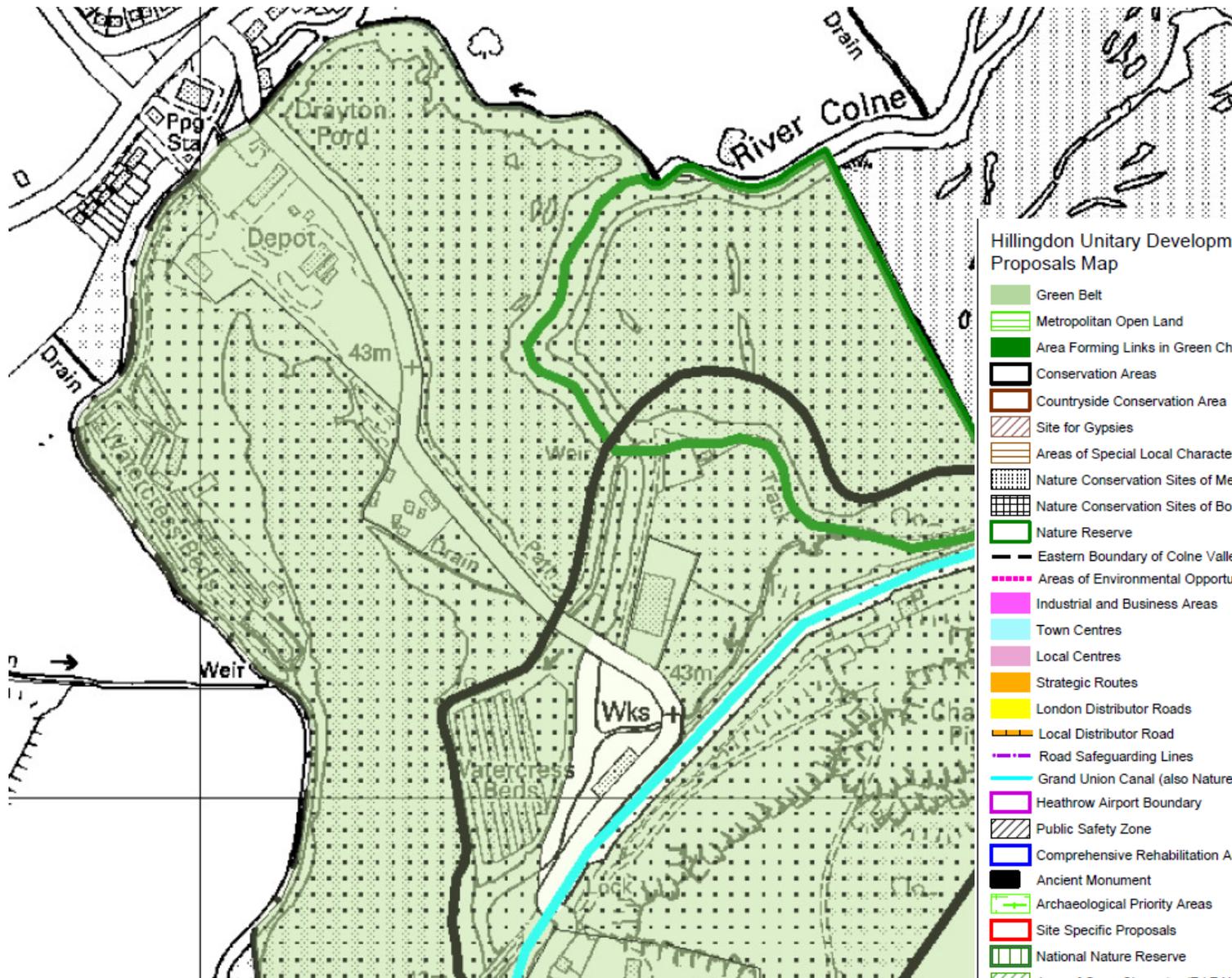
Signature



Date: 28 May 2013

Land at Mill End, Rickmansworth





Hillingdon Unitary Development Plan  
Proposals Map

- Green Belt
- Metropolitan Open Land
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- Conservation Areas
- Countryside Conservation Area
- Site for Gypsies
- Areas of Special Local Character
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- National Nature Reserve
- Area of Open Character (RAF Northolt)
- Sites of Special Scientific Interest
- Proposed Pedestrian Priority Area
- Primary Shopping Area
- Secondary Shopping Area
- Existing Pedestrian Area





Aerial view of site (orientated north)



Entrance / access road in to the site

10.

This site was previously the location of Whitehouse Cottage, of which I enclose a photo. It has 3 buildings on it, two shown on the 1:100 plan, the other, a stable in the paddock.

I seek a sensible sustainable long term use for the site.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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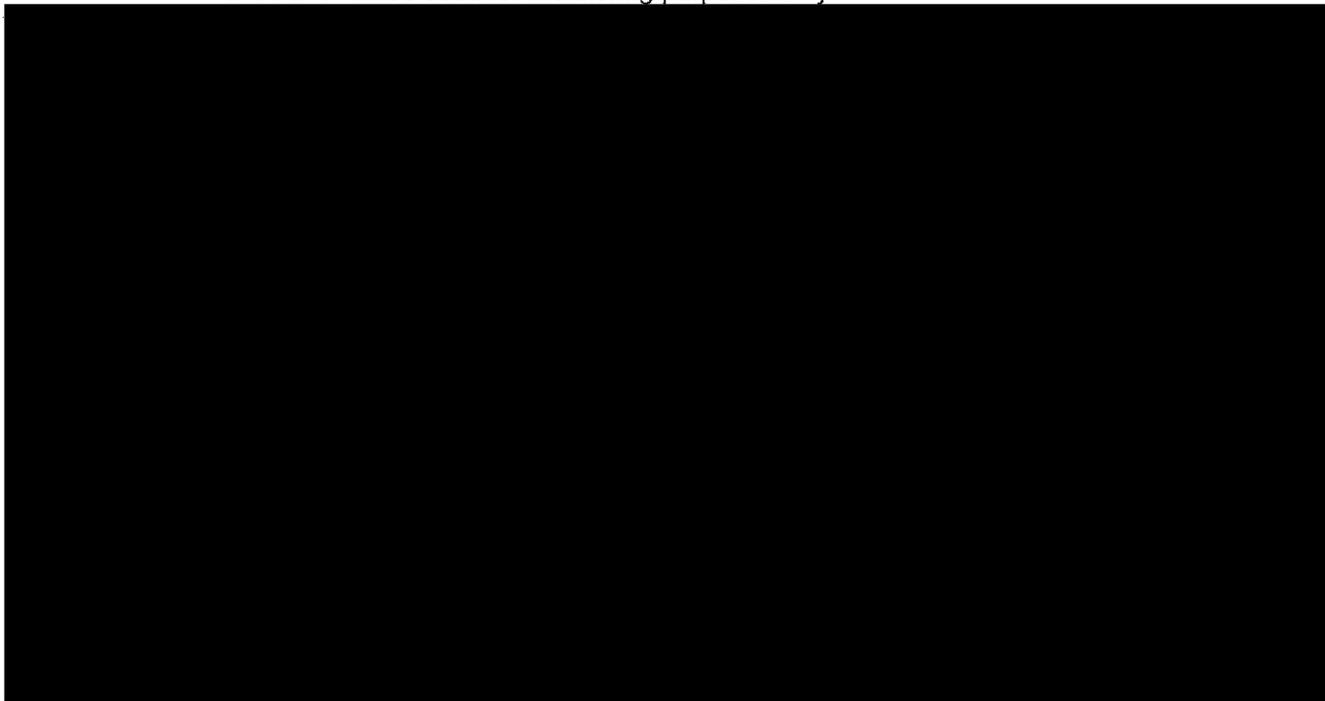
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**Monitoring Questions**

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1. Personal Details	
Full Name:	Andrew R.W. COX
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details															
Site address/ location: (please provide full postal address)	Whitehouse Building NORTHWOOD ROAD HAREFIELD Uxbridge UB9 6PT														
Grid Reference (if known)															
Site Area (square metres or hectares):	0.6 hectares, approx 1.5 acres														
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td>- Paddock</td> </tr> <tr> <td>Commercial/ industrial</td> <td>- office</td> </tr> <tr> <td>Residential</td> <td>- occasional</td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td>- Garden</td> </tr> <tr> <td>Other</td> <td>- Carages</td> </tr> </table> <p>If other, please state use:</p>	Agriculture	- Paddock	Commercial/ industrial	- office	Residential	- occasional	Community		Retail		Open space/ recreation	- Garden	Other	- Carages
Agriculture	- Paddock														
Commercial/ industrial	- office														
Residential	- occasional														
Community															
Retail															
Open space/ recreation	- Garden														
Other	- Carages														
Relevant planning history: (include any planning application reference number (s) if known)	Planning permission granted 1986 LBH 19/5221 d/86/229, then a certificate of lawfulness 12/6/2009 Ref 66100/APP/2009/1268														
If the site is vacant, has it been previously developed for uses other than agriculture?															
If yes, please provide the details															

of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	None

#### 4. Site Ownership Details

Are you the freehold owner of the site/building?	<input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes <input checked="" type="radio"/> No
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If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

#### 5. Proposed Use (with Use Classes in brackets)

	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		✓
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	✓
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage		✓	
Electrical Supply	✓		
Gas Supply		✓	
Access to Public Highway	✓		
Landline telephone/Broadband	✓ →		(Disconnected)
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist	Yes, but family		
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years

✓

5 – 10 Years

10 – 15 Years

Beyond 15 Years

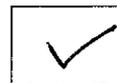
If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

this site was previously the location of Whitehouse Cottage, of which I enclose a photo. It has 3 buildings on it, two shown on the 1:100 plan, the other, a stable in the paddock. I seek a sensible, sustainable long term use for the site.

Please tick here if you wish to be kept informed of the progress of the Local Plan.



Signature \_\_\_\_\_



Date: 20/5/13



(1) Adjacent house

WHITEHOUSE  
 NORTHWOOD rd.  
 HAREFIELD  
 UB96PT

Site in green

1:2500

Whitehouse Cottage, Northwood rd, Harefield, about 1955



This photo shows Mrs Walter Pearson standing outside the cottage, which was demolished in the early 1960's. The conifer to the left has died but its remains were there in 2009. The woodland behind the house, between the site and Harefield Grove Farm, is called Pearson's Wood, after Walter.



Call for Sites  
LDF Team  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre  
Uxbridge  
Middlesex  
UP8 1UW

25<sup>th</sup> April 2013

Dear Sirs

**Re: Haste Hill Farmland, Fore Street, Eastcote, Pinner, HA5 2<sup>ND</sup>**

Please find enclosed completed Call for Sites Form which we hope you will consider favourably.

Yours faithfully



Susan P Hatchett

Enc

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

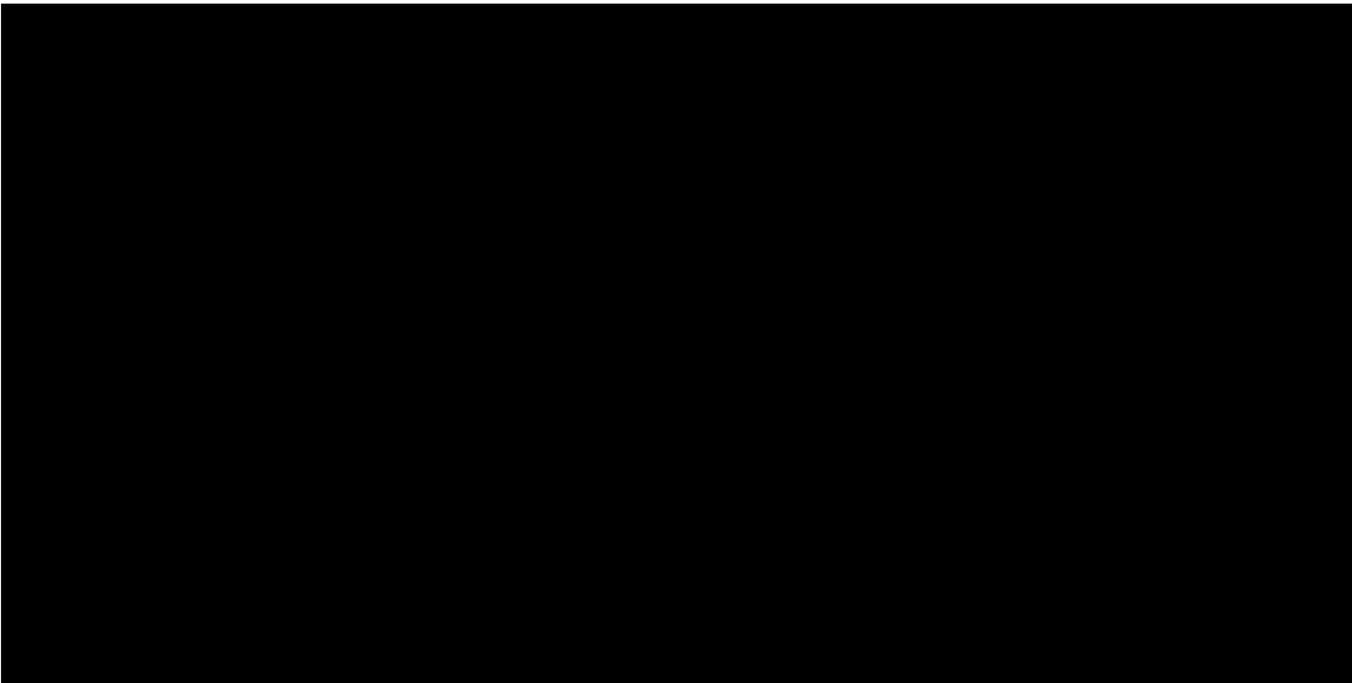
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)

---

**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



<b>1. Personal Details</b>	
Full Name:	SUSAN PATRICIA HATCHETT
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

<b>2. Agents Details (if applicable)</b>	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

<b>3. Proposed Site Details</b>															
Site address/ location: (please provide full postal address)	HASTE HILL FARMLAND FORE STREET EASTCOTE PINNER HAS 2ND														
Gird Reference (if known)															
Site Area (square metres or hectares):	2.43 HECTARS APPROX.														
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td>LIVERY STABLES</td> </tr> <tr> <td>Commercial/ industrial</td> <td>NURSERY</td> </tr> <tr> <td>Residential</td> <td>STORAGE</td> </tr> <tr> <td>Community</td> <td>REMAINING 50% EMPTY</td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other <input checked="" type="checkbox"/></td> <td></td> </tr> </table> <p><i>If other, please state use:</i></p>	Agriculture	LIVERY STABLES	Commercial/ industrial	NURSERY	Residential	STORAGE	Community	REMAINING 50% EMPTY	Retail		Open space/ recreation		Other <input checked="" type="checkbox"/>	
Agriculture	LIVERY STABLES														
Commercial/ industrial	NURSERY														
Residential	STORAGE														
Community	REMAINING 50% EMPTY														
Retail															
Open space/ recreation															
Other <input checked="" type="checkbox"/>															
Relevant planning history: (include any planning application reference number (s) if known)	RESIDENTIAL PLANNING APPLICATION DATED 14-03-1973, REF 57048/73/665														
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details	HALF OF SITE IS VACANT, PART OF WHICH WAS LET FOR STORAGE BUT HAS BEEN UNOCCUPIED FOR 7 YEARS. EX-TENANTS LEFT IT IN BAD STATE AND HAVE BEEN UNABLE TO LET TO  CONTD.														

of the previous use and when this ceased.	SUITABLE TENANTS SINCE. IT CONTAINS A FEW DERELICT BUILDINGS.
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	NO
Current number of people employed on the site (if any).	THREE TENANTS

<b>4. Site Ownership Details</b>	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	YES
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

<b>5. Proposed Use (with Use Classes in brackets)</b>		
	<b>Preferred</b>	<b>Alternative</b>
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		✓
General Industrial (B2)		✓
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	✓
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage			✓
Electrical Supply	✓		
Gas Supply		✓	
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist			✓
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site			✓
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other	✓		
If Other, please specify GREEN BELT			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	
5 – 10 Years	✓
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

TENANTS HAVE FOUR YEARS TO RUN ON LEASES

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

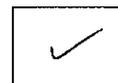
THE LAND IS JOINTLY OWNED BY MYSELF AND MY SIBLINGS AS FOLLOWS:-

RICHARD WILLIAM CLARK  
11 PARKSIDE DRIVE  
WATFORD  
HERTS. WD17 3AS

JANICE HILARY CLARK  
100 GIBSON DRIVE  
HILMORTON  
RUGBY  
WARWICKS. CV21 4LL

I AM ACTING WITH THEIR TOTAL AGREEMENT.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

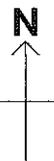
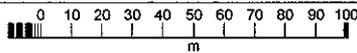


Signature



Date: 25-04-2013

HASTE HILL FARMLAND, HAS 2ND



OS Mastermap  
18 April 2013, ID: BLJT-00223275  
[www.planningapplicationmaps.co.uk](http://www.planningapplicationmaps.co.uk)

1:2500 scale print at A4, Centre: 509875 E, 189367 N

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LONDON BOROUGH OF HILLINGDON  
HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

CALL FOR SITES FORM

**DALE VENN ARCHITECTS**

Chartered Architects, Planners & Surveyors  
Chartered Practice No. 167131P  
Chartered Town Planner No. 21565

High House, Harlington Road  
Hillingdon, Middlesex.  
UB8 3HX.

Dale Venn Architects Ltd



Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW



13

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



Full Name:	NARINDER GILL
Company (if applicable)	/
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

2. Agents Details (if applicable)	
Organisation:	DALE VENN ARCHITECTS LTD
Full Name:	DALE VENN
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

3. Proposed Site Details	
Site address/ location: (please provide full postal address)	117 WEST DRAYTON ROAD, HILLINGDON, UB8 3LG. - LAND REAR OF 63 DALEHAM DRIVE, UB8 3HP.
Gird Reference (if known)	
Site Area (square metres or hectares):	282m <sup>2</sup>
Current use(s): (please tick - if more than one use please indicate)	Agriculture Commercial/ industrial Residential <input checked="" type="checkbox"/> Community Retail Open space/ recreation Other If other, please state use:
Relevant planning history: (include any planning application reference number (s) if known)	APPLICATION REF. 61871/APP/2006/1477
If the site is vacant, has it been previously developed for uses other than agriculture? If yes, please provide the details	NOT VACANT GARDEN AREA FOR 117 WEST DRAYTON ROAD. SHED EXISTS ON SITE.

of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents? If yes, please provide details.	No.
Current number of people employed on the site (if any).	No.

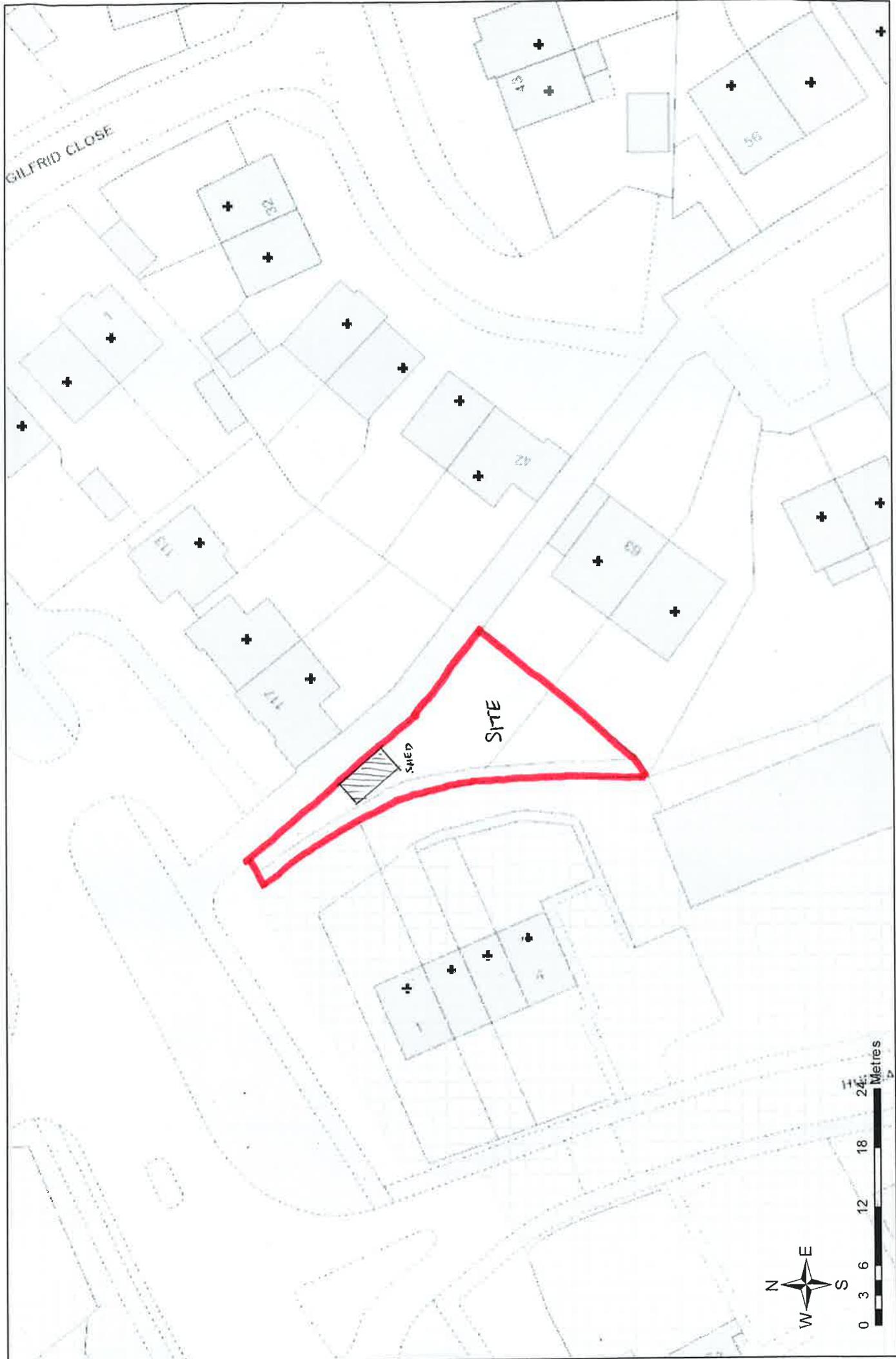
4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / <del>No</del>
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / <del>No</del>
If yes, do you lease the whole site?	n/a Yes / No
If the answer is no: Do you know who owns the site (whole or part), if so please provide their details?	n/a Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	n/a

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	<input checked="" type="checkbox"/>	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site	✓		
Contamination	✓		
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other		✓	
If Other, please specify			
SITE IS SURROUNDED BY DEVELOPMENT , PLEASE REMOVE GREEN BELT DESIGNATION			



T. MILLS



10-2-12.

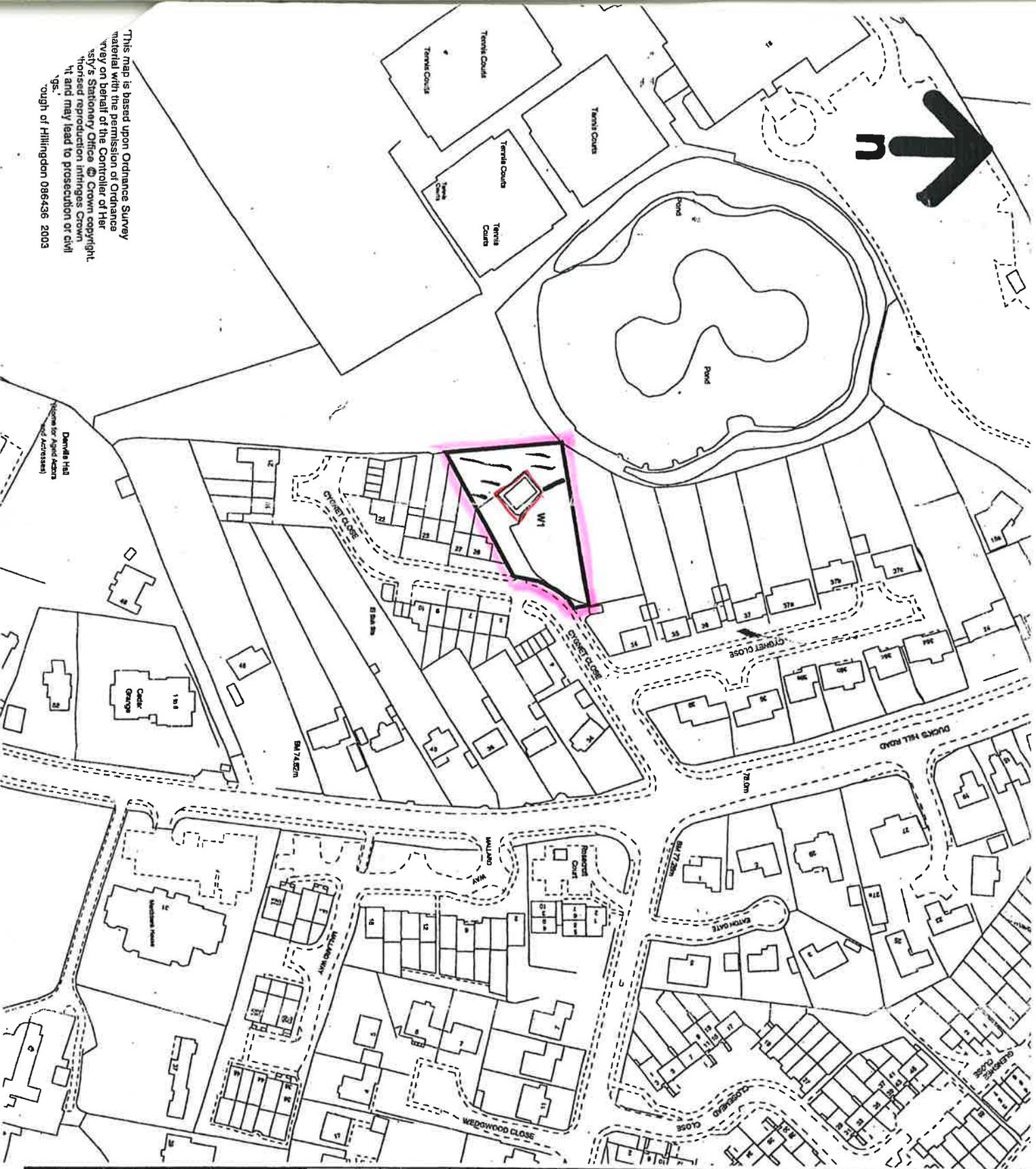
Dear Mr Greane,

I would like to put in  
a request to your department to take a  
look at a piece of land situated at the  
rear of 25-28 and 34 Cygnets Close,  
Northwood, to see if this area can be  
re-zoned.

Enclosed is map of area of land.

Yours sincerely





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. It and may lead to prosecution or civil liability.

Dennis Hall  
 (Name for Aerial Access)



Land at the rear of 25 - 28 (inclusive) and 34 Cygnet Close, Northwood

Tree Preservation Order Number

**644**

LONDON BOROUGH OF  
**HILLINGDON**  
**JEAN PALMER**  
 Head of Planning & Transportation  
 Environmental Services Group  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

drawn	
date	July 2003
scale	1:1250
O.S. sheet	0891 NW



## LONDON BOROUGH OF HILLINGDON

### HILLINGDON LOCAL PLAN: PART 2

#### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### CALL FOR SITES FORM

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

---

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

1. Personal Details	
Full Name:	Nick Baker
Company (if applicable)	Legal & General Property Partners (Life Fund) Limited
Address:	CO Agent.
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Deloitte Real Estate
Full Name:	Julia Chowings
Address:	Athene Place 
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details											
Site address/ location: (please provide full postal address)	Land at Long Lane Farm, Ickenham. Please refer to attached red line plan.										
Gird Reference (if known)											
Site Area (square metres or hectares):	Only the green hatched areas are being promoted in this 'call for sites' submission. The green hatched areas have a combined site area of approximately 24 hectares.  The rest of the land within the red line is owned by L&G but is not being promoted in this representation for development.										
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture <input type="checkbox"/></td> <td rowspan="7">Grassland which is infrequently managed and occasionally grazed by horses.</td> </tr> <tr> <td>Commercial/ industrial <input type="checkbox"/></td> </tr> <tr> <td>Residential <input type="checkbox"/></td> </tr> <tr> <td>Community <input type="checkbox"/></td> </tr> <tr> <td>Retail <input type="checkbox"/></td> </tr> <tr> <td>Open space/ recreation <input type="checkbox"/></td> </tr> <tr> <td>Other <input type="checkbox"/></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture <input type="checkbox"/>	Grassland which is infrequently managed and occasionally grazed by horses.	Commercial/ industrial <input type="checkbox"/>	Residential <input type="checkbox"/>	Community <input type="checkbox"/>	Retail <input type="checkbox"/>	Open space/ recreation <input type="checkbox"/>	Other <input type="checkbox"/>	<i>If other, please state use:</i>	
Agriculture <input type="checkbox"/>	Grassland which is infrequently managed and occasionally grazed by horses.										
Commercial/ industrial <input type="checkbox"/>											
Residential <input type="checkbox"/>											
Community <input type="checkbox"/>											
Retail <input type="checkbox"/>											
Open space/ recreation <input type="checkbox"/>											
Other <input type="checkbox"/>											
<i>If other, please state use:</i>											
Relevant planning history: (include any planning application reference number (s) if known)	None										
If the site is vacant, has it been previously developed for uses other than agriculture? If yes, please provide the details of the previous use and when this ceased.	No										
Is the site subject to any unimplemented planning	No										

consents? If yes, please provide details.	
Current number of people employed on the site (if any).	NA

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes
If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	NA
If the answer is no: Do you know who owns the site (whole or part), if so please provide their details?	NA
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	NA

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	Residential (C3 Use Class)	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	Yes
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply		No	
Mains Sewerage		No	
Electrical Supply		No	
Gas Supply		No	
Access to Public Highway	Yes		
Landline telephone/Broadband		No	
Public rights of way		No	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		No	
Restrictive covenants exist		No	
Current use needs to be relocated		No	
Public rights of way cross or adjoin the site	Yes, adjoining the site.		
Contamination		No	
Access constraints		No	
Trees and/or mature hedges on site or on the boundary	Yes		
Tree Protection Orders on site			Unsure
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc	The UDP Proposal Map identifies that the site is located within the Green Belt, within a 'Countryside Conservation Area' and is in an 'Area of Environmental Opportunity'.		
Flood risk		No	
Pylons or overhead cables on the site		No	
Designated as Open Space		No	
Other			
If Other, please specify			

9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	0-5 Years.
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

## 10. Other Relevant Information

### Introduction

The land ownership of Legal & General Property Partners (Life Fund) Limited ('L&G') at Long Lane Farm, Ickenham is outlined in red on the attached plan, and comprises a total of approximately 85 hectares of grass land. However, please note that it is only the green hatched areas (hereafter referred to as 'the site') that are being promoted in this 'Call for Sites' submission. The green hatched areas have a combined site area of approximately 24 hectares.

### Housing Contribution

Given the site's location and setting it could reasonably be assumed that a housing density of between 35-65 dwellings per hectare could be achieved, equating to a provision of between 840-1,560 dwellings should all 24 hectares be developed for housing. The site therefore has the potential to make an extremely valuable contribution towards the private, affordable rent and affordable housing stock in the London Borough of Hillingdon.

### Deliverability

It is considered that either all or part of the site would be 'deliverable' within a period of five years. In accordance with the National Planning Policy Framework (NPPF), provided below is an assessment of the site's availability, achievability and suitability.

#### **Available**

The site is solely in the ownership of L&G and is therefore readily available for residential development without land assembly issues or delays.

#### **Achievable**

Legal and General's acquisition of the premium major home builder, CALA Group Limited, means that it is fully capable of delivering residential development on this site within five years. Therefore, L&G has the capability to not only progress a planning approval, but to actually deliver homes on this site. L&G is committed to building more homes in the UK, and to working with Housing Associations to deliver more affordable housing.

#### **Suitable**

The site is suitable for residential development as it could deliver attractive and sustainable extensions to the existing urban communities at Ickenham and Ruislip.

The site is also supported by existing infrastructure, and benefits from good access from the existing road network. The site lies in close proximity to the strategic A40 Trunk Road and in close proximity to public transport, including the London Underground Stations of Ickenham and Hillingdon.

It is acknowledged that the majority of the site is designated Green Belt land. However, the site is still considered to be suitable. This is because it is considered exceptional circumstances exist to support the release of either all or part of the 24 hectare site from the Green Belt for residential development as part of the Site Allocations and Proposals Map review. This release of land and promotion for residential development will significantly contribute to Hillingdon's Housing Growth Requirements. The exceptional circumstances are that the uplift in land value generated by the release of either all or part of the site from the Green Belt would enable L&G, as sole land owner and developer, to bring forward a highly sustainable residential development that could provide, for example:

- Significant environmental improvements and increased public accessibility to the remaining 61 hectares of Green Belt land within L&G's ownership;
- A higher than policy compliant percentage of affordable housing (subject to viability);
- Low to zero carbon energy efficient housing; and
- Contribution to housing growth requirements.

Even if all or part of the 24 hectare site is not released from the Green Belt, it is still considered that the site is suitable. This is because a planning application for residential development on either all or part of

the site which includes the above provisions could be capable of demonstrating the 'very special circumstances' required to justify what would otherwise be inappropriate development in the Green Belt.

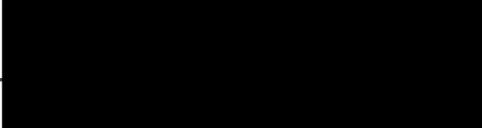
**Longer Term**

L&G consider that all or part of the site could be delivered on a phased basis and as part of a long term housing growth strategy. In this regard, L&G also consider that this site is a suitable location for housing development with a very reasonable prospect that it could be viably developed 0-5 years or within a 5 - 10 year period.

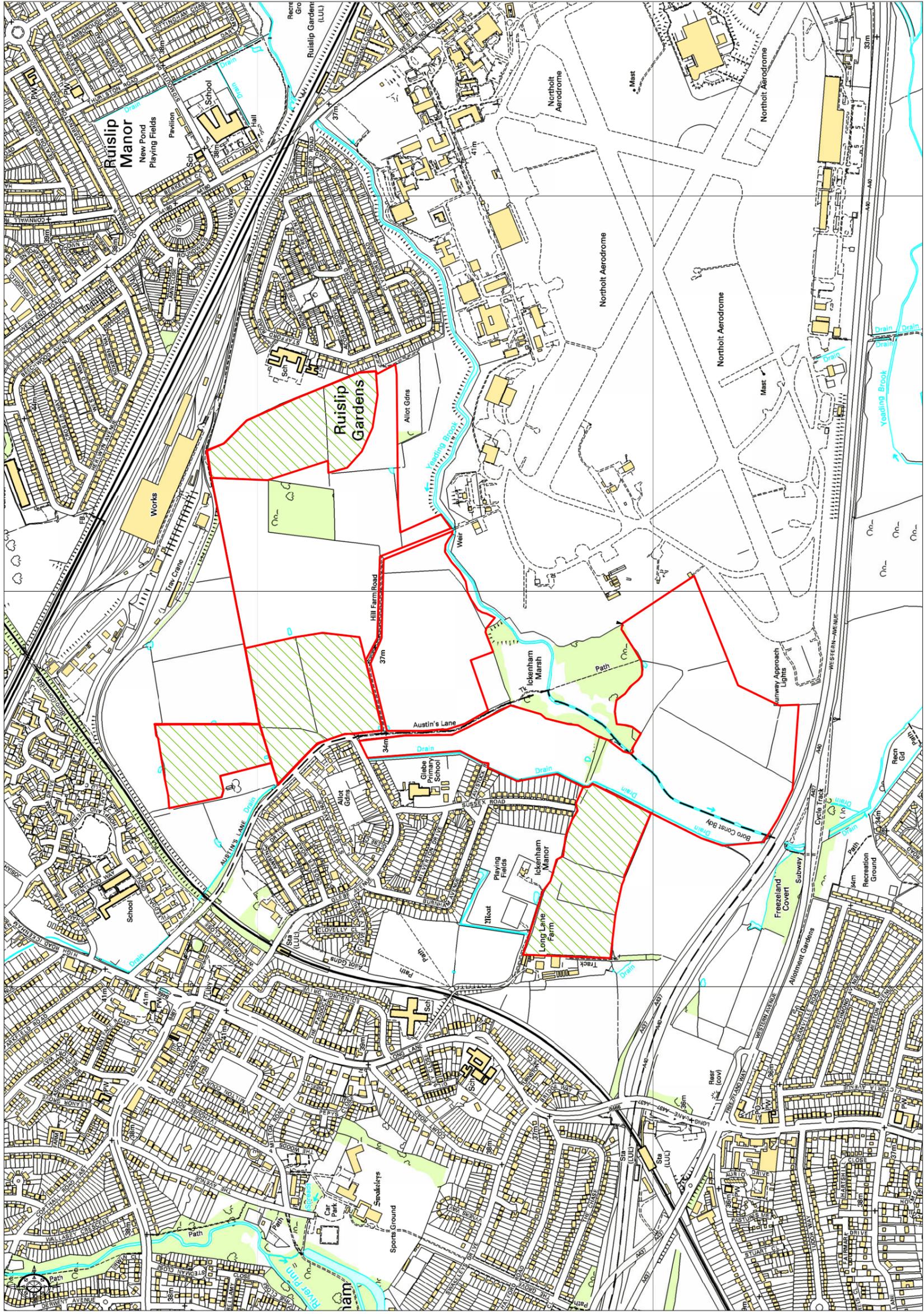
L&G would welcome the opportunity to discuss the development potential of this site with LB Hillingdon.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

 YES

Signature 

Date: 30<sup>th</sup> May 2013



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Julia Chowings

**Are you:** Planning Consultant

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

**Please tick here if you wish to be kept informed of the progress of the Local Plan.**

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

c) <input type="checkbox"/> Asian or Asian British	f) <input type="checkbox"/> Other ethnic group
--	--

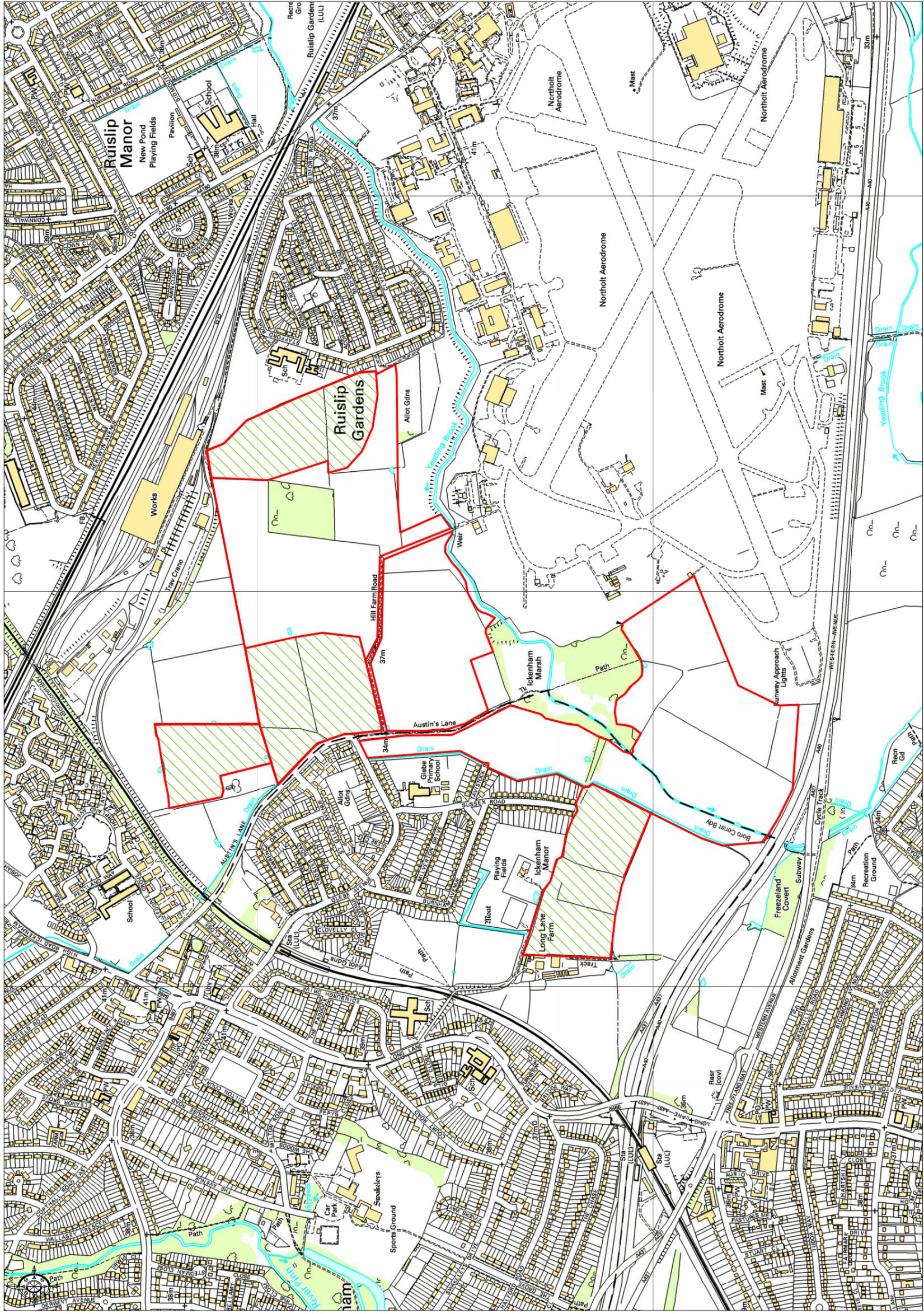
**Which section of Part 2 of the Local Plan are you making a representation on?  
(Please tick the appropriate section and use a separate form for each representation)**

	<b>Development Management Policies</b>
<b>X</b>	<b>Site Specific Allocations</b>
<b>X</b>	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Site Specific Allocations and Proposals Map</b></p>	<p>We submit this representation on behalf of our client, Legal &amp; General Property Partners (Life Fund) Limited ('L&amp;G').</p> <p>This representation requests the inclusion of our client's land at Long Lane Farm, Ickenham in the Site Specific Allocations document as a site suitable for residential development.</p> <p>The extent of our client's land ownership is outlined in red on the attached plan. However, please note that it is only the green hatched areas (hereafter referred to as 'the site') that are being promoted for inclusion within the Site Allocations Document.</p> <p>The green hatched areas have a combined site area of approximately 24 hectares. Given the site's location and setting it could reasonably be assumed that a housing density of between 35-65 dwellings per hectare could be achieved, equating to a provision of between 840-1,560 dwellings, should all 24 hectares be developed for housing.</p> <p>The site therefore has the potential to make an extremely valuable contribution towards the private, affordable rent and affordable housing stock in the London Borough of Hillingdon, and could deliver attractive and sustainable extensions to the existing urban communities at Ickenham and Ruislip.</p> <p>While a number of homes have been allocated to the North of the A40 area in the Local Plan Part 1, we consider a greater number of homes could be delivered through the consideration of a broader range of sites. We therefore recommend that consideration is given to the release of well-located sustainable greenfield sites such as Ickenham. Such sites should be included within the Site Allocations document, and could ensure that sufficient land is provided to deliver the growth targets outlined in Part 1 of the Local Plan.</p> <p>It is considered that either all or part of the site would be 'deliverable' within a period of five years. In this regard, we request that consideration is given to the release of all or part of the site from the Green Belt on the Proposals Map and for its allocation for residential development in the Site Allocations document.</p> <p>L&amp;G has the capability to not only obtain a planning permission for the site but to deliver and build the development, providing much needed residential accommodation for the Borough and for London.</p> <p>An assessment of the site's 'deliverability' in accordance with the National Planning Policy Framework (NPPF) is included within the Call for Sites representation which we have submitted on behalf of our client alongside this representation.</p> <p>We request that our client's Call for Sites representations is considered as part of this representation to the Site Specific Allocations Document and the Proposals Map.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk) **Thank you.**



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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Julian Kverndal

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): **A Resident**

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

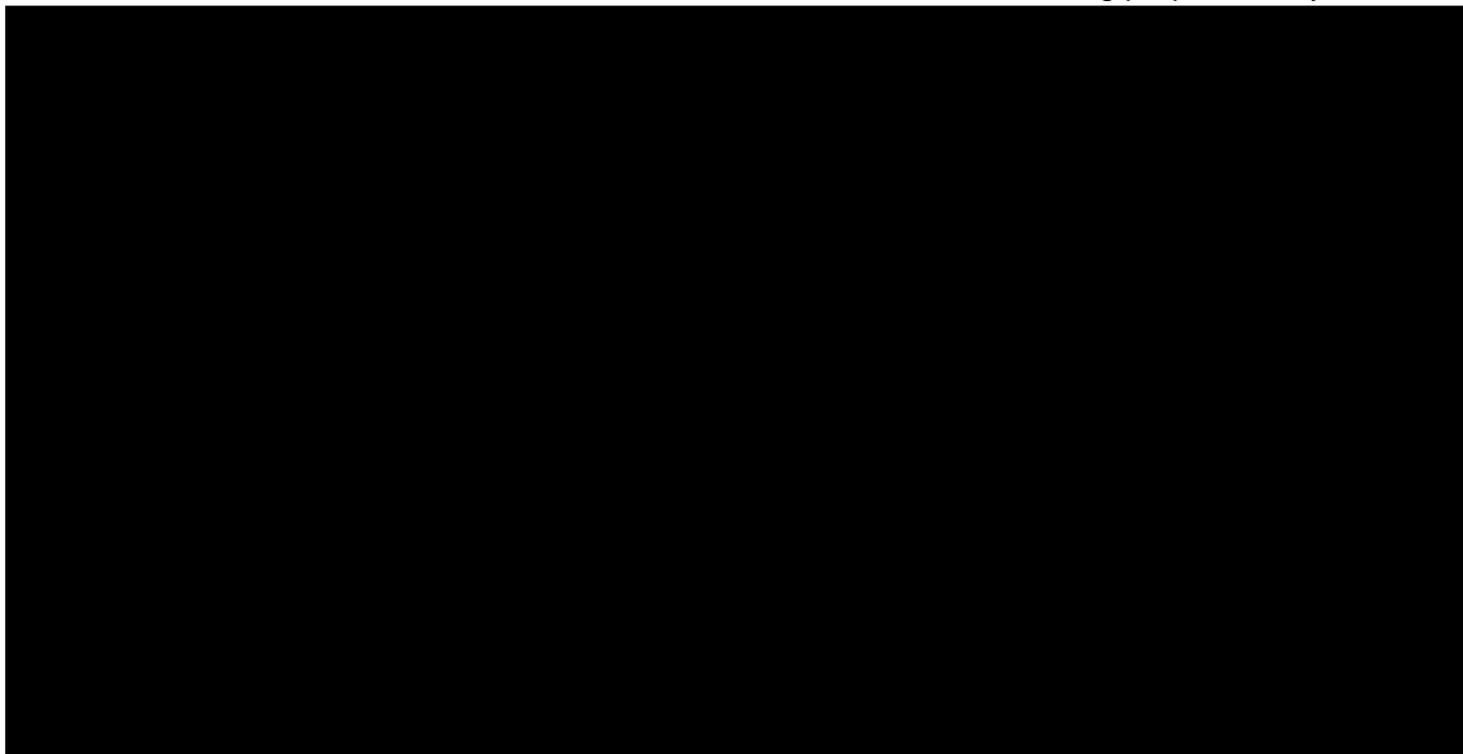
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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√	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
New Homes	<p>Land north of the Harefield Academy and south of the Harefield to Southall gas pipeline should no longer be Green Belt protected.</p> <p>This is because the eastern part of this area has been used twice as contractor's compounds over several years and therefore, has planning history. The first compound was for the contractor engaged by Hillingdon Council to renew kitchens and bathrooms in Local Authority Housing, located in Harefield. The second time the land was used as a pipes store by the contractor installing the Harefield to Southall gas pipeline.</p> <p>On some 19<sup>th</sup> century maps, you can see that there were buildings in the central part of the area and therefore, some of this land is not untouched farmland.</p> <p>Due to safety requirements, no development can be undertaken above or near to the new gas pipeline, which makes it an effective barrier to development and therefore, an obvious boundary for the Green Belt.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name: John Blackwell on behalf of London Gaelic Athletic Association (London GAA)**

**Are you:** ~~A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):~~

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

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[REDACTED]

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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<p><b>Section E5: Safeguarding Recreational, Leisure and Community Facilities</b></p>	<p>The GAA as a cultural, social and sporting organisation provides for mens and ladies Gaelic Football, Hurling and Camogie at adult level as well as youth activities for the same sports. The GAA has been playing and administering Gaelic games at this site since the early 1970s and we believe that the open space, sport, recreational and social activities both on and off the pitch would be better reflected in an open space, sport and recreational designation or equivalent of the site. The London GAA site in South Ruislip has been developed for sports amenities and sports administrative purposes over a period of a number of years.</p> <p>The Proposed Development Management Policies issued under the Hillingdon Local Plan: Part 2 Consultation Paper identify the safeguarding of the use of recreational, leisure and community facilities as a priority under item 4 of Section (e) Transport and Infrastructure. We fully support this as a priority and welcome the inclusion of policies not only seeking to safeguard but also, we suggest, positively encouraging the enhancement of existing sports facilities (such as those at West End Road, South Ruislip). Such an approach would be consistent with the guidance of the National Planning Policy Framework (NPPF) and be in accordance with the Strategic Policies of the Local Plan Part 1. These documents advise that policies should be based on an up-to-date assessment of need and existing provision of open space, sports and recreational facilities. In addition to identifying sites for new development, they should assess facilities and their scope for improvement and expansion.</p> <p>The existing outdoor, pitch and built sport and leisure facilities of the Borough are important assets, serving the communities in which they are located and, in some instances, the wider area, as in the case of the GAA's facility at Ruislip. The potential for upgrading or enhancing facilities, (particular where contributing to local community provision), should be recognised and encouraged in Part 2 of the Plan in a similar manner to that in which Policy EM5 (Sport and Leisure) of Part 1 of the Hillingdon Local Plan (November 2012) seeks to safeguard, enhance and extend the network of sport and leisure facilities in the borough.</p>

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** John Blackwell on behalf of London Gaelic Athletic Association (London GAA)

**Are you:** ~~A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):~~

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

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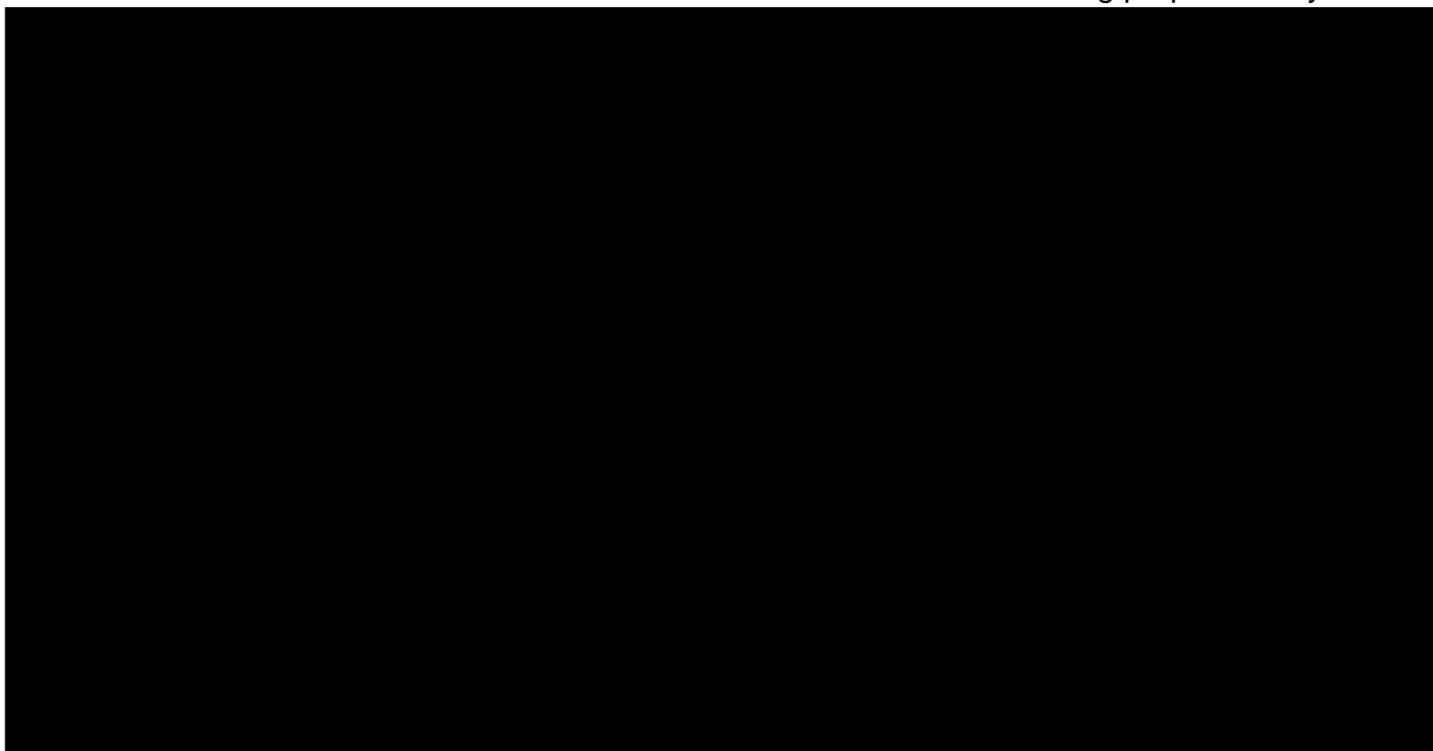
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<p><b>Sports and Recreation</b></p> <p><b>Green Belt and MOL</b></p>	<p>The GAA as a cultural, social and sporting organisation provides for mens and ladies Gaelic Football, Hurling and Camogie at adult level as well as youth activities for the same sports. The GAA has been playing and administering Gaelic games at this site since the early 1970s and we believe that the open space, sport, recreational and social activities both on and off the pitch would be better reflected in an open space, sport and recreational designation or equivalent of the site. The London GAA site in South Ruislip has been developed for sports amenities and sports administrative purposes over a period of a number of years. The character and relatively developed nature of the site, including the hard surfacing/parking areas, enclosures and catch netting, are such that it no longer performs a Green Belt function and so that designation should be removed.</p> <p>We request that this site be considered for re-designation from Green Belt as a "minor adjustment" as envisaged by <b>Policy EM2 'Green Belt, Metropolitan Open Land and Green Chains'</b> of Part 1 of the Hillingdon Local Plan – Strategic Policies document, adopted in November 2012. We believe that the existing site does not contribute to the function of Green Belt as envisaged in national and London Plan policies and that the site would be better allocated for sports pitches and ancillary uses.</p>

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name: John Blackwell on behalf of London Gaelic Athletic Association (London GAA)**

**Are you:** ~~A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):~~

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
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<p><b>Sports and Recreation</b></p> <p><b>Green Belt and MOL</b></p>	<p>The existing Gaelic Athletic Association (GAA) Sports and Social Club premises, currently designated as Green Belt, should be reclassified as open space, sport and recreation or equivalent as is the case with other sports pitches in the borough. This is in recognition of its significant contribution to sports and recreation facilities not just locally, and within the borough as a whole, but as a focal point, main playing facility and administrative centre for Gaelic Games across the whole of London. This venue, as well as being used by the local community and sports clubs, is home to all London's representative teams, often for matches against teams visiting from Ireland.</p> <p>The GAA as a cultural, social and sporting organisation provides for mens and ladies Gaelic Football, Hurling and Camogie at adult level as well as youth activities for the same sports. The GAA has been playing and administering Gaelic games at this site since the early 1970s and we believe that the open space, sport, recreational and social activities both on and off the pitch would be better reflected in an open space, sport and recreational designation or equivalent of the site. The site has already been lawfully developed for sports amenities and sports administrative purposes over a period of a number of years. The character and relatively developed nature of the site, including the hard surfacing/parking areas, enclosures and catch netting, are such that it no longer performs a Green Belt function and so that designation should be removed as a corrective "minor adjustment" along the lines envisaged by Core Strategy Policy EM2.</p>

Tel:  
Fax:  
email:



**Site:** London GAA, Emerald Ground,  
West End Road, Ruislip

**Client:** London GAA County Board

**Scale:** 1:1250@A3

**Drawing Title:** Site Location Plan

**Drawing No:** CTP/5494/LOC1

**Drawn By:** IM/290513



our ref: **BF/Q30006**

your ref:

email: [REDACTED]

date: 29th May 2013



LDF Transportation, Planning Policy and Community Engagement  
London Borough of Hillingdon  
Civic Centre  
Uxbridge  
UB8 1UW

ldfconsultation@hillingdon.gov.uk

Dear Sir,

**PUBLIC CONSULTATION ON HILLINGDONS LOCAL PLAN PART 2**  
**PREPARATION OF A LOCAL PLAN DOCUMENT UNDER REGULATION 18 OF THE TOWN AND COUNTRY**  
**PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**  
**SSAD; DMP; PROPOSALS MAP; AND CALL FOR SITES**  
**LONDON SQUARE**  
**LAND TO THE SOUTH OF CLOVELLY AVENUE AND NORTH OF DALTON'S FARM, ICKENHAM AND DOUAY**  
**MARTYRS SCHOOL CAMPUS**

Further to your notice of preparation of a Local Plan document under Regulation 18 of the Town and Country Planning (Local Planning) England Regulations 2012, we are instructed by our Client, London Square, to submit representations to the consultation process. You will note that these comments have been submitted in advance of the 31st May 2013 submission date.

The representations are broadly generic and therefore will seek to influence the content of the development management policies; site allocations and policies map. As such we enclose the relevant forms but recognise at this early stage of consultation that this will be an iterative process upon which further discussion and negotiation will need to be undertaken with relevant stakeholders. We set out our comments below.

**a) Material Interest**

London Square is an Ickenham based property company and house builder who has won numerous awards for its design quality and approach to development. It has been appointed as a development partner to the land owner of land to the south of Clovelly Avenue and north of Dalton's Farm, Ickenham (**Appendix 1**). The site in its wider context is identified at **Appendix 2**.

London Square has also been in detailed discussions with the Douay Martyrs School and whilst these representations are not submitted on their behalf, they do reflect extensive dialogue that has taken place with the School over the course of the last eighteen months regarding its expansion needs.

Douay Martyrs is a state funded school which has a strong and influential history within the community of Ickenham. It is a comprehensive school for 11-18 year old children. There are around 1,343 children in the



school in total, of which 186 are in the sixth form. It is a mixed school. The Ofsted report for the school recognises that *“the split site and poor accommodation remain barriers in securing improvement”* and this is a fundamental concern of the school. It has a split facility (Arrowsmith Campus and Cardinal Home Campus) either side of Long Lane, with play and sports facility separated by the railway line. This is not a long term acceptable solution and the school has been reviewing how its campus can be consolidated and how it can address the concerns of the Ofsted Report. This has prompted the formalisation of its position through the Local Plan review.

Discussions with London Square have progressed on a strategic basis to facilitate the following key objectives:-

- Consolidation of the Douay Martyrs School onto a single site to enhance education provision within Ickenham to provide a modern high quality secondary school.
- Consideration to accommodate a new nursery and primary school as part of the new secondary school provision.
- Relocation of the school to the east of the Metropolitan/Piccadilly line to ensure appropriate amalgamation with the Douay Martyrs play facilities to the south of Burnham Avenue and west of Sussex Road.
- Removal of two fields to the south of Clovelly Avenue and to the north of Dalton’s Farm from the Green Belt to facilitate the relocation strategy.
- Part fund the relocation and education enhancement through residential development partly to the south of Clovelly Avenue as well as on the former Douay Martyrs School sites to the east and west of Long Lane.
- The provision of high quality traditional housing to meet a recognised need.

**b) Hillingdon Local Plan Part 1 Strategic Policies (adopted November 2012)**

The adopted November 2012 London Borough of Hillingdon Core Strategy Paragraph 8.24 notes that the Council does not consider that major adjustments to Green Belt boundaries are necessary to accommodate growth over the period covered by the Hillingdon Local Plan Part 1 Strategic Policy. However minor adjustments to the boundary will be undertaken in the Hillingdon Local Plan Part 2 Site Specific Allocations Local Development Document (LDD) with more detailed policies and the Development Management Policies LDD. In addition, the revised Green Belt Study will identify areas that no longer serve Green Belt purposes. Where appropriate these areas will also be bought forward in the Hillingdon Local Plan Part 2 Site Specific Allocations LDD. The Green Belt Study (2006) is being reviewed and recommendations for minor adjustments to address boundary anomalies to the Green Belt will be considered.

Paragraph 8.7 goes on to confirm that in very special circumstances and subject to the tests set out in the National Planning Policy Framework, the Council will consider the release of Green Belt sites for schools, where demand for new forms of entry cannot be met by the expansion of existing schools or new development on suitable Brownfield land.

Policy EM2 Green Belt, Metropolitan Open Land and Green Chains reflects this approach.

Policy CL1 Community Infrastructure Provision confirms that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting extensions to existing schools and the development of new schools and youth facilities. In particular in Paragraph 9.49 it confirms that Hillingdon’s primary and secondary schools

provision will need to react to change in demographics and the Local Plan Part 1 supports proposals to address the needs arising from an increase in school age population. In the short term, the most pressing need is to provide an estimated eighteen new forms of entry in Hillingdon's primary school. The Council do however recognise that the capacity of existing school sites is becoming increasingly limited and that these very special circumstances may necessitate the release of Greenfield or Green Belt sites. Such sites will only be identified where the need for additional forms of entry cannot feasibly be met through the expansion of existing schools or new development on suitable Brownfield land.

The adopted Hillingdon Local Plan Part 1 therefore recognises as a matter of principle the expansion of education facilities within the Green Belt, and is a consideration which may be required to meet the Borough's sustainable objectives.

**c) The National Planning Policy Framework (adopted March 2012)**

The adopted National Planning Policy Framework March 2012 sets the strategic planning framework for consideration of development proposals and Development Plan documents.

Section 9 Protecting Green Belt Land confirms that the Government attaches great importance to Green Belts with the fundamental aim of Green Belt Policy to prevent urban sprawl by keeping land permanently open; with the essential characteristics of Green Belt being their openness and their permanence. Paragraph 83 confirms that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation review of Local Plans. At that time, Authorities should consider Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of lasting beyond the plan period.

However Paragraph 84 does critically note that when drawing up a review of Green Belt boundaries, Local Planning Authorities should take account of the need to promote sustainable patterns of development. When defining boundaries (Paragraph 85) Local Planning Authorities should:-

- “• ensure consistency for the Local Plan Strategy for meeting identified requirements for sustainable development”.**

In addition they should not include land which is unnecessary to keep permanently open as well as defining boundaries clearly using physical features which are readily recognisable and likely to be permanent. The fundamental test therein at Paragraph 85 (bullet point 1) requires the Local Planning Authority to define its Green Belt boundaries having specific regard to the Local Plan Strategy for meeting identified requirements for sustainable development. This approach is in tune with the adopted Core Strategy which recognises that where the Borough cannot meet its needs for sustainable development then it is a wholly appropriate and policy compliant approach to re-define its Green Belt boundaries. This is a fundamental step change away from the previous approach of PPG2 whereby sustainable development needs were simply not recognised.

Education in particular is a particularly important objective of Government as detailed within Paragraph 72 of the NPPF which notes that the Government attaches great importance to ensure a sufficient choice of school places is available to meet the needs of existing and new community. The Local Planning Authority should take a pro-active, positive and collaborative approach to meeting this requirement, and to development to widen choice in education. As such Local Planning Authorities should give:-

- “● **great weight to the need to create, expand or alter Schools and work with School promoters to identify and resolve key planning issues before applications are submitted”.**

As such the adopted National Planning Policy Framework recognised both the importance of new educational facilities as well as the need for flexibility to adjust Green Belt boundaries to accommodate sustainable development requirements.

**d) Green Belt Function**

Chapter 9 of the NPPF Paragraph 80 confirms that the Green Belt serves five key purposes, these are:-

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration when encouraging the recycling of derelict and other urban land.

In respect of the land in question, we do not consider that this land meets any of the five tests identified within the NPPF.

This is a consideration largely supported by London Borough of Hillingdon’s Green Belt and Major Development Site in the Green Belt Assessment January 2006. This document notes that representations had already been made to remove what was then known as Glebe Farm from the 1998 UDP Review Green Belt Allocation. As such, specific sites were chosen as part of the assessment as a result of a commitment of the Council to resurvey 1995 sites, submissions received and sites chosen by the Council which could benefit from Green Belt protection or deletion.

Glebe Farm, Clovelly Avenue, Ickenham was specifically reviewed at Page 51 of the Assessment, and this appears at **Appendix 3** of this document. This assessment concludes that of the five specific tests the site does not prevent neighbouring towns from merging into one another and does not assist in safeguarding the countryside to refrain encroachment. It also does not preserve the setting or special characteristics of towns. At that point in time it also did not assist in urban regeneration. The only test which the review considered would be met is that the site checked the unrestricted sprawl of large built up areas. As such owing to the site meeting at least one of the purposes of including land in the Green Belt as identified in PPG2, the site was considered to merit inclusion in the Green Belt designation. NPPF test Paragraph 14 (presumption in favour of simple development) and Paragraph 85 (defining Green Belt boundaries) materially alter the approach to Green Belt allocations. Whilst in 2006 the consideration for designation was simply whether land met one of the five tests, the consideration now is whether the land meets these tests “and” other components of the NPPF which would warrant allocation. Meeting the five tests does not automatically result in a continuation of Green Belt land. The sustainable development needs to the Borough also need to be considered.

It would appear that from a London Borough of Hillingdon point of view, the Green Belt allocation exists only to check the unrestricted sprawl of large built up areas. Indeed within the 2006 review the “indicator” of whether land does this or not was whether the area of Green Belt provides a “genuine break in urban sprawl and/or prevents large developed areas enlarging in a random and unsustainable manor (i.e. not a planned urban extension)”. By definition any development that is taken through the Local Plan process, we

would argue, does not result in unrestricted sprawl by virtue of the analysis that is undertaken into the appropriateness of releasing that land from the Green Belt. It is by definition not unrestricted as the process is regulated.

Notwithstanding this, further analysis into the consideration of unrestricted sprawl can be taken from good practise qualitative indicators such as whether the development would result in an isolated development site not connected to existing boundaries; whether the site is well connected to the built up area (does it have two or more boundaries with the existing built up area); would development of the site effectively round off the settlement pattern; and do natural features of infrastructure provide good existing barriers between the existing urban area and undeveloped land which if breached may set a precedent for unrestricted sprawl.

It is clear from an analysis of the site that it serves no function in Green Belt terms and indeed may well have been planned for further residential expansion when the new Glebe Avenue community was developed to the east of the Metropolitan line. The two relevant fields are defined by a northern residential boundary which constitutes nothing more than open rear gardens abutting the site and an unfinished Clovelly Avenue access. The eastern boundary is more defined by virtue of a more recognised fence to residential properties fronting Burnham Avenue but nothing more. The western boundary is defined by a railway line whilst the southern boundary is defined by Dalton's Farm and the access road to Ickenham House. The southeast boundary is defined by the existing playing fields of the Douay Martyrs School and the associated infrastructure (hard standing car park). The site is easily recognisable as part of the rounding off of the Glebe Avenue community and its lack of development does appear to be artificial both in terms of geographical layout and the severance of Clovelly Avenue.

Green Belt boundaries should not include land which it is unnecessary to keep permanently open. Paragraph 2.9 of the former PPG2 guidance noted that wherever practical a Green Belt boundary should be several miles wide, so as to ensure an appreciable open zone all around the built up area concerned. We would argue that this is not the case in respect of the subject land and indeed its functional form is simply one of greenfield rather than Green Belt. It should therefore be removed from the Green Belt.

**e) Presumption in Favour of Sustainable Development**

In considering the key test of the National Planning Policy Framework for plan making, Local Authorities should:-

- Positively seek opportunities to meet the development needs of their area.
- Objectively meet assessed need for sufficient flexibility to adapt to rapid changes.
- Consider whether any adverse impacts of meeting needs would significantly and demonstrably outweigh the benefits.

It is our consideration that educational delivery represents a very live need for the London Borough of Hillingdon and that there is now an opportunity to meet this need at the site identified above. In meeting this need enabling residential development will be provided.

In considering the benefits of delivery, the Local Authority will need to consider whether there would be any significant and demonstrable impact of meeting these needs and in respect of the Green Belt allocation this will relate to whether there is significant and demonstrable harm to the Green Belt function in this location which checks the unrestricted sprawl of large built up areas. As has been identified above the land

does not serve the purpose of performing this function and therefore there would be no demonstrable or significant harm. Notwithstanding this, the requirement to meet identified sustainable development needs would in itself justify redefinition of the Green Belt boundary.

**f) Proposed Development Management Policies**

The content of the Proposed Development Management Policies has been identified in outline by Hillingdon Council. At this stage clearly there is limited detail in respect of the policies but nevertheless we do consider that at this stage there should be a policy to promote education facilities with need Borough recognising the need for enabling development to fund such provision.

**g) SSAD; DMP; Proposals Map; and Call for Sites**

We consider that this submission is relevant to the Hillingdon Development Management Policies; Site Specific Allocations; Proposals Map and Call for Sites. As such the relevant forms have been attached with this submission.

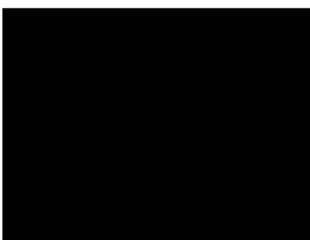
The fundamental aim of this submission is that:-

***Land to the south of Clovelly Avenue and north of Dalton's Farm, Ickenham should be removed from the Green Belt and identified for education purposes supported by enabling residential development on site and at the Douay Martyrs School campus***

We would welcome confirmation of receipt of these representations and no doubt will discuss the content of these with you in due course.

Kind regards,

Yours sincerely,



Ben Ford  
Director

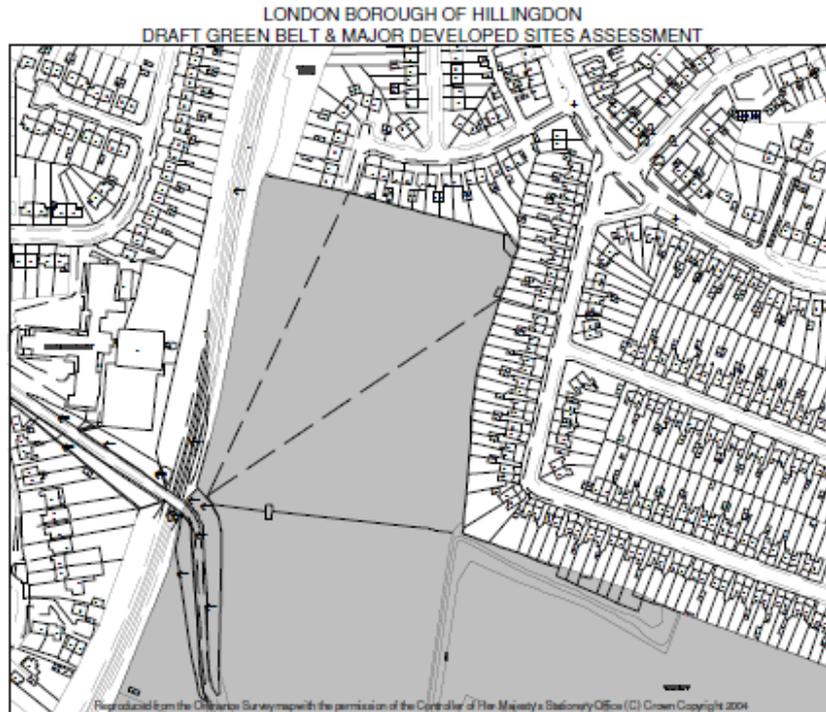
**Appendix 1 – Site Location**



## Appendix 2 – Wider Site Location



**Appendix 3 - London Borough of Hillingdon’s Green Belt and Major Development Site in the Green Belt Assessment January 2006, Glebe Farm, Clovelly Avenue, Ickenham Page 51**



**Map 9 – Glebe Farm, Ickenham**

<b>LEGEND</b>	
Existing Green Belt	■

<b>Green Belt Assessment</b>	
<p>Please note that this site was also included in the 1995 Inspectors Report and additional to this assessment has been included in the 1995 Section as more recent representations have been made to the local authority</p>	
1) To check the unrestricted sprawl of large built-up areas;	<b>✓</b>
2) To prevent neighbouring towns from merging into one another;	<b>X</b>
3) To assist in safeguarding the countryside from encroachment;	<b>X</b>
4) To preserve the setting and special character of historic towns;	<b>NA</b>
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (Site Area = 5.2ha)	<b>X</b>
6) Boundary Treatment Y/N & Include/Exclude	Y/Include
<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• <b>Retain Current Green Belt Designation</b></li> </ul>	
<p><b>Reason for Recommendation:</b> This site meets at least one of the purposes of including land in the Green Belt as identified in PPG2. The site therefore merits its current Green Belt designation.</p>	

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: QUOD

Are you: ~~A Resident /~~ **Planning Consultant** / ~~Developer / Agent / Statutory Body /~~  
~~Community Group / Organisation / Other (please specify):~~

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.

[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
X	Development Management Policies
X	Site Specific Allocations
X	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<ol style="list-style-type: none"> <li>1. SEE QUOD COVERING LETTER</li> <li>2. LAND TO THE SOUTH OF CLOVELLY AVENUE AND NORTH OF DALTON'S FARM, ICKENHAM SHOULD BE REMOVED FROM THE GREEN BELT AND IDENTIFIED FOR EDUCATION PURPOSES SUPPORTED BY ENABLING DEVELOPMENT ON SITE AND AT THE DOUAY MARTYRS SCHOOL CAMPUS.</li> </ol>	

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

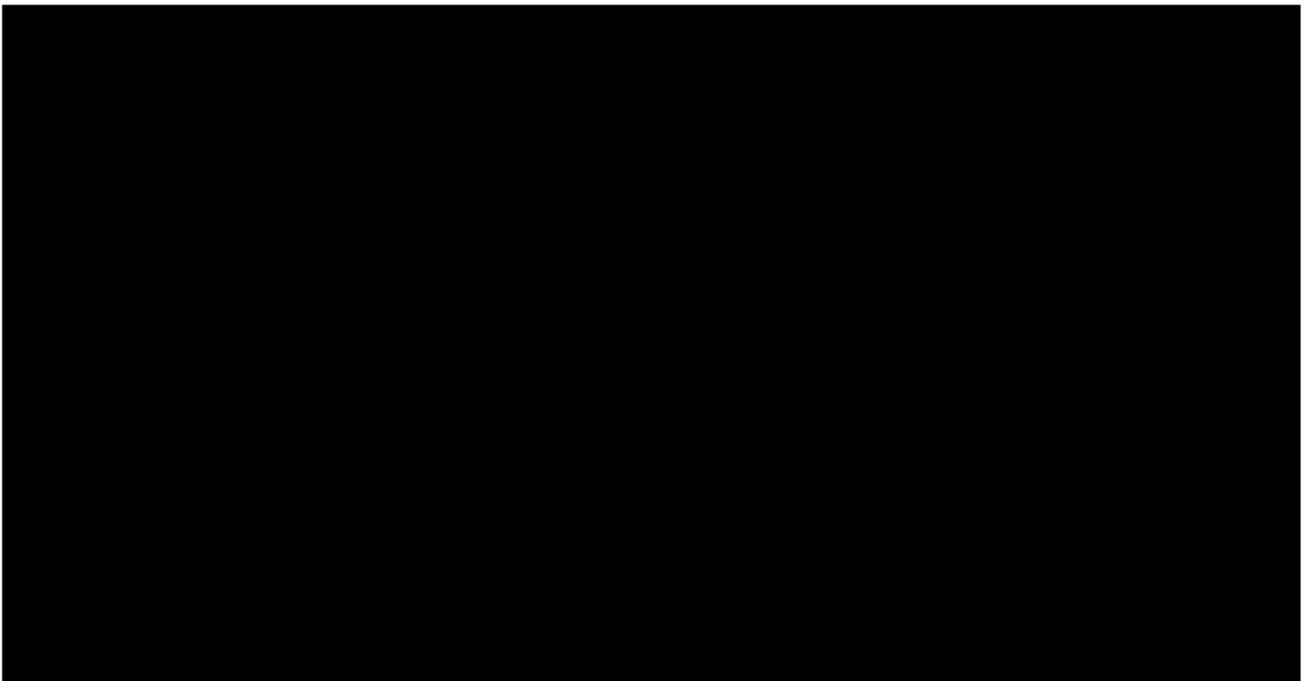
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**Monitoring Questions**

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1. Personal Details	
Full Name:	
Company (if applicable)	LONDON SQUARE
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	QUOD
Full Name:	BEN FORD
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details			
Site address/ location: (please provide full postal address)	LAND TO THE SOUTH OF CLOVELLY AVENUE AND NORTH OF DALTONS FARM, ICKENHAM AND DOUAY MARTYRS CAMPUS		
Gird Reference (if known)			
Site Area (square metres or hectares):	2 HA		
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td> Agriculture  Commercial/ industrial  Residential  Community  Retail  Open space/ recreation  Other  <i>If other, please state use:</i> </td> <td>GREENFIELD, N1 ACTIVE USE</td> </tr> </table>	Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	GREENFIELD, N1 ACTIVE USE
Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	GREENFIELD, N1 ACTIVE USE		
Relevant planning history: (include any planning application reference number (s) if known)	NONE		
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this	NO		

ceased.	
Is the site subject to any unimplemented planning consents? If yes, please provide details.	NO
Current number of people employed on the site (if any).	NONE

4. Site Ownership Details	
Are you the freehold owner of the site/building? If yes, do you own the whole site?	<del>Yes / No</del>
Are you a leaseholder of site/building? If yes, do you lease the whole site?	<del>Yes / No</del>
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	N/A  Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	LONDON SQUARE HAS A DEVELOPMENT OPTION WITH THE OWNERS

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	YES	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	YES – SECONDARY SCHOOL	
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	NO
Site is under option to a developer	YES
Site is being marketed	NO
Enquiries have been received	N/A
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply			} TO BE CONFIRMED
Mains Sewerage			
Electrical Supply			
Gas Supply			
Access to Public Highway			
Landline telephone/Broadband			
Public rights of way			
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist			X
Current use needs to be relocated	DOUAY MARTYRS SCHOOL		
Public rights of way cross or adjoin the site			X
Contamination			X
Access constraints			X
Trees and/or mature hedges on site or on the boundary	X		
Tree Protection Orders on site			X
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc	X		
Flood risk			X
Pylons or overhead cables on the site			X
Designated as Open Space			
Other	GREEN BELT		
If Other, please specify			

<b>9. Timescale for Availability</b>	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	X
5 – 10 Years	X
10 – 15 Years	
Beyond 15 Years	
If the site is <b>NOT</b> available immediately, please tell us why:	

<b>10. Other Relevant Information</b>
Please use this space for additional information or further explanation on any of the topics covered in this form.
<ol style="list-style-type: none"> <li>1. SEE QUOD COVERING LETTER</li> <li>2. LAND SOUTH OF CLOVELLY AVENUE AND NORTH OF DALTON'S FARM, ICKENHAM SHOULD BE REMOVED FROM THE GREEN BELT AND IDENTIFIED FOR EDUCATION PURPOSES SUPPORTED BY ENABLING DEVELOPMENT ON SITE AND AT THE DOUAY MARTYRS SCHOOL CAMPUS</li> </ol>

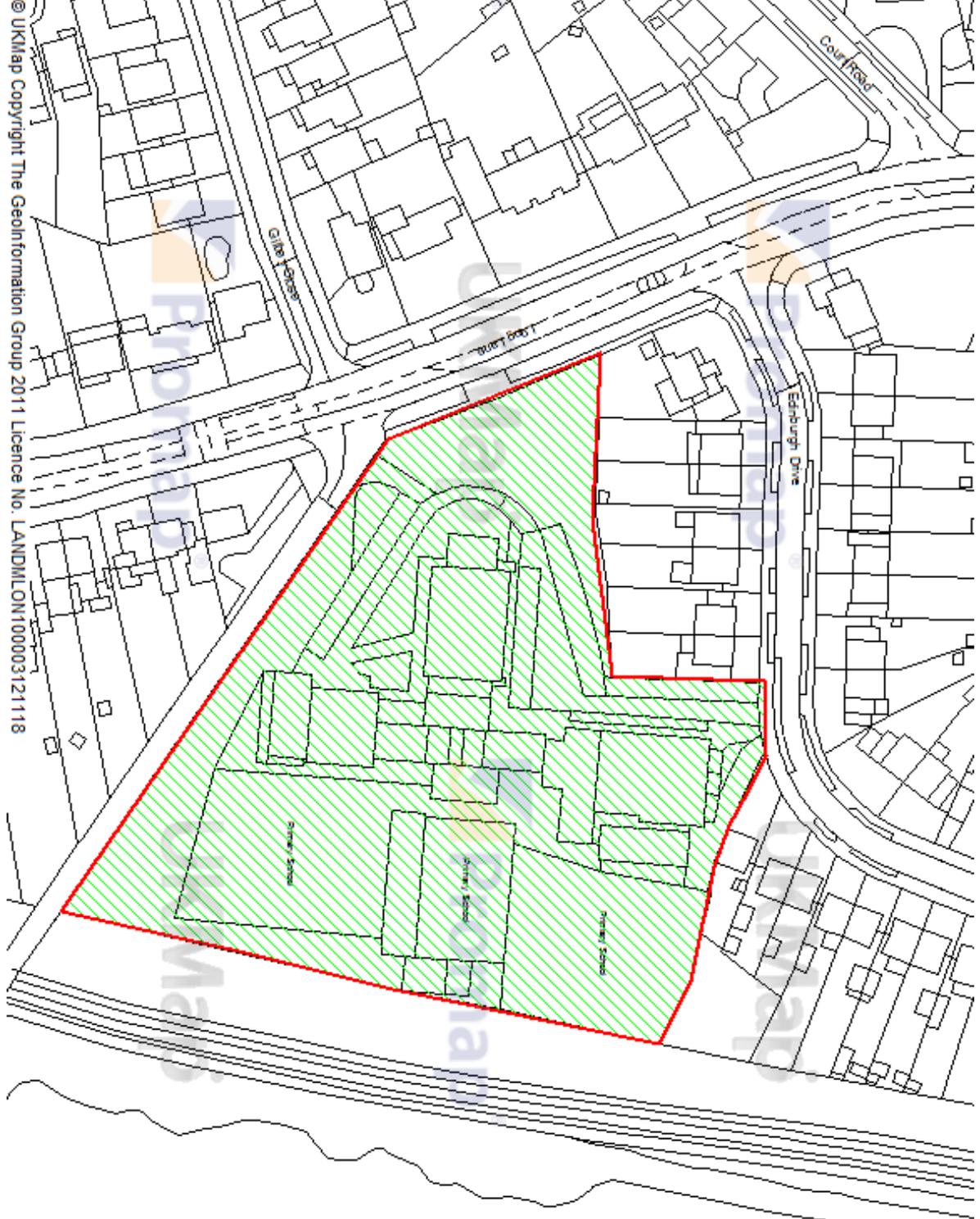
Please tick here if you wish to be kept informed of the progress of the Local Plan.

X
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Land to the rear of Clovelly Avenue, Ickenham



UKMap



Measurements	
Tot Length	0.000 Inches
Total Area	0.000
Shapes	0

Metric

Clavel

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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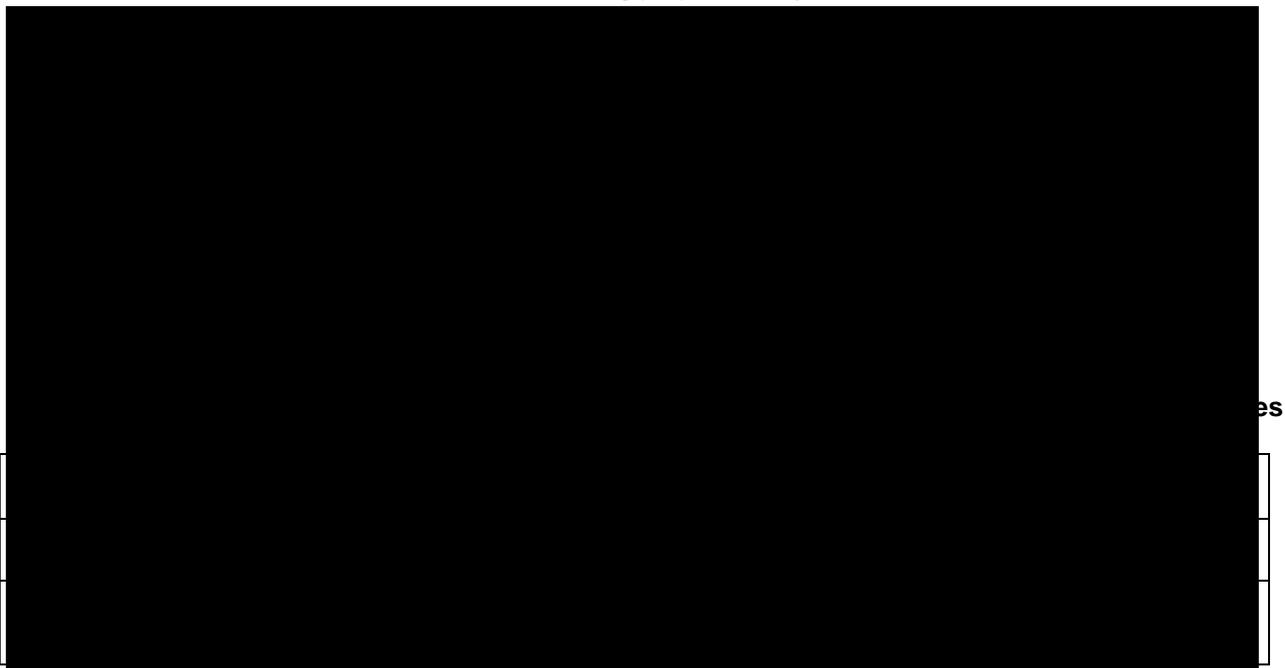
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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1. Personal Details	
Full Name:	
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Star Public House Byron Parade Uxbridge Road, Hillingdon, Uxbridge, UB10 0LZ																
Gird Reference (if known)																	
Site Area (square metres or hectares):																	
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td><i>If other, please state use:</i></td> <td></td> </tr> </table>	Agriculture		Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
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Commercial/ industrial																	
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Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)																	
If the site is vacant, has it been previously developed for uses other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	Yes, it was formerly a Pub. Unsure when it ceased trading																

Is the site subject to any unimplemented planning consents?  If yes, please provide details.	Unknown
Current number of people employed on the site (if any).	0

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	No
Are you a leaseholder of site/building?  If yes, do you lease the whole site?	No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	Hillingdon Resident who thinks site should be better utilised

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	X	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	X
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	X		
Mains Sewerage	X		
Electrical Supply	X		
Gas Supply			X
Access to Public Highway	X		
Landline telephone/Broadband			X
Public rights of way		X	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			X
Restrictive covenants exist			X
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary			X
Tree Protection Orders on site			X
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other			
If Other, please specify			



**LONDON BOROUGH OF HILLINGDON**

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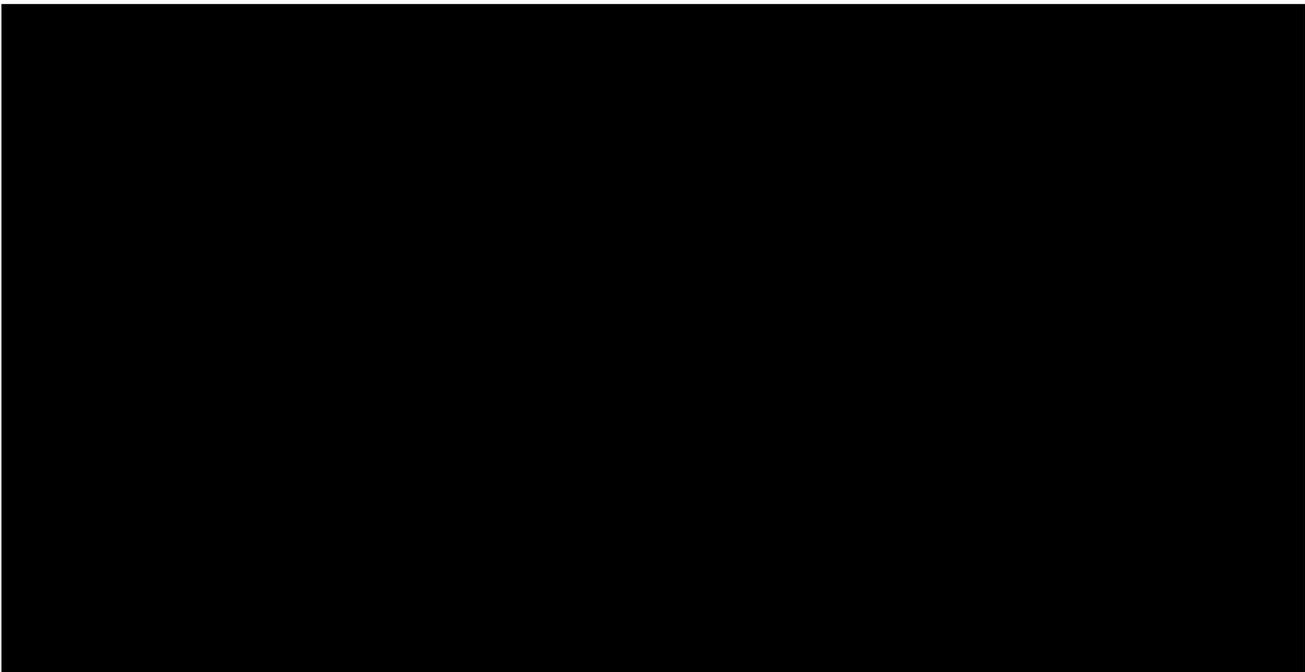
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1. Personal Details	
Full Name:	Ms Abrar Jaffer
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	The Chiltern View Pub, Cowley Road, Uxbridge																
Gird Reference (if known)																	
Site Area (square metres or hectares):																	
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td><i>If other, please state use:</i></td> <td><b>X</b> <b>No current use</b></td> </tr> </table>	Agriculture		Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	<b>X</b> <b>No current use</b>
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Waste Facilities		
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Enquiries have been received	
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Not Known	X

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Electrical Supply	X		
Gas Supply			X
Access to Public Highway	X		
Landline telephone/Broadband			X
Public rights of way		X	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			X
Restrictive covenants exist			X
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary			X
Tree Protection Orders on site			X
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature \_\_\_\_\_

Date: 30/5/2013

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Ms Abrar Jaffer

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): Resident

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

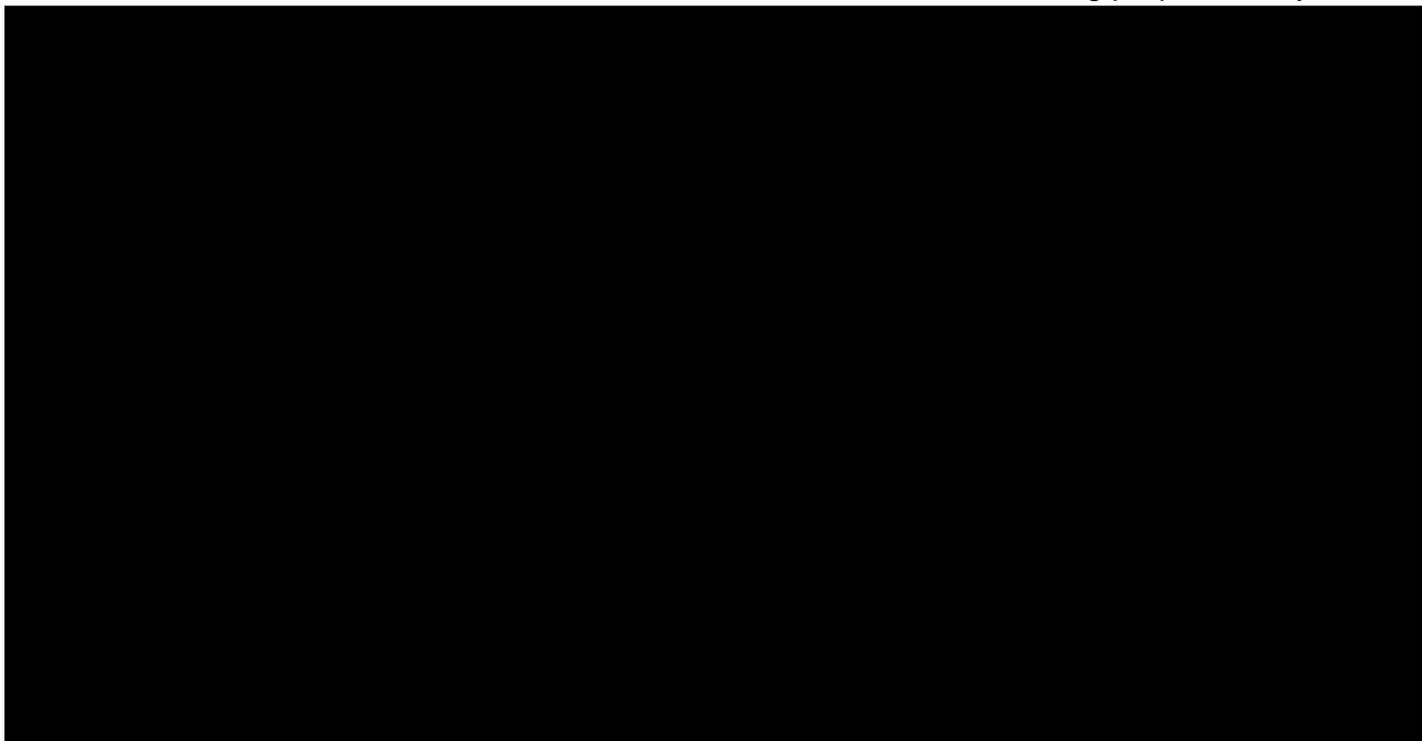
- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



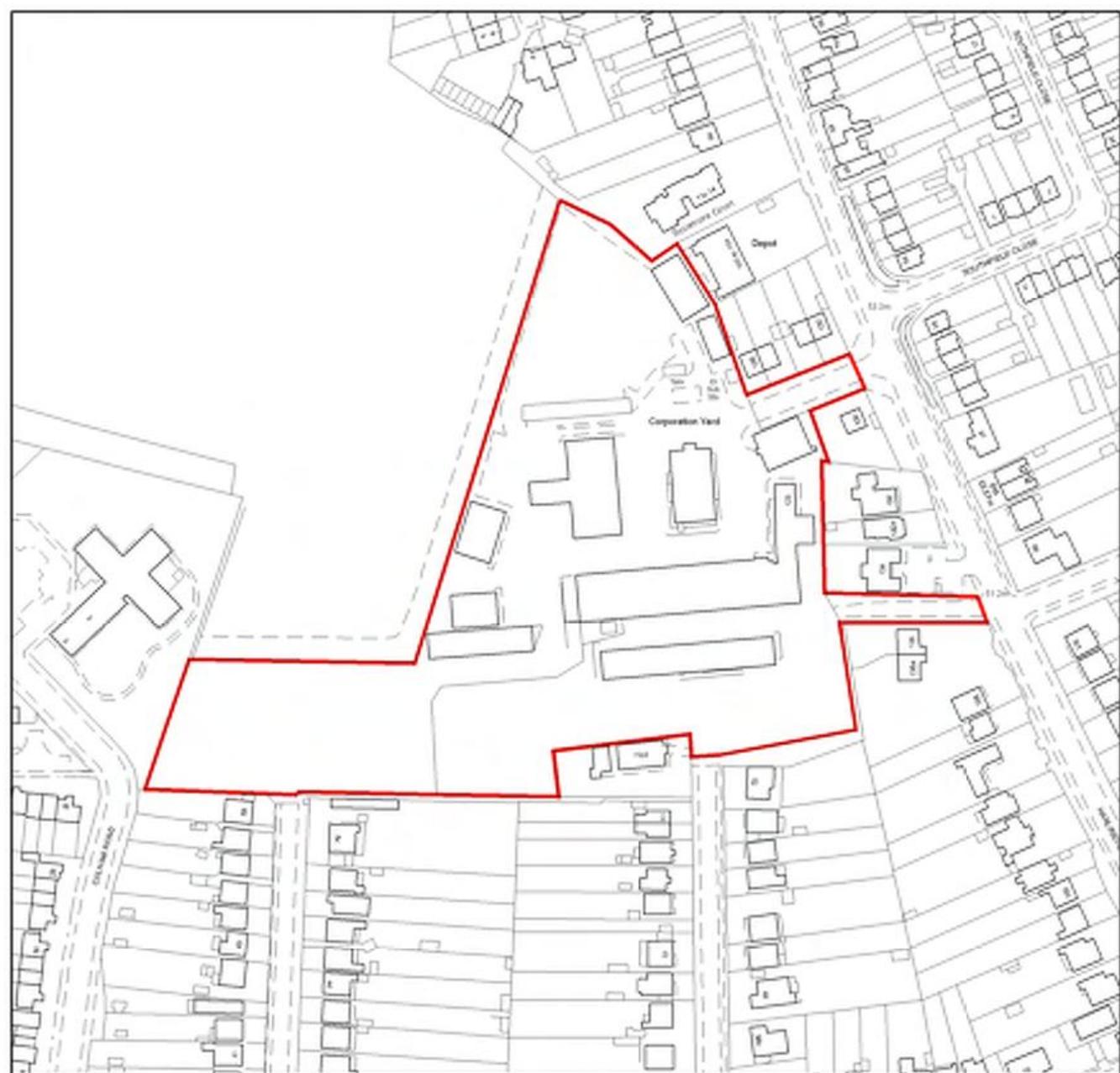
Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
X	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
New Homes	<p>The Harlington Road Depot (128 Harlington Road) site allocation plan should not include within it 130 Harlington Road as this implies compulsory eviction and there is no reason why the site to the rear (the Council depot) needs to embrace 130 Harlington Road in order to secure a satisfactory residential development scheme.</p> <p>Attached below is a diagram of the suggested boundary of the Harlington Road Depot site for the new Site Specific Allocation Plan. This has been taken from the previous Site Allocations DPD.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.



**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

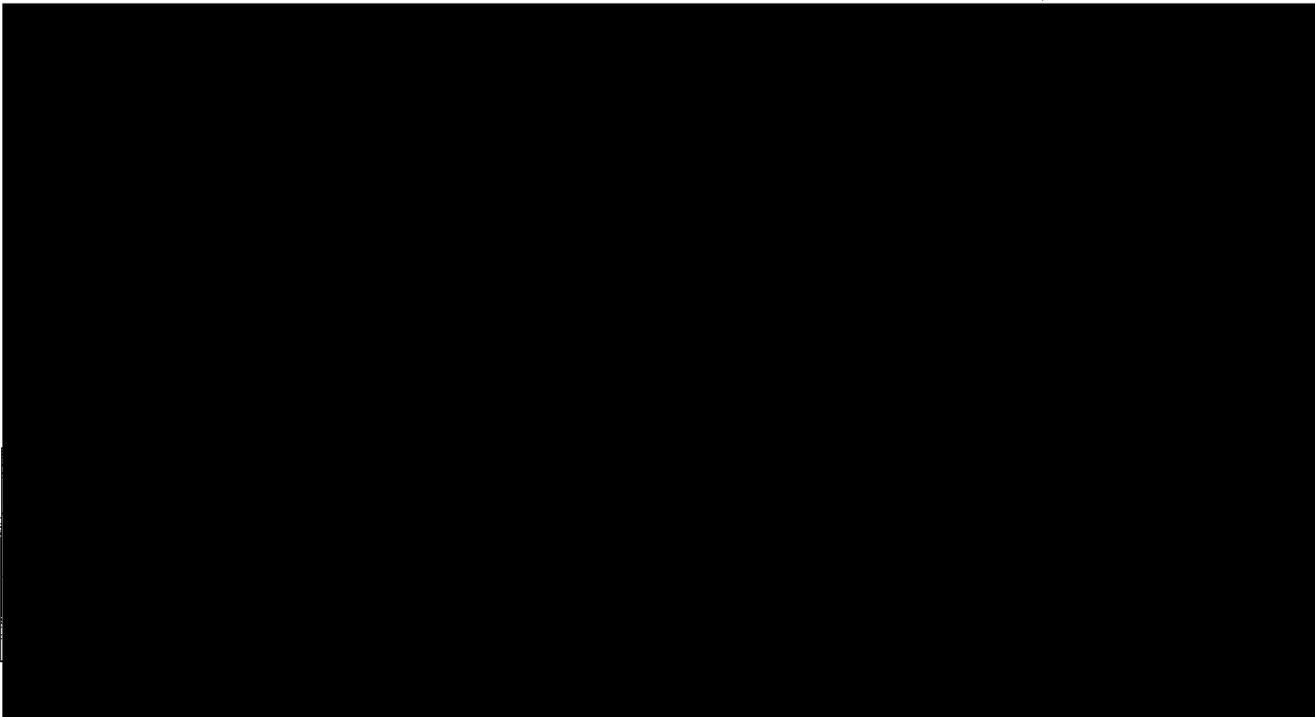
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	BRIAN BEDFORD
Company (if applicable)	/
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																			
Site address/ location: (please provide full postal address)	ADJACENT TO VICTORIA ROAD IN SOUTH RUISLIP																		
Grid Reference (if known)																			
Site Area (square metres or hectares):	4.05 hectares																		
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2">If other, please state use:</td> </tr> <tr> <td></td> <td>NONE</td> </tr> </table>	Agriculture		Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		If other, please state use:			NONE
Agriculture																			
Commercial/ industrial																			
Residential																			
Community																			
Retail																			
Open space/ recreation																			
Other																			
If other, please state use:																			
	NONE																		
Relevant planning history: (include any planning application reference number (s) if known)	I am not aware of any planning application																		
If the site is vacant, has it been previously developed for uses other than agriculture? If yes, please provide the details	The site is vacant and was the Express Dairy bottling plant for the distribution of milk. The plant closed in 2006																		

of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents? If yes, please provide details.	No
Current number of people employed on the site (if any).	None

#### 4. Site Ownership Details

Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:	Yes / No
Do you know who owns the site (whole or part), if so please provide their details?	Arla Daines
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	As a resident who considers the site should be used for residential and/or business use.

#### 5. Proposed Use (with Use Classes in brackets)

	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		✓
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	No. There are 30 shops & South Retailer & a rebuilt Sainsbury's will provide more	along Station Approach is part of the new building.
Community Facilities (D1 & 2) Please specify	/	
Gypsy/Travellers Site	/	
Waste Facilities	/	
Open space	/	
Other – please specify	/	

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	as a "town centre" complete with multiplex cinema & a supermarket
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	/		
Mains Sewerage	/		
Electrical Supply	/		
Gas Supply			probably
Access to Public Highway	limited access	as both ends of the site is	
Landline telephone/Broadband	Victoria Road		✓
Public rights of way			✓
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			
Restrictive covenants exist		✓	
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site		✓	
Contamination		✓	
Access constraints	✓		
Trees and/or mature hedges on site or on the boundary		✓	
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other			
If Other, please specify			

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	Available now.
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

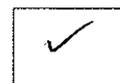
**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

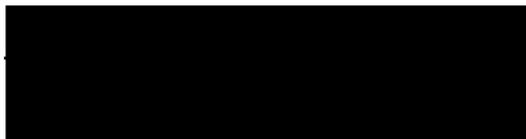
The proposed development of the 4.06 hectare site is currently owned by Arla Dairies. It is situated behind a row of houses adjacent to Victoria Road in South Ruislip. This site is subject to discussion by the South Ruislip Residents Association and local residents because Arla and City farms have suggested the regeneration of the site as a "town centre" which will include a multiplex cinema, a supermarket, small shops and family restaurants together with around 100 ~~shops~~ homes.

I believe these proposals are unlikely to appeal to a developed or most residents or business users.

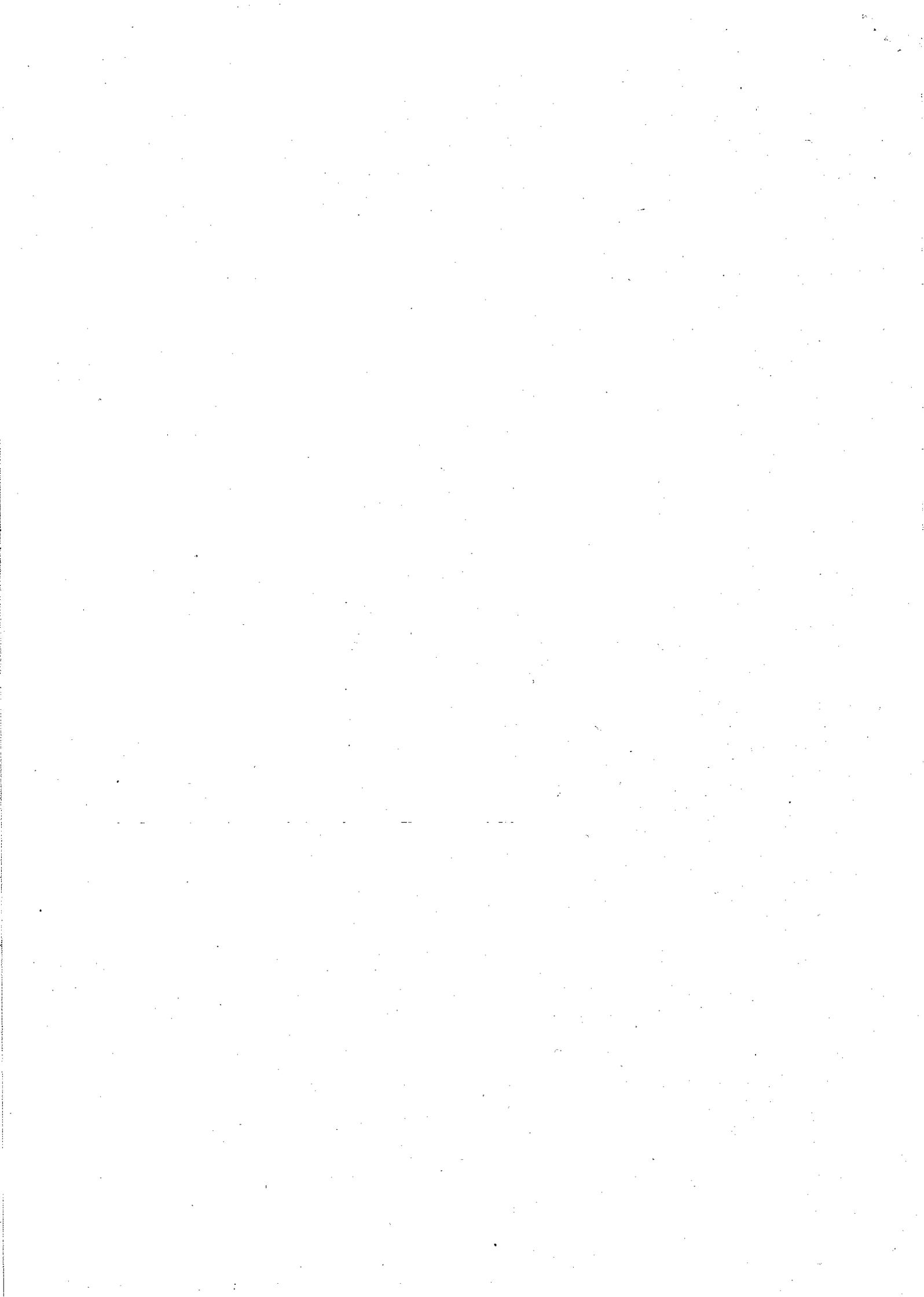
Please tick here if you wish to be kept informed of the progress of the Local Plan.



Signature



Date: 24/5/13



10.

Site included in Councils's draft preferred options DPD March 2006 as site SA3. Policy SA3 promotes the site for a mix of retail, residential and commercial uses. The Hillingdon Local Plan: Part 1 confirms that the site is surplus to requirements and can be released for non class B uses consistent with the draft allocation. The proximity to the town centres, good public transport and its brownfield status indicates that the site should be allocated for a mix of uses; residential, retail and commercial and we would urge the council to do so.

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

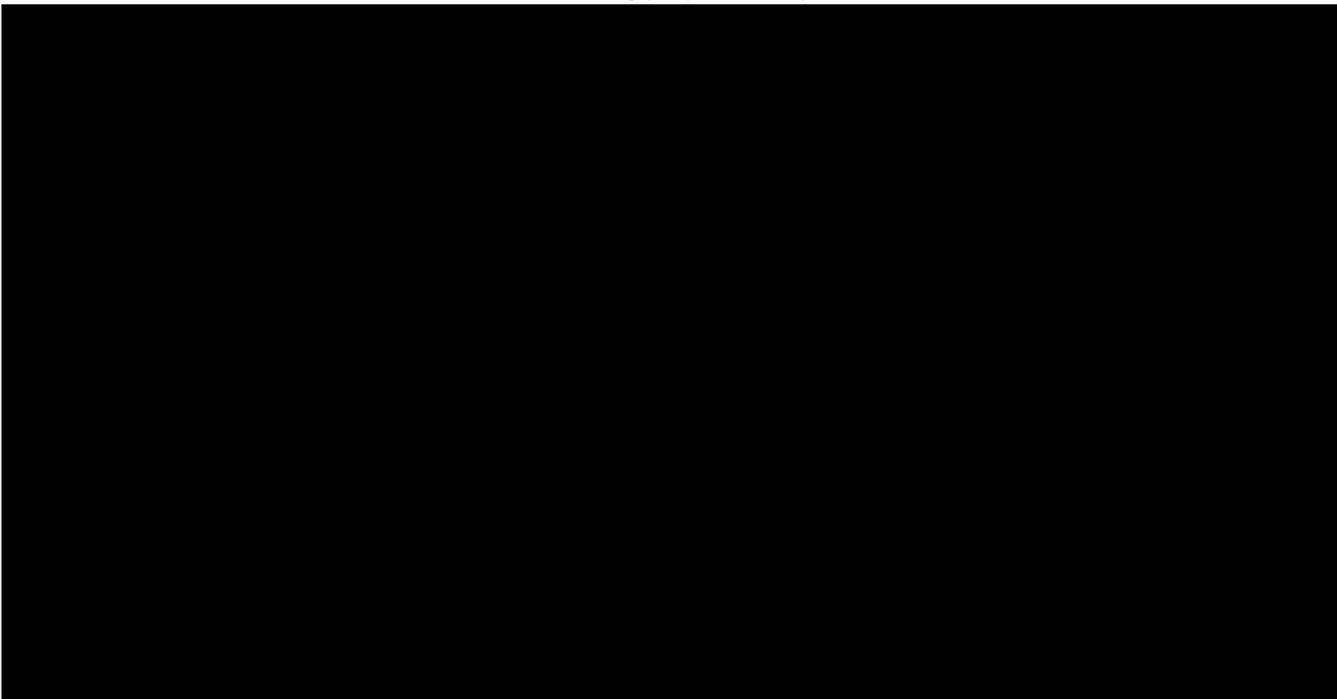
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	INGRID JOY HEATLY
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Ownership of land shared with two brothers. Nicholas and Julian Kverndal
Full Name:	Julian Kverndal
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details															
Site address/ location: (please provide full postal address)	Land N.W. of Little Bourne Farm UB9 6PU.  Two fields between the farm and the Northwood Road out of Harefield. TQ 066 915														
Gird Reference (if known)															
Site Area (square metres or hectares):	3200 square metres														
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Commercial/ industrial</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Residential</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Community</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Retail</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Open space/ recreation</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td><input type="checkbox"/></td> </tr> </table> <p><i>If other, please state use:</i></p>	Agriculture	<input checked="" type="checkbox"/>	Commercial/ industrial	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Community	<input type="checkbox"/>	Retail	<input type="checkbox"/>	Open space/ recreation	<input type="checkbox"/>	Other	<input type="checkbox"/>
Agriculture	<input checked="" type="checkbox"/>														
Commercial/ industrial	<input type="checkbox"/>														
Residential	<input type="checkbox"/>														
Community	<input type="checkbox"/>														
Retail	<input type="checkbox"/>														
Open space/ recreation	<input type="checkbox"/>														
Other	<input type="checkbox"/>														
Relevant planning history: (include any planning application reference number (s) if known)	Planning application for two houses in 1995														

<p>If the site is vacant, has it been previously developed for uses other than agriculture?</p> <p>If yes, please provide the details of the previous use and when this ceased.</p>	Vacant at times. Used for grazing horses at times.
<p>Is the site subject to any unimplemented planning consents?</p> <p>If yes, please provide details.</p>	/
<p>Current number of people employed on the site (if any).</p>	none

4. Site Ownership Details	
<p>Are you the freehold owner of the site/building?</p> <p>If yes, do you own the whole site?</p>	<p style="text-align: right;"><u>Yes / No</u></p> <p style="text-align: center;">Yes, joint ownership with brothers.</p>
<p>Are you a leaseholder of site/building?</p> <p>If yes, do you lease the whole site?</p>	Yes / No
<p>If the answer is no:</p> <p>Do you know who owns the site (whole or part), if so please provide their details?</p>	Yes / No
<p>If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).</p>	/

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	X	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	<b>We may seek a developer to apply for planning permission in the near future.</b>
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	X		
Mains Sewerage		X	
Electrical Supply	X		
Gas Supply			In the road bordering the site
Access to Public Highway	X		
Landline telephone/Broadband	X		Along the road
Public rights of way		X	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary	X , not a constraint		
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site	X electricity supply		
Designated as Open Space		X	
Other			
If Other, please specify			

--

**9. Timescale for Availability**  
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

Having had advice from Hillingdon planners about this site, we would like to make a case for moving the Green Belt by 80m from the front to the back of this land. The case for this is that there is a line of residential housing all the way up the south side of the Northwood Road. The Green Belt runs behind these houses, ie to the south and east of their gardens. At the point where our land meets this line of houses the Green Belt is then drawn next to the Northwood Road, despite there being a large farmhouse and riding stables with many farm buildings butting up to the south-east perimeter of our land. On the north-east side of our land there is another house. So our two plots, which we show on the attached map, are surrounded by houses and have a main road on the 4<sup>th</sup> side. We therefore believe these plots would be ideal for appropriate residential development. We would wish to take advice on the housing needs in Harefield, and if the Green Belt could go the other side of this property we would then put in an appropriate planning application. We are therefore asking for the new Hillingdon Local Plan to re-draw the Green Belt at this point to exclude these two paddocks. These two paddocks could then be possible development land in the future.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

X
---

Signature 

Date: 22<sup>nd</sup> May 2013

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Ingrid Joy Heatly

**Are you:** A Resident (brother, joint owner) / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): **Joint Owner of land in the county**

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk) form being sent online
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

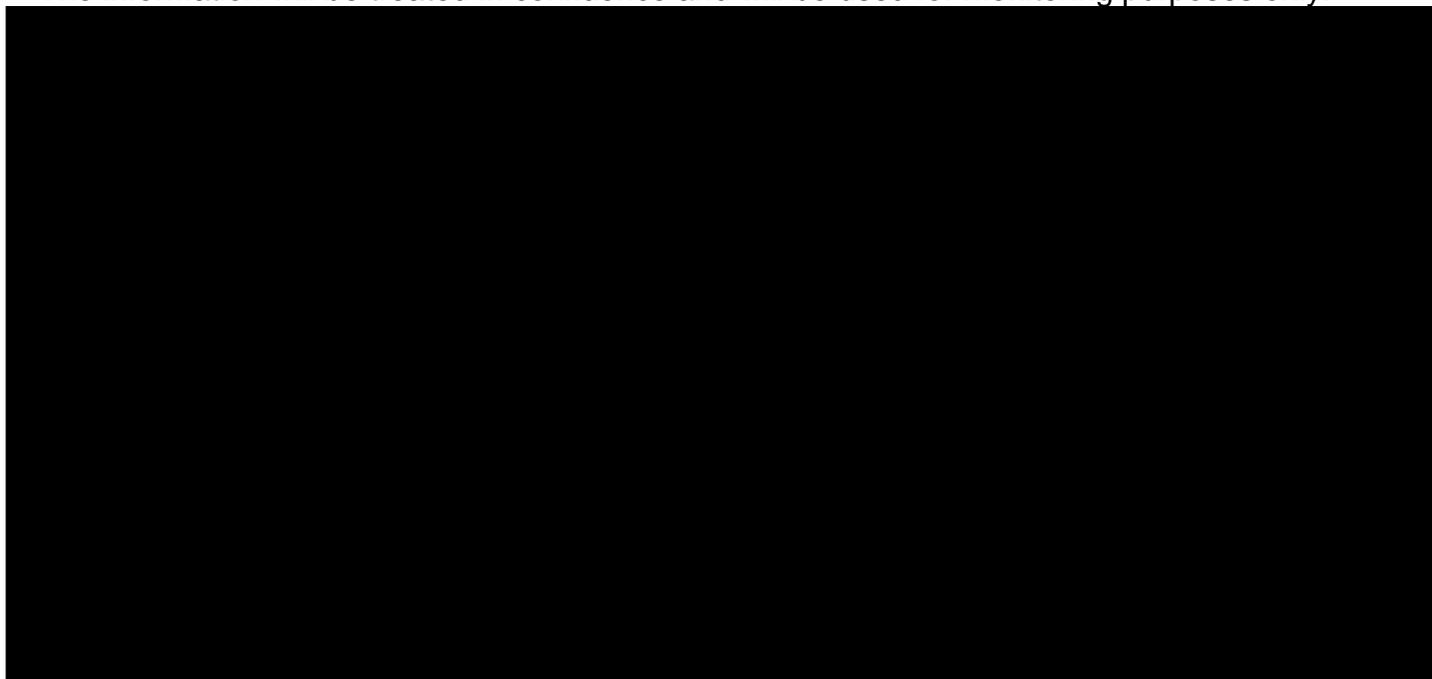
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Yes  
please

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



Which section of Part 2 of the Local Plan are you making a representation on?

(Please tick the appropriate section and use a separate form for each representation)

	Development Management Policies
X	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Economy / New Homes	Re-designation of the Green Belt to go round the south-east rather than the north-west of two paddocks NW of the equestrian Centre at UB9 6PU, Little Bourne Farm, Northwood Road.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

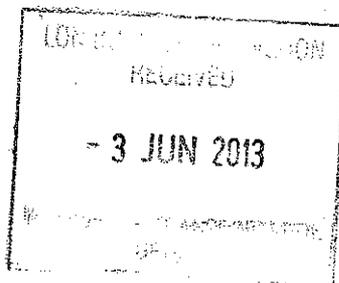
Google



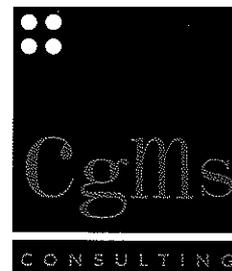
**Land between Northwood Road and Little Bourne Equestrian Centre, Harefield**

**By Post and Email**  
**ldfconsultation@hillington.gov.uk**

Our Ref: MR/PY/6363  
Direct dial: [REDACTED]  
Email: [REDACTED]



Call for Sites  
LDF Team  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre  
Uxbridge  
Middx  
UB8 1UW



Offices also at:  
Birmingham, Cheltenham,  
Dorset, Edinburgh,  
Kettering, Manchester,  
Newark

31st May 2013

Dear Sirs

**REPRESENTATIONS ON BEHALF OF THE MAYOR'S OFFICE FOR  
POLICING AND CRIME / METROPOLITAN POLICE SERVICE  
HILLINGDON LOCAL PLAN – PART 2 – INITIAL CONSULTATION  
CALL FOR SITES – INITIAL CONSULTATION**

I write on behalf of our client the Mayor's Office for Policing and Crime (MOPAC) with regard to the above draft documents.

**Background to Representations**

The MOPAC provide a vital community service to London and Hillingdon. The MOPAC Estate is undergoing radical change which is set out within the recently adopted Police and Crime Plan and Estates Strategy 2013-16. These follow on from previous Estates Strategies and are seeking better and more accessible facilities for community policing along with exiting older properties which are no longer fit for purpose and inefficient to maintain.

Town planning can play a vital role in meeting the objectives set out within the strategies. With this in mind, having reviewed the draft Hillingdon consultation documents, the MOPAC/MPS have a number of representations they would like the Council to consider to ensure their operational needs are realised cross both London and the Borough itself.



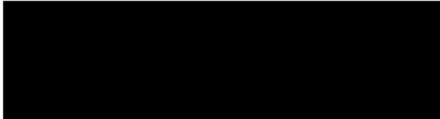
### **Scope of Representations**

Our representations comprise the following:

1. Call for Sites Initial Consultation:
  - a. Completed consultation form;
  - b. Site plan for West Drayton Police Station
  
2. Hillingdon Local Plan Part 2 – Initial Consultation:
  - a. Completed response form;
  - b. Supplementary attachment detailing policing representations to specific policy areas

I trust this is appropriate and the objectives of the MOPAC/MPS will be reflected in the forthcoming documents. Please do not hesitate to contact John Smith or me at this office should you have any queries or require any further information.

Yours faithfully



A handwritten signature in black ink, appearing to be 'MR'.

**Matthew Roe**  
**Director**

Encs.

c.c. Mayor's Office for Policing and Crime / Metropolitan Police Service

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Matthew Roe of CgMs Limited for the Mayor's Office for Policing and Crime / Metropolitan Police Service

**Are you:** A Resident / **Planning Consultant** / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** 0207 832 1475

**Email:** matthew.roe@cgms.co.uk

**Address for correspondence:** 7<sup>th</sup> Floor, 140 London Wall  
London EC2Y 5DN

Representations can be made in the following ways:

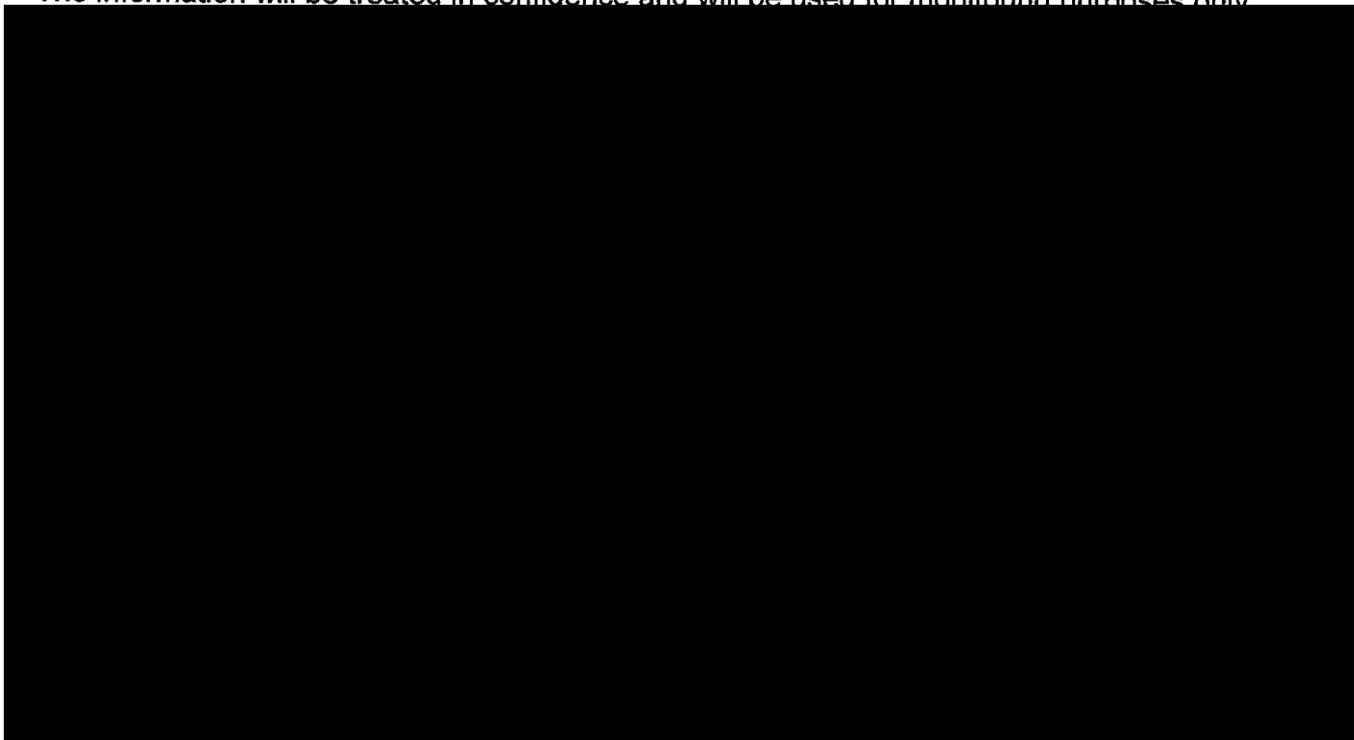
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
<input checked="" type="checkbox"/>	Development Management Policies
<input type="checkbox"/>	Site Specific Allocations
<input type="checkbox"/>	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
	See attached sheet

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

## **REPS TO HILLINGDON LOCAL PLAN: PART 2**

### **INITIAL CONSULTATION**

#### **SUPPLEMENTARY ATTACHMENT**

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##### **Topic Area: The Economy**

This section seeks to protect employment land. Whilst falling outside the 'B' Class definition, policing uses which are suited to employment/industrial land are employment generating and contribute to employment capacity. Generally the policing uses represent no material change from a Light Industrial/Office (B1) or warehousing (B8) use. They also possess an employment density similar to or in excess of 'B' class uses and can operate from warehouse type industrial buildings. Vehicle movements are also similar and the majority of these facilities do not require continued public access and therefore have no requirement to be located in town centres.

For these reasons there should be some flexibility in the wording of any policy protecting employment land to allow for policing uses in protected employment areas.

##### **Topic Area: Transport And Infrastructure**

Point 4 deals with car parking for different types of uses. In terms of the police, it should be recognised that car parking is entirely influenced by operational needs and thus should be assessed on a site by site basis, as opposed to a specific policy.

Point 5 seeks to safeguard existing community facilities. The MOPAC believe facilities should be safeguarded unless replacement facilities are proposed on or off site which serve the needs of the area; or the development will enable the delivery of approved strategies for service improvements. This no net loss approach allows for the objectives of the MOPAC strategies to be met, by allowing the release of parts of the estate to allow reinvestment in policing.

**Matthew Roe**  
**CgMs Limited**  
**29.5.13**

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

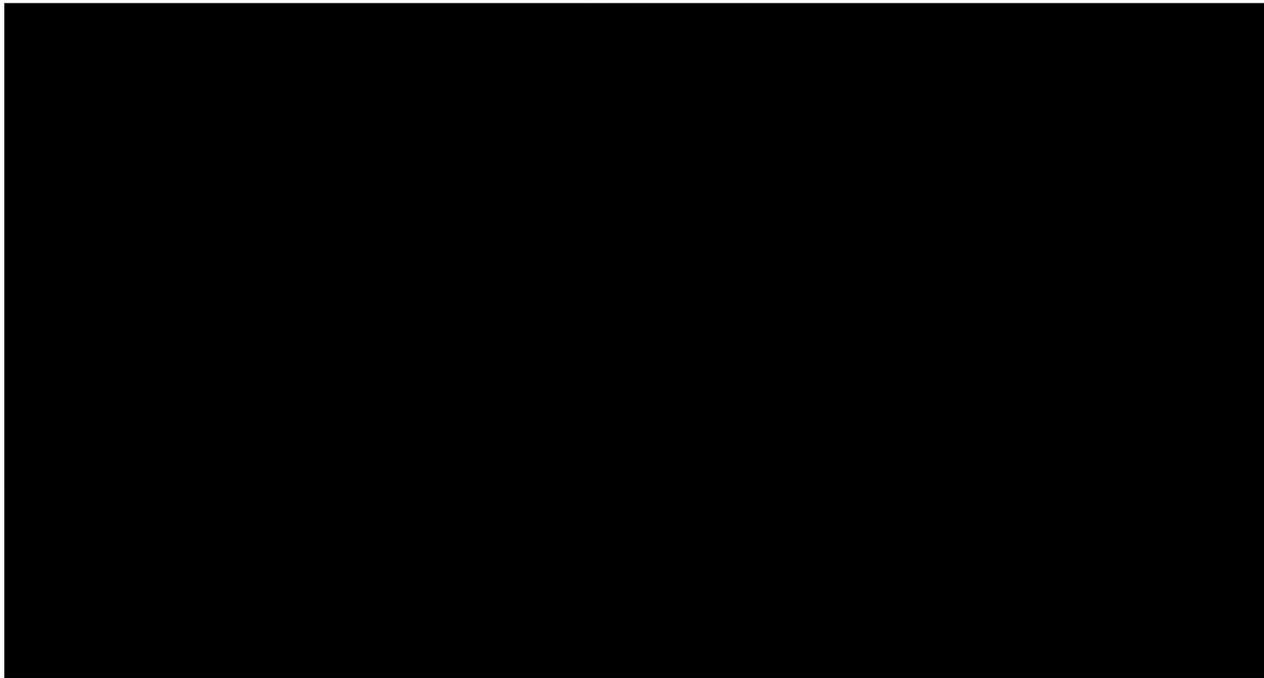
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Mayor's Office for Policing and Crime / Metropolitan Police Service
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	CgMs Limited
Full Name:	Matthew Roe
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	West Drayton Police Station, Station Road, West Drayton UB7 7JQ																
Gird Reference (if known)																	
Site Area (square metres or hectares):	0.646 hectares																
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td>Police</td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture	Police	Commercial/ industrial		Residential		Community		Retail		Open space/ recreation		Other		<i>If other, please state use:</i>	
Agriculture	Police																
Commercial/ industrial																	
Residential																	
Community																	
Retail																	
Open space/ recreation																	
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	None relevant																
If the site is vacant, has it been previously developed for uses other than agriculture?	N/A																
If yes, please provide the details																	

of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents? If yes, please provide details.	N/A
Current number of people employed on the site (if any).	Limited and all are scheduled to transfer to alternative sites

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	✓	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify	✓	
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	✓

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage	✓		
Electrical Supply	✓		
Gas Supply	✓		
Access to Public Highway	✓		
Landline telephone/Broadband	✓		
Public rights of way		✓	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		✓	
Restrictive covenants exist			✓
Current use needs to be relocated	✓		
Public rights of way cross or adjoin the site			✓
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site		✓	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		✓	
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space		✓	
Other	✓		
If Other, please specify			
Conservation area			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	<b>within next 2 years</b>
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

West Drayton Police Station is now surplus to the MOPAC's requirements. Replacement policing facilities are being provided in the vicinity which adequately and demonstrably meet the policing needs of the local population. It is currently bereft of any architectural or historical interest and does not make a positive contribution to the area. There are no designations protecting the building and it is considered to hold no landmark or architectural significance locally. Thus the site offers development potential for a residential led development scheme which will positively contribute towards Hillingdon's housing need.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature  Matthew Roe

Date: 31<sup>st</sup> May 2013



Area: 0.646 ha (1.596 acres)

Ordnance Survey © Crown Copyright 2013. All rights reserved. Licence number 100020449. Plotted Scale: 1:1250

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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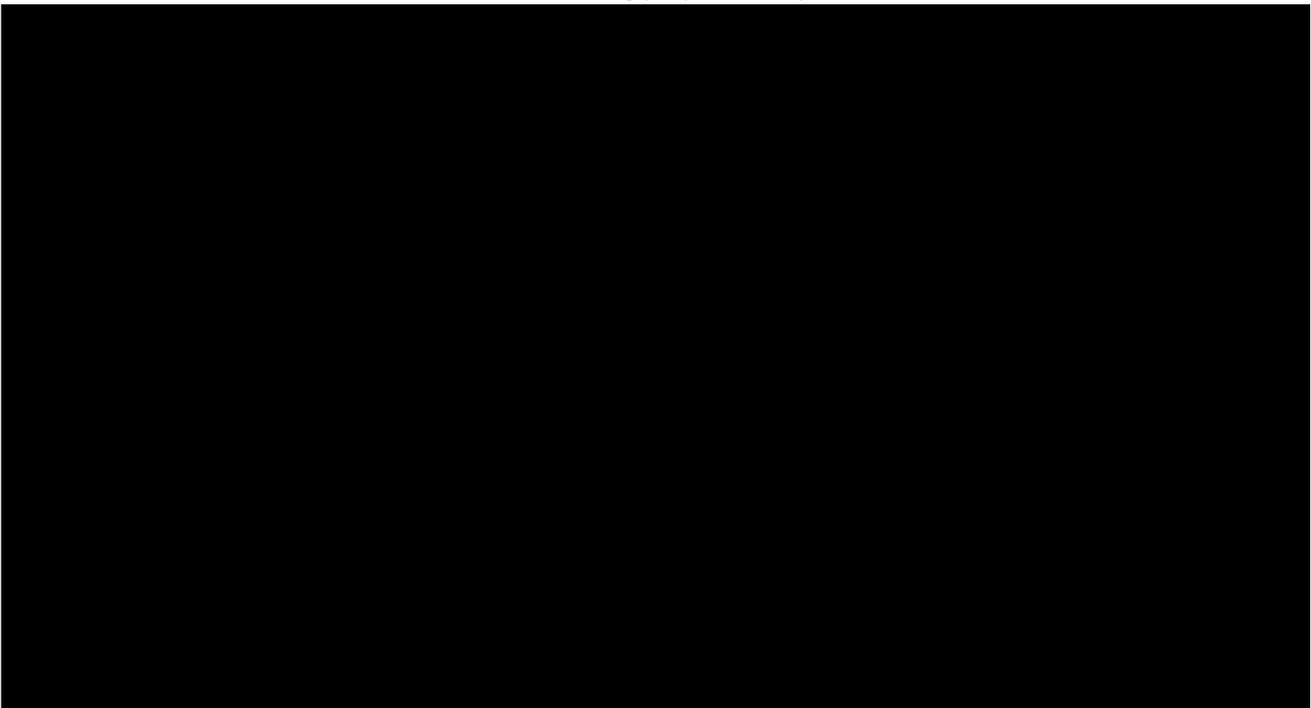
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	
Company (if applicable)	Henry Streeter Automotive Limited
Address:	C/o Agent
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	CgMs Limited
Full Name:	Kevin Goodwin
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details			
Site address/ location: (please provide full postal address)	Land at Bath Road between Nobel Drive and Malvern Road (see Attached)		
Gird Reference (if known)			
Site Area (square metres or hectares):	Approx. 3ha		
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td> Agriculture  Commercial/ industrial  Residential  Community  Retail  Open space/ recreation  Other  <i>If other, please state use:</i> </td> <td>Vacant – last used for mineral extraction</td> </tr> </table>	Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	Vacant – last used for mineral extraction
Agriculture Commercial/ industrial Residential Community Retail Open space/ recreation Other <i>If other, please state use:</i>	Vacant – last used for mineral extraction		
Relevant planning history: (include any planning application reference number (s) if known)	Mineral Extraction		
If the site is vacant, has it been previously developed for uses other than agriculture?	Yes – Mineral extraction		

If yes, please provide the details of the previous use and when this ceased.	Not Known
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	None

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	Yes / No  Not Applicable
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	Not Applicable

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)		
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify	Hotel	

6. Market Interest	
	Comments
Site is owned by a developer	Yes
Site is under option to a developer	No
Site is being marketed	No
Enquiries have been received	No
None of the above	Yes
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply			X
Mains Sewerage			X
Electrical Supply			X
Gas Supply			X
Access to Public Highway			X
Landline telephone/Broadband			X
Public rights of way		X	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary		X	
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other	X		
If Other, please specify:			
Green Belt			





**TOWN AND COUNTRY  
PLANNING ACT 1990**

**INITIAL  
SITE SUGGESTION REPORT**

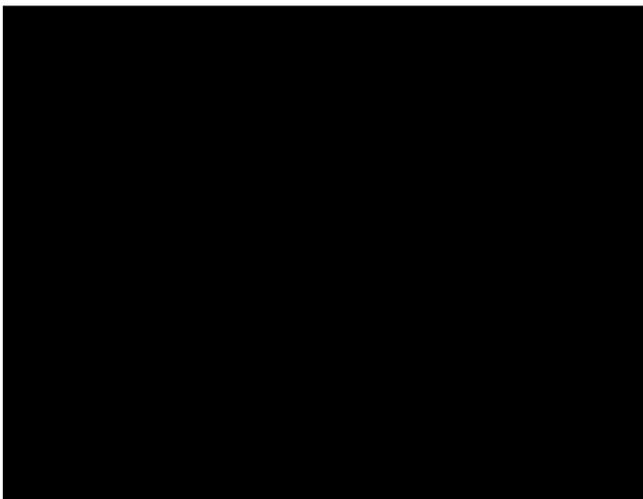
**Land between Sipson Road and the A4  
adjacent to Kenwood Close Sipson  
West Drayton  
UB7 0JY**

**London Borough of Hillingdon**

**On behalf of Mr Punni**

**May 2013**

**by  
James Holmes  
BA (Hons) MA MRTPI**



## **1. INTRODUCTION**

- 1.1 My name is James Holmes and I am an Associate Director with Brian Barber Associates, Chartered Town Planning Consultants. I have a MA in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Statement is submitted on behalf of the owner of the land, Mr Punni, in support of a request for the land to be formally designated for development in the Council's emerging Local Development Framework documents.

## **2. THE SITE**

- 2.1 The site comprises of a field located between Sipson Road and the A4. The field is bounded to the north by agricultural land, to the west by Kenwood Close and Chambers Business Park, to the south by agricultural land and to the east by the M4 Heathrow spur road.
- 2.2 The applicant owns the land and has a legal right via the road to Chambers Business Park, located to the northwest corner of the site. It is proposed to access the site from this location.
- 2.3 The land is open and does not contain any buildings. It is currently used for grazing ponies.
- 2.4 The site has an area of 1.649 ha (4.075 acres).



*Site Location*



*Aerial photo showing sites location adjacent to existing built development*

### 3. NEED FOR AFFORDABLE HOUSING

- 3.1 There is a significant need for all types of affordable housing in Hillingdon and significant additional provision is required.
- 3.2 The scale of the deficit in affordable housing provision is staggering. The Hillingdon Housing Market Assessment (2009), states that there is a net need for some 3,081 affordable units per annum. However, the Council's latest Development Plan Annual Monitoring Report for the period 2010/2011 shows that only 183 affordable units were secured. This represents a provision of only 5.9% of the requirement for new affordable homes. This is not sustainable.
- 3.3 Over the past 5 years, on average only 147 affordable homes have been provided each year. The recognised need for new affordable homes has not been adequately addressed.

Year	Affordable Provision
2010-11	183
2009-10	189
2008-09	177
2007-08	150
2006-07	37
<b>5 year average</b>	<b>147</b>

- 3.4 The development of the site at Sipson for affordable housing could be justified, on the basis of the significant need which exists. The need for affordable housing would amount to the very special circumstances required to allow development in the Green Belt.

3.5 We provide at Appendix A further evidence of the need which exists for affordable housing.

#### **4. OUR PROPOSAL**

4.1 In view of the need which exists for affordable housing, we seek that the site at Sipson be allocated for affordable housing in the Council's emerging LDF documents.

4.2 There is flexibility as to the type of affordable housing that could be provided. This will need to be discussed and agreed with the Council. A legal agreement would be entered into to ensure that the houses remain affordable in perpetuity.

4.3 We would ensure that the mix of units to be provided reflects local needs and would include a substantial amount of family housing.

4.4 The development of the site for affordable housing would make a significant impact in terms of delivery. It would boost the level of affordable housing provided within Hillingdon. We also consider that the provision of a discounted housing development available for local people would have widespread support.

4.5 We consider that the development of the site for affordable housing could be justified within the Green Belt. The need for this form of housing would amount to the very special circumstances required to allow development in the Green Belt.

4.6 We understand that the Council seeks to explore all avenues of opportunity to assist the provision of sufficient affordable housing in the Borough. We very much feel that the above proposal provides a workable solution,

which will provide a significant boost to the number of affordable homes provided.

- 4.7 The site is 1.649 hectares in area and, if developed at an indicative density of 30 units per hectare, this would equate to a capacity of up to 49 houses. However, as the site is located within the Green Belt, it may be more appropriate to construct a lower density development. A substantial landscaping buffer could also be provided to soften the visual appearance of the development from the rest of the Green Belt. The size of the site allows space for public open space to be provided, as well as appropriate landscaping and planting.
- 4.8 Initial layout/design work has been undertaken and indicative plans are provided at Appendix B. The indicative layout shows how the site could be developed to provide 33 houses, of which, 22 would have 2 bedrooms and 10 would have 3 bedrooms. The drawings show how access and parking as well as substantial areas of landscaping and public open space could be provided.
- 4.9 There is a considerable degree of flexibility as to how the site could be developed. The site could also contain a mix of different tenures, if requested by the Council. We would like to provide a good quality development and a place where people want to live. We are flexible as to how this is achieved.

## **5. SUPPORTED BY REGIONAL AND NATIONAL PLANNING POLICY**

- 5.1 We consider that the allocation of the site for a form of affordable housing as proposed, would accord with Regional and National Planning policy guidance.

### **The London Plan (July 2011)**

- 5.2 The allocation for the land would be in accordance with the London Plan, which seeks at least 13,200 more affordable homes per year in London, over the plan period (20 years). Of this affordable housing, some 40% should be for intermediate rent or sale, for people who are not able to afford market housing but have been excluded from social housing.
- 5.3 The Mayor wishes to encourage, not restrain, overall residential development and the London Plan seeks to maximise affordable housing and expects developers to make the most effective use of available resources to achieve this objective.
- 5.4 The London Plan also advises that boroughs should take a reasonable and flexible approach, to securing affordable housing, on a site by site basis.

### **National Planning Policy Framework (March 2012)**

- 5.5 The allocation for the land would be in accordance with policy guidance in the NPPF, which seeks to boost significantly the supply of housing.
- 5.6 The NPPF It states that local planning authorities should be identifying key sites, which are critical to the delivery of the housing strategy over the plan period.
- 5.7 It is relevant to note that the NPPF states that *"limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan"* is acceptable within the Green Belt. We consider that this could help provide justification to allocate the site for affordable housing.

5.8 In conclusion, it is considered that the allocation of the site for affordable housing would address the substantial the need which currently exists. The proposal represents a sustainable form of development and should be supported by the council.

## APPENDIX A

### PROPOSED DEVELOPMENT FOR AFFORDABLE HOUSING ASSESSMENT OF NEED

The need for affordable housing in Hillingdon has been reviewed. A summary of our findings is provided below.

It is clear that there is a chronic need for affordable housing and significant additional provision is required.

The scale of the deficit in affordable housing provision is staggering. The Hillingdon Housing Market Assessment (2009) states that there is a net need for some 3,081 affordable units per annum. However, the Council's latest Development Plan Annual Monitoring Report for the period 2010/2011 shows that only 183 affordable units were secured. This represents a provision of only 5.9% of the requirement for new affordable homes. This is not sustainable.

Over the past 5 years, on average only 147 affordable homes have been provided each year. The recognised need for new affordable homes is not been adequately addressed.

Year	Affordable Provision
2010-11	183
2009-10	189
2008-09	177
2007-08	150
2006-07	37
<b>5 year average</b>	<b>147</b>

We consider that the development of the site at Sipson for a form of affordable housing could be justified on the basis of the significant need which exists. The need for this form of housing would amount to the very special circumstances required to allow development in the Green Belt.

We summarise the evidence of housing need, as follows:

### **Development Plan Annual Monitoring Report 2010/2011 (Dec 2011)**

- The Council did not achieve the target 70% social rent / 30% intermediate housing split in affordable tenure (as required by GLA Housing SPG 2005 and Affordable Housing SPD 2006). A 81/19 split was achieved which is well below the envisaged target
- The Council did not achieve the target of 50% affordable housing provision on sites. Of the 1,156 additional residential units provided, only 183 were secured for affordable housing (16.1%)
- The Council did not achieve Policy H4 requirement for 'a mix of housing units of different sizes' or Policy H5 requirements for large family dwellings. Some 74% of the units completed were one and two bedroom, creating an imbalance against 3, 4, and 5+ beds, which the Council accepts is too large.
- The Housing Need Survey Update (2005) notes that larger units are less likely to be developed and therefore the housing need of those requiring larger accommodation becomes increasingly difficult to meet
- 183 units were secured for affordable housing, whereas the Hillingdon Housing Market Assessment (2009), states that there is a net need for some 3,081 affordable units per annum.

### **Hillingdon Housing Market Assessment (2009)**

- The average price in Hillingdon has more than doubled over the past ten years
- For all sizes of accommodation, the cost of entry-level market accommodation is more than double the cost of social rented accommodation
- Intermediate housing would be beneficial to a number of households
- The rate of overcrowding in the Borough at 5.6% is higher than the national average (2.5%). Almost 45% of all overcrowded households were living in the social rented sector
- There is a net need for some 3,081 affordable units per annum
- A third of households in Hillingdon are unable to afford market housing
- Around half (50.5%) of households in gross housing need are able to afford intermediate housing (i.e. can afford more than a social rent)
- The greatest need (70%) is for two and three bedroom accommodation

### **Hillingdon Social Housing Allocation Policy (July 2011)**

- There are 8,000 households on Hillingdon's housing register at any time, but each year only around 600-700 of these households are rehoused into social rented housing

- Because Hillingdon only has a limited amount of social housing available to rent, the Council has adopted a system to prioritise need
- Of the approximately 8,000 households waiting to be rehoused, over 50% will never be offered a social housing tenancy, however long they wait
- Hillingdon is committed to supporting the 4,000 households who cannot get social housing, to find other options available to them.

### **Hillingdon's Housing Strategy 2007-2010**

- Our research shows that an annual total of 4,193 affordable homes are needed in Hillingdon in each of the years to 2010
- Subtracting the number of affordable homes available each year (629) from the annual total need (4,193) gives Hillingdon's expected annual shortfall of 3,564 affordable homes to 2010
- Hillingdon, in common with other West London boroughs, has neither the capacity nor resource to deliver 3,564 additional affordable homes each year
- On the basis of this evidence, there are and will continue to be many more households in Hillingdon needing affordable homes than there are homes available
- Hillingdon Council is committed to increasing the supply of affordable housing across the public and private sector
- It is crucial for Hillingdon and West London to ensure that the supply of larger properties is increased, in order to alleviate the pressures of overcrowding and homelessness.

### **John McDonnell MP for Hayes and Harlington**

- Has called for an emergency housing programme to help families in crisis
- The borough now has 900 homeless families and 7,600 families on social housing waiting lists
- On average it takes 7 to 10 years to secure a council home or social housing placement
- Specifically critical of Hillingdon's housing policies, such as using local estate agents to gain private sector rental accommodation for families (referring to buy-to-let slum landlords where some families are living in almost developing world conditions because some of the properties are so poor)
- In Hillingdon landlords are erecting garden buildings and garages and renting them to families

### **Cllr Mo Khursheed Leader of the Labour Group**

- April 2012: "It's obvious to all, except our Council, that Hillingdon has a vast shortage of affordable housing
- Feb 2012 *"By 2016 only 49% of Hillingdon will be affordable to recipients of Local Housing Allowance. It is inevitable that this will force more people into these so called Sheds with Beds. The quality of accommodation can be so bad, it not only poses a risk to the inhabitants, but to surrounding properties and residents through unsound construction and fire hazards"*

- As demand for housing continues to outstrip supply, it is imperative that affordable housing continue to be supported
- July 2007: In Hillingdon, there is a chronic need for affordable housing. There will always be a demand for rented housing that is within the reach of working families
- Over the last nine years or so, house building for low cost ownership or rent has dwindled
- Only 124 houses were built for the Council in Hillingdon and, at the same time, 107 were sold off through Right to Buy legislation. Meanwhile 7,471 households applied for help with housing and registered on the waiting list. 1,878 families are living in temporary accommodation. It is obvious that Hillingdon's "Cabinet" needs all the help it can get to solve this enormous headache.

#### **Ray Puddifoot, leader of Hillingdon (Feb 2008)**

- Conservative-run Hillingdon Borough Council has launched a controversial scheme to give middle-income residents as much as £16,000 to help get them on the housing ladder
- Under the scheme, residents who have already secured a mortgage on their first home and have a minimum deposit of 7.5%, will see their down payment matched by the Council
- It is not aimed at key workers or those already receiving government support.

- Ray Puddifoot, leader of Hillingdon Council, says: *"We have affordable housing, we have key worker schemes, but we miss a big tranche of the market. This is about supporting our residents who are economically viable."*
- The pilot stage of the scheme is for just ten residents and the Council has already received over 60 applications. The next stage will be to expand the scheme to 50 and the Council has already earmarked £750,000
- Puddifoot denies the scheme is pandering to wealthy residents and says he is helping people who otherwise could not afford to buy. *"If we can subsidise at one end of the market, why can't we subsidise at the other end. We need their talents."*

#### **Extracts from National Press (The Guardian 24 April 2012)**

- London looks to export Council tenants. Tory-led councils, such as Hillingdon, Croydon and Westminster, have admitted either placing claimants outside the capital, or said they were preparing to do so.
- Adverts have been placed in local newspapers in Berkshire asking for landlords to become part of a *"three to five year guaranteed local authority scheme"*.

#### **Hillingdon Pre-Submission Core Strategy February 2011**

- Increasing the supply of affordable housing is a key priority for the Core Strategy and the Council as a whole
- Measures that increase the supply of affordable housing will be supported

### **The London Plan (July 2011)**

- Seeks at least 13,200 more affordable homes per year in London over the plan period (20 years)
- Of which, some 40% should be for intermediate rent or sale, for people who are not able to afford market housing but have been excluded from social housing
- Councils will have to set local affordable housing targets to provide for this need (and preferably exceed it)
- The Mayor seeks to maximise affordable housing and expects developers to make the most effective use of available resources to achieve this objective
- The Mayor wishes to encourage, not restrain, overall residential development
- Boroughs should take a reasonable and flexible approach to securing affordable housing, on a site by site basis.

### **National Planning Policy Framework (March 2012)**

- Seeks to boost significantly the supply of housing
- Local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites, which are critical to the delivery of the housing strategy over the plan period
- For market and affordable housing, local planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the

plan period and set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-year supply of housing land to meet their housing target

- Local planning authorities should set policies for meeting identified need for affordable housing
- The construction of new buildings within the Green Belt is defined as inappropriate, but an exception is the *"limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan"*
- Local planning authorities should understand and address the need for all types of housing, including affordable housing.

# **APPENDIX B**

**CONCEPT MASTERPLAN**

**COMPUTER VISUALS**

**SITE AERIAL PHOTOGRAPHS**

**SITE LOCATION PLAN**

LONDON BOROUGH OF HILLINGDON

HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

CALL FOR SITES FORM

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

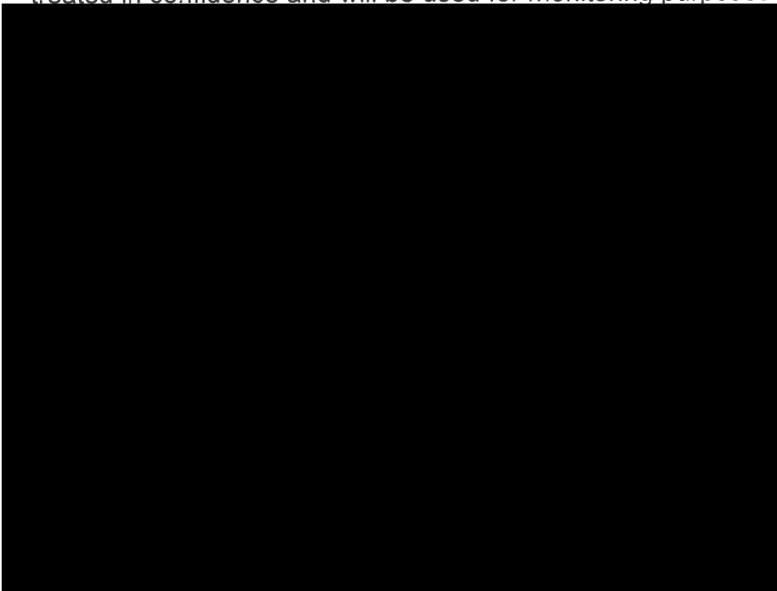
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



1. Personal Details	
Full Name:	Mr Sant Punni
Company (if applicable)	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	Brian Barber Associates
Full Name:	James Holmes
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details	
Site address/ location: (please provide full postal address)	LAND BETWEEN SIPSON ROAD AND THE A4 ADJACENT TO KENWOOD CLOSE SIPSON WEST DRAYTON UB7 0JY
Gird Reference (if known)	
Site Area (square metres or hectares):	1.649
Current use(s): (please tick - if more than one use please indicate)	Grazing ponies
Relevant planning history: (include any planning application reference number (s) if known)	
If the site is vacant, has it been previously developed for uses	

other than agriculture?  If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	No
Current number of people employed on the site (if any).	None

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	Yes
Are you a leaseholder of site/building?	
If yes, do you lease the whole site?	
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	C3 Affordable Housing	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify		
Gypsy/Travellers Site		
Waste Facilities		
Open space		
Other – please specify		

6. Market Interest	
	Comments
Site is owned by a developer	Yes
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply		X	
Mains Sewerage		X	
Electrical Supply		X	
Gas Supply		X	
Access to Public Highway	X		
Landline telephone/Broadband		X	
Public rights of way		X	
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary		X	
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	Yes
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please see Initial Site Suggestion Report prepared by Brian Barber Associates.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Yes

Signature



Date: 20 May 2013

**LONDON BOROUGH OF HILLINGDON**

**HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

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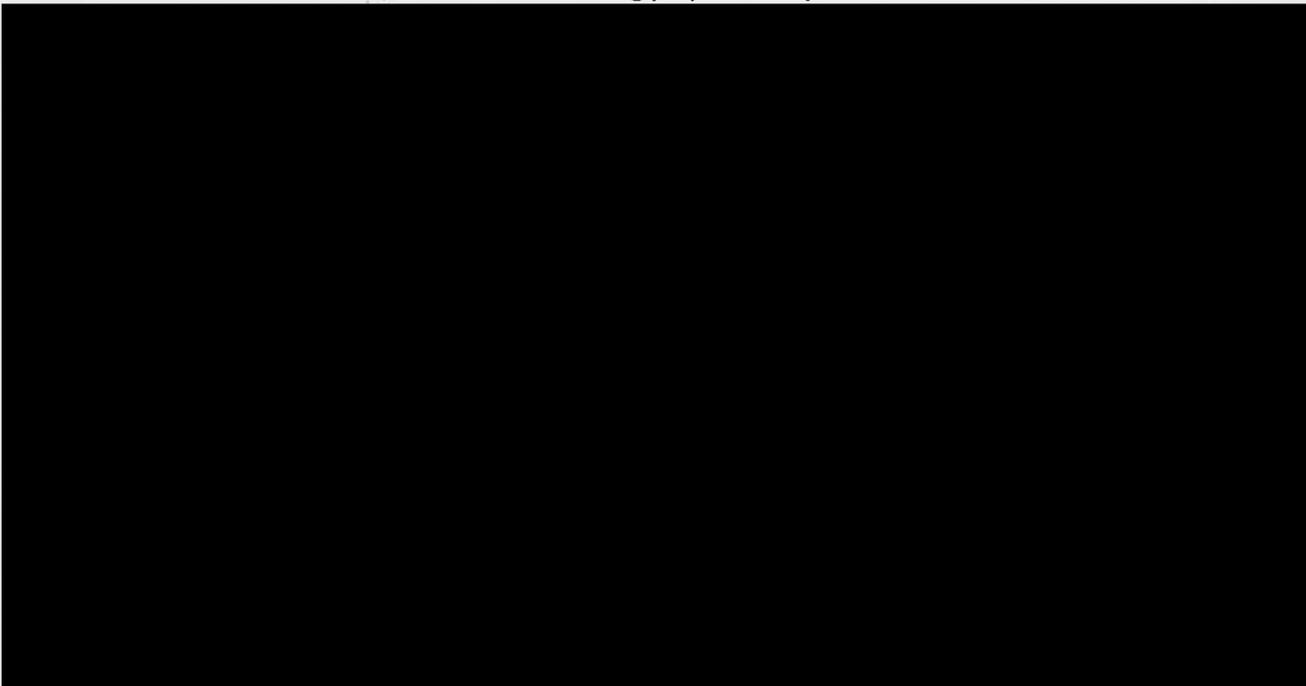
Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)

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**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



<b>1. Personal Details</b>	
<b>Full Name:</b>	
<b>Company (if applicable)</b>	<b>Rokeby Developments (southern) Ltd &amp; Illios Holdings Ltd</b>
<b>Address:</b>	<b>C/O Agent</b>
<b>Postcode:</b>	
<b>Telephone Number:</b>	
<b>Email Address:</b>	

<b>2. Agents Details (if applicable)</b>	
<b>Organisation:</b>	<b>tp bennett</b>
<b>Full Name:</b>	<b>Mike Ibbott</b>
<b>Address:</b>	
<b>Postcode:</b>	
<b>Telephone Number:</b>	
<b>Email Address:</b>	

<b>3. Proposed Site Details</b>	
<b>Site address/ location: (please provide full postal address)</b>	<b>Land rear of 460-470 Bath Road, Longford UB6 0EB</b>
<b>Grid Reference (if known)</b>	
<b>Site Area (square metres or hectares):</b>	<b>0.35ha</b>
<b>Current use(s): (please tick - if more than one use please indicate)</b>	<b>Vacant</b>
<b>Relevant planning history: (Include any planning application reference number (s) if known)</b>	<b>Planning permission was granted for a 349-bedroom hotel, 4 x 3 bed houses and the conversion of No. 470 Bath Road into two apartments on the 9<sup>th</sup> December 2010. (Application reference: 65419/APP/2010/2860)</b>
<b>If the site is vacant, has it been previously developed for uses other than agriculture?</b>  <b>If yes, please provide the details of the previous use and when this ceased.</b>	<b>Yes – residential</b>
<b>Is the site subject to any unimplemented planning consents?</b>	<b>Yes – see above</b>
<b>Current number of people employed on the site (if any).</b>	<b>None. The proposed hotel has a projected employment level of approximately 114 employees.</b>

<b>4. Site Ownership Details</b>	
<b>Are you the freehold owner of the site/building?</b>	<b>Yes</b>
<b>If yes, do you own the whole site?</b>	
<b>Are you a leaseholder of site/building?</b>	<b>No</b>
<b>If yes, do you lease the whole site?</b>	<b>N/A</b>
<b>If the answer is no:</b>	<b>N/A</b>
<b>Do you know who owns the site (whole or part), if so please provide their details?</b>	
<b>If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).</b>	<b>N/A</b>

<b>5. Proposed Use (with Use Classes in brackets)</b>		
	<b>Preferred</b>	<b>Alternative</b>
<b>Residential (C1, 2,2A and 3)</b>	<b>Hotel - C1</b>	
<b>Business Use: Office, Research &amp; Development, Light Industrial (B1)</b>		
<b>General Industrial (B2)</b>		
<b>Storage or Distribution: Warehousing/Logistics (B8)</b>		
<b>Retail (A1, 2, 3, 4 &amp; 5) Please specify</b>		
<b>Community Facilities (D1 &amp; 2) Please specify</b>		
<b>Gypsy/Travellers Site</b>		
<b>Waste Facilities</b>		
<b>Open space</b>		
<b>Other – please specify</b>		

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	Applicable to the site
Site is being marketed	
Enquiries have been received	
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	X		
Mains Sewerage	X		
Electrical Supply	X		
Gas Supply	X		
Access to Public Highway	X		
Landline telephone/Broadband	X		
Public rights of way		X	
Other		X	
If other, please specify:			

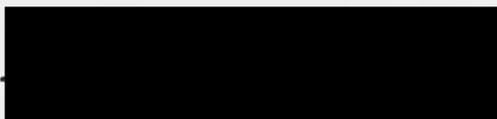
8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site		X	
Restrictive covenants exist		X	
Current use needs to be relocated		X	
Public rights of way cross or adjoin the site		X	
Contamination		X	
Access constraints		X	
Trees and/or mature hedges on site or on the boundary	X		
Tree Protection Orders on site		X	
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc		X	
Flood risk		X	
Pylons or overhead cables on the site		X	
Designated as Open Space		X	
Other	X		
If Other, please specify			
Green Belt			

9. Timescale for Availability	
Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.	
0 – 5 Years	X
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	
If the site is NOT available immediately, please tell us why:	

10. Other Relevant Information
<p>The site was assessed in the 'Green Belt &amp; Major Developed Sites In The Green Belt Assessment' (2006) and its removal from the Green Belt was recommended. The assessment of the site stated:</p> <p><i>"This site does not meet any of the purposes of including land in the Green Belt as identified in PPG2. The site does not form part of a large built up area or does not safeguard the countryside. The Island site clearly forms a logical and definable Green Belt Boundary in Longford. The site does not merit its current Green Belt designation and should be deleted from the proposals map as Green Belt."</i></p> <p>The proposed use of the land as a hotel is considered logical and appropriate. The site adjoins a site with extant permission for a hotel which could be extended to provide additional rooms. This site is in close proximity to Heathrow Airport and the Core Strategy encourages hotel uses in such locations.</p> <p>The additional rooms would help to meet the Hillingdon's strategic aim of providing 5,600 additional hotel bedrooms in Hillingdon between 2012-2026, as set out Hillingdon's Tourism Study (2006) and recognised in the Core Strategy.</p>

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature



Date: 31.5.13

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: **Grow Heathrow**

Are you: Community Group

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]

Representations can be made in the following ways:

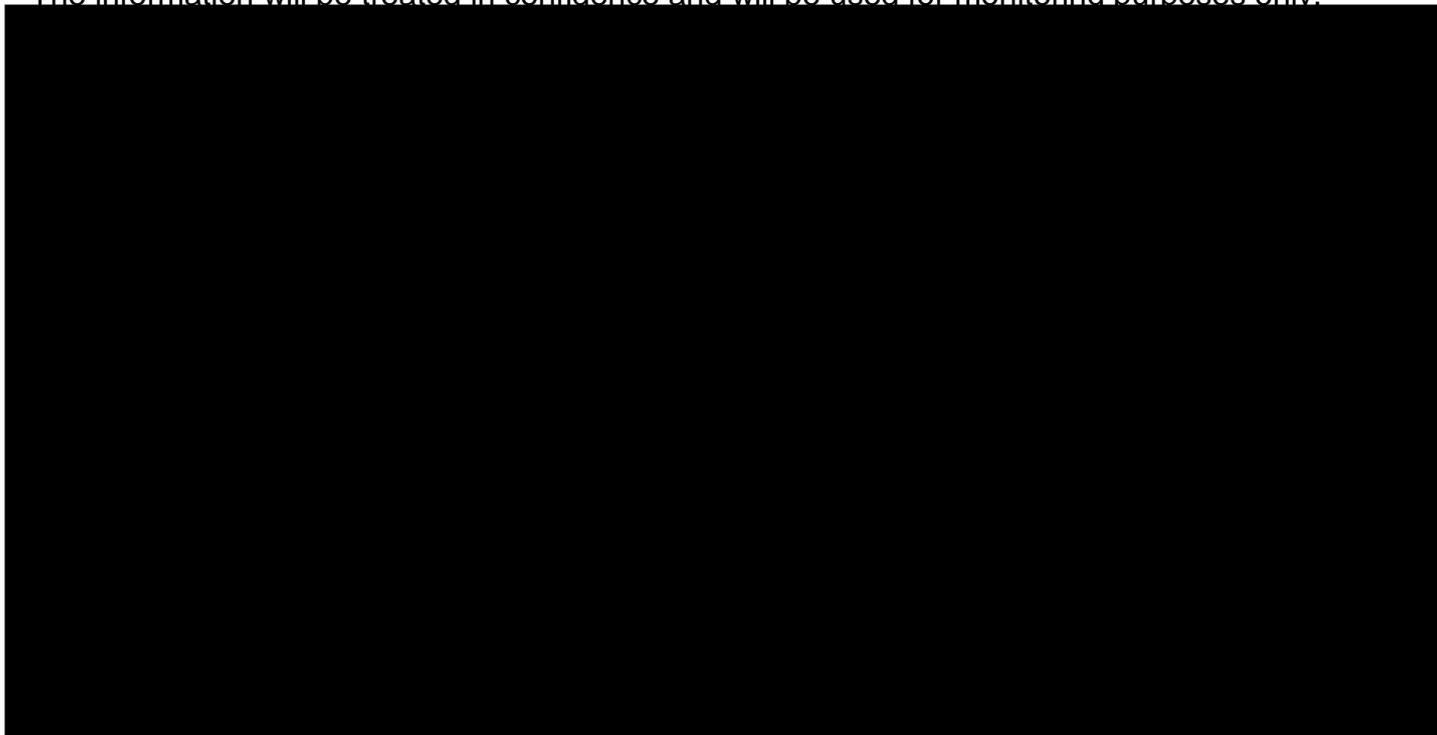
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

#### Monitoring Questions

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



**Which section of Part 2 of the Local Plan are you making a representation on?**

**(Please tick the appropriate section and use a separate form for each representation)**

/	<b>Development Management Policies</b>
	<b>Site Specific Allocations</b>
	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<p style="text-align: center;"><b>A) The economy</b></p> <p><b>1. Supply of Land</b></p> <p><b>2. Locations for Employment Growth</b></p> <p><b>5. Hotel development</b></p> <p style="text-align: center;"><b>B) New Homes</b></p> <p><b>3. Affordable Housing</b></p> <p><b>4. Provision for Gypsy and Travellers</b></p> <p style="text-align: center;"><b>A) Historic and Built Environment</b></p> <p><b>1. Heritage Assets</b></p> <p><b>5. Areas of Special Local Character</b></p>	<p>The agricultural and horticultural sectors should be protected and enhanced to promote this important historic employment sector.</p> <p>Development of hotels surrounding the airport should be restricted in order to promote employment within sustainable communities.</p> <p>Affordable housing provided through community ownership schemes should be promoted through planning policy and grant support.</p> <p>Self build programmes should be promoted as a method of providing affordable housing.</p> <p>Enhanced provision of sites for traditional modes of modular living should be provided. This provision should extend beyond these ethnic groups to facilitate more affordable living options upon boats or other movable structures for all in the borough.</p> <p>Existing agricultural and horticultural structures should be maintained and preserved as historic buildings that link the borough to its recent history of market gardens.</p> <p>The village character in the borough should be protected, retaining settlements' distinct character and geographic identity, particularly in areas surrounding the airport where the prospect of development and sprawl is most prevalent.</p>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>8.Public and Private Amenity Space in Residential developments</b></p> <p><b>9. Trees and Landscaping</b></p> <p><b>11. Garden sizes</b></p> <p><b>16. Carbon Reduction in Residential and Non Residential Development</b></p> <p><b>17. Storage for refuse and recyclables in residential development</b></p> <p><b>18. Noise and Air quality in Residential development</b></p> <p><b>19. Car Parking Standards for residential development</b></p> <p><b>29. Hard surfacing</b></p>	<p><b>Provision of space for community use should be included in all residential development including areas of ‘wildlife value’ and allotment space.</b></p> <p><b>All remaining areas of orchard in the borough should be protected</b></p> <p><b>Any development in the borough should make mandatory contribution to the establishment of areas of ‘urban forest’ to mitigate carbon emissions, improve air quality and reduce the urban heat island affect.</b></p> <p><b>Adequate space to offer the potential to grow food should be provided in any new development.</b></p> <p><b>Renewable energy supply should be integrated into all new development.</b></p> <p><b>Strong preference should be given to carbon rich natural building materials such as timbre, hemp, straw and rammed earth in order to lower the embodied energy of new structures and sequester carbon.</b></p> <p><b>Retro fit of existing structures to improve energy performance should be considered as a first option and applications for demolition rejected where they are structurally sound.</b></p> <p><b>Bio digestion of organic waste within residential development should be favoured in planning policy as a method of reducing waste and recovering energy.</b></p> <p><b>Noise and air quality should be mitigated by a minimum of 2 trees per new residential unit developed.</b></p> <p><b>Any commercial development should be subjected to the same scale of mitigation with sizing appropriate to the development.</b></p> <p><b>A maximum of one unit of parking should be provided per unit. Developments with lower allocation should be given preference in planning policy.</b></p> <p><b>All parking should be permeable to reduce flood risk.</b></p> <p><b>Any hard surfacing must be permeable to reduce flood risk.</b></p>
<p><b>D) Environmental Improvements</b></p> <p><b>2. Decentralised energy</b></p>	<p><b>Preference should be given to schemes that can provide localised energy production both in residential and commercial developments.</b></p>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
3. Living walls and roofs	All flat roofs should be living in new development.  New developments should have minimum of 30% green roof, buildings that have 100% coverage should not be subject to normal planning constraints.
4. Development in the Metropolitan Green Belt or on Metropolitan Open land	Open space and agricultural land in the green belt should be protected as such.  New development should be mitigated by equal sized habitat creation schemes with an emphasis placed on wild flower meadows for bees and other pollinating insects.
1. Low Carbon and Renewable Energy Systems in Residential Dwellings	All new development should provide renewable energy systems.
6. Farm Diversification	Farm land should be kept as green space devoted to growing of some sort.
14. Safeguarding of biodiversity	Areas of 'wild' land should be protected and preserved.  Undeveloped land should be planned into the urban matrix and linked into corridors to maintain biodiversity.
16. Water quality	Developments with constructed wetlands to improve water quality should be favoured.  All surfaces should be permeable to clean and filter ground water.
Minerals and waste	Provision of bio digestion facilities should be central to waste management strategies and developments that provide this should be favoured
e) Transport and Infrastructure  Accessability and transport	All new residential development should be linked by walking distance to bus or train routes.
Heathrow Airport	Heathrow Airport already has made considerable damage to the environment and the community, so there should be no further expansion and be encouraged to reduce their operations.
Safeguarding Recreational, Leisure and Community Facilities	Change of use from community facilities should not be permitted.

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** May MacKenzie

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

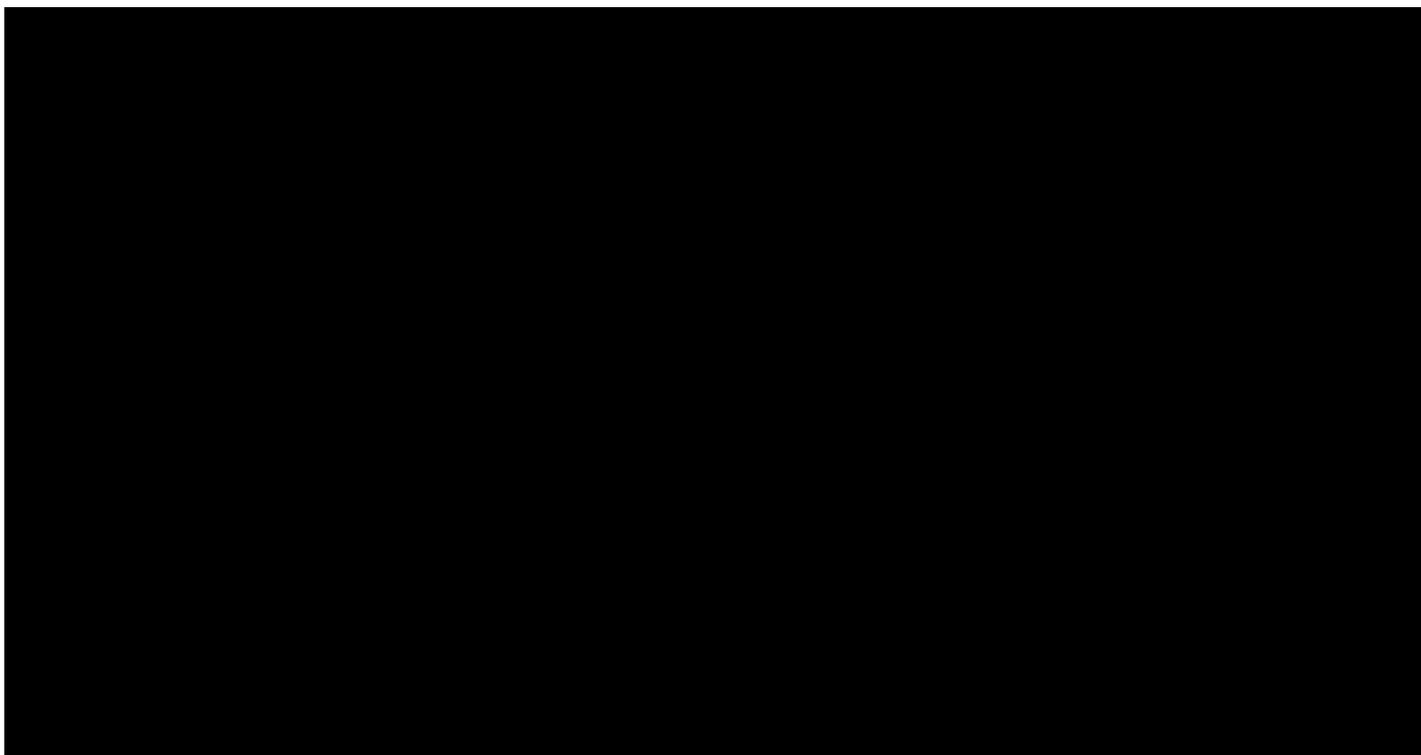
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	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

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<p><b>A) The economy</b></p> <p>1. Supply of Land</p> <p>2. Locations for Employment Growth</p> <p>5. Hotel development</p> <p><b>B) New Homes</b></p> <p>3. Affordable Housing</p> <p>4. Provision for Gypsy and Travellers</p> <p><b>A) Historic and Built Environment</b></p> <p>1. Heritage Assets</p> <p>5. Areas of Special Local Character</p>	<p>The agricultural and horticultural sectors should be protected and enhanced to promote this important historic employment sector.</p> <p>Development of hotels surrounding the airport should be restricted in order to promote employment within sustainable communities.</p> <p>Affordable housing provided through community ownership schemes should be promoted through planning policy and grant support.</p> <p>Self build programmes should be promoted as a method of providing affordable housing.</p> <p>Enhanced provision of sites for traditional modes of modular living should be provided. This provision should extend beyond these ethnic groups to facilitate more affordable living options upon boats or other movable structures for all in the borough.</p> <p>Existing agricultural and horticultural structures should be maintained and preserved as historic buildings that link the borough to its recent history of market gardens.</p> <p>The village character in the borough should be protected, retaining settlements' distinct character and geographic identity, particularly in areas surrounding the airport where the prospect of development and sprawl is most prevalent.</p>

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Transition Heathrow

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

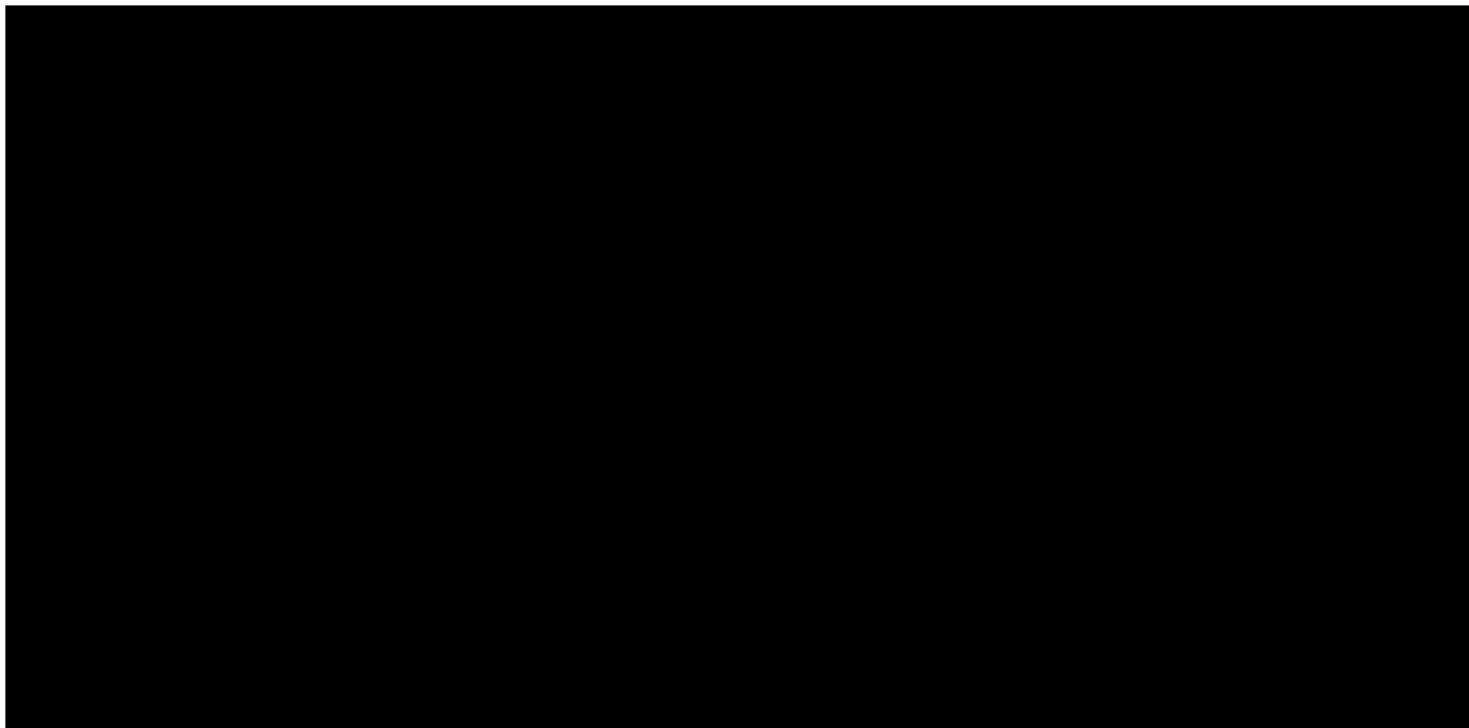
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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<input type="checkbox"/>	Development Management Policies
<input type="checkbox"/>	Site Specific Allocations
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<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Charlie Cooley

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** /

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

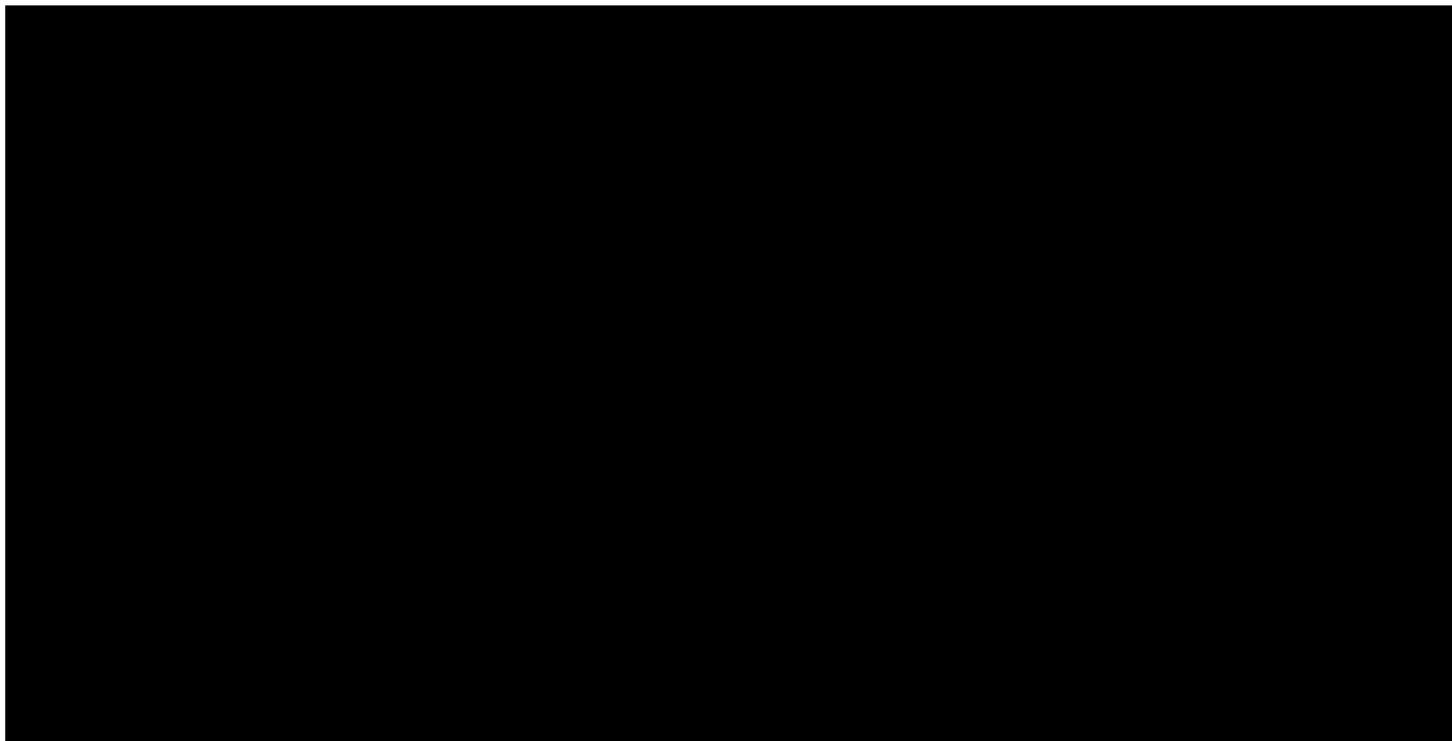
- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Jane Taylor

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): Harmondsworth and Sipson Residents association

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** 21 Russell Gardens, Sipson, West Drayton, Middlesex, [REDACTED]

Representations can be made in the following ways:

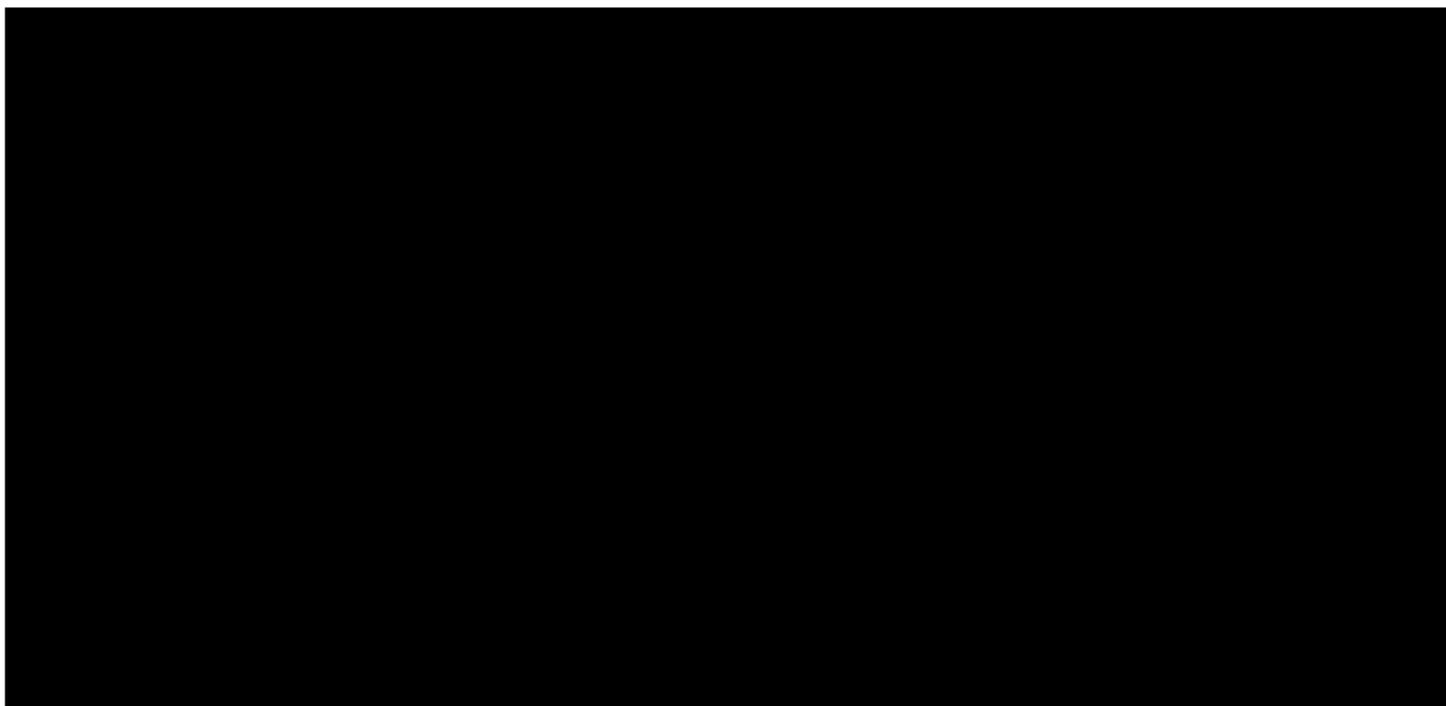
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## LONDON BOROUGH OF HILLINGDON

### HILLINGDON LOCAL PLAN: PART 2

#### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### CALL FOR SITES FORM

If you are aware of any site with **a minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

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#### **Monitoring Questions**

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1. Personal Details	
Full Name:	Joey Rose
Company (if applicable)	Transition Heathrow
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details																	
Site address/ location: (please provide full postal address)	Sipson Garden Centre, Sipson Rd, Sipson, West Drayton, UB7 0HR																
Gird Reference (if known)	TQ073780																
Site Area (square metres or hectares):	6.88 Hectares																
Current use(s): (please tick - if more than one use please indicate)	<table border="0"> <tr> <td>Agriculture</td> <td>✓</td> </tr> <tr> <td>Commercial/ industrial</td> <td></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td>✓</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td colspan="2"><i>If other, please state use:</i></td> </tr> </table>	Agriculture	✓	Commercial/ industrial		Residential		Community		Retail		Open space/ recreation	✓	Other		<i>If other, please state use:</i>	
Agriculture	✓																
Commercial/ industrial																	
Residential																	
Community																	
Retail																	
Open space/ recreation	✓																
Other																	
<i>If other, please state use:</i>																	
Relevant planning history: (include any planning application reference number (s) if known)	Plans have been presented to the local residents association (HASRA), proposing development. However, there is no planning application in process and any application would require change of use.																
If the site is vacant, has it been previously developed for uses other than agriculture?	No																

If yes, please provide the details of the previous use and when this ceased.	
Is the site subject to any unimplemented planning consents?  If yes, please provide details.	The site is located within the green belt
Current number of people employed on the site (if any).	Currently none though previous use and our prospective use would support dozens of local workers

4. Site Ownership Details	
Are you the freehold owner of the site/building?  If yes, do you own the whole site?	No
Are you a leaseholder of site/building?	No
If yes, do you lease the whole site?	N/A
If the answer is no:  Do you know who owns the site (whole or part), if so please provide their details?	No, Toby Ward and Patrick Hungerford are the owners of the site. Barry Kitcherside of Chart Plan is acting as development consultant
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	Prospective purchaser/lessee

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)		
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution: Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify	✓	
Gypsy/Travellers Site		
Waste Facilities		
Open space	✓	
Other – please specify	Agriculture/Horticulture	

6. Market Interest	
	Comments
Site is owned by a developer	
Site is under option to a developer	
Site is being marketed	
Enquiries have been received	✓
None of the above	
Not Known	

7. Utilities			
	Yes	No	Unsure
Mains Water Supply	✓		
Mains Sewerage			✓
Electrical Supply	✓		
Gas Supply			✓
Access to Public Highway	✓		
Landline telephone/Broadband			✓
Public rights of way			✓
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site	✓		
Restrictive covenants exist			✓
Current use needs to be relocated		✓	
Public rights of way cross or adjoin the site			✓
Contamination		✓	
Access constraints		✓	
Trees and/or mature hedges on site or on the boundary	✓		
Tree Protection Orders on site			✓
Environmental/wildlife designations on the site E.g. Nature conservation sites, specific habitats etc			✓
Flood risk		✓	
Pylons or overhead cables on the site		✓	
Designated as Open Space			✓
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then.

0 – 5 Years	✓
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

The question seems unclear. However, the previous tenant vacated the site in October 2011 so is available for use.

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

The site is of high wildlife value and is located within the parameters of the green belt. It is currently vacant and proposed commercial development would require a change of use and be strongly opposed. We are prospective leaseholders of the land in its current form, to run the site as a market gardening venture. We aspire to purchase the land into community ownership through the development of a land trust.

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature \_\_\_\_\_

Date: 31/5/13 \_\_\_\_\_

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Mr Brian Cowley

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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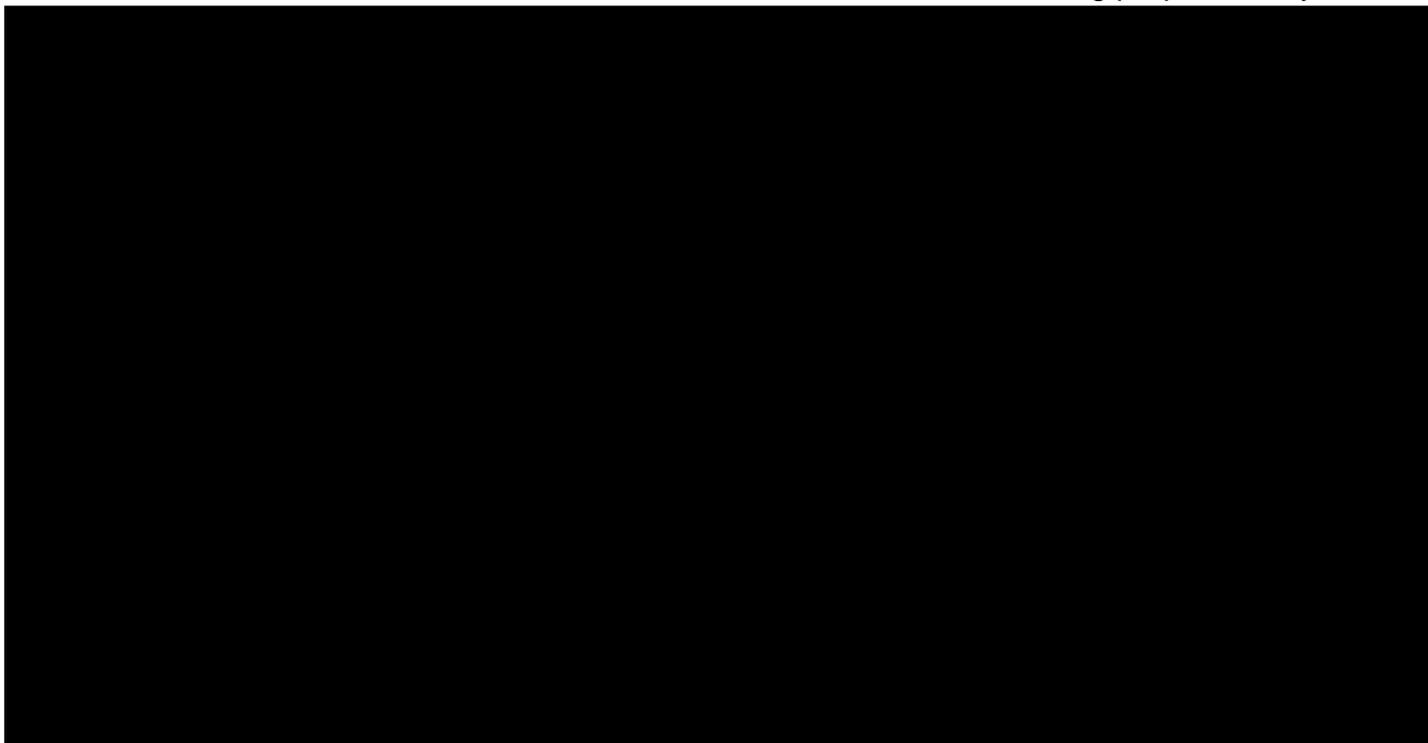
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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√	Site Specific Allocations
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<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Transport & Infrastructure Item 5: Safeguarding Recreational, Leisure and Community Facilities	<p>I request that there be no change of use from recreational purposes to the area of open space known as 'Park Way Green, Ruislip' (map attached). The required protection could be achieved by assigning it 'Village Green' status.</p> <p>This area is part of the land transferred free to the Urban District Council of Ruislip-Northwood by King's College Cambridge by Conveyance dated 21st September 1938 subject to restrictive covenants which, in summary, intended that it be used as 'Public Open Space'.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

# Park Way, Ruislip Manor - Proposed Village Green Designation



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Geoff Armstrong

**Are you:** ~~A Resident~~ / ~~Planning Consultant~~ / ~~Developer~~ / ~~Agent~~ / ~~Statutory Body~~ / ~~Community Group~~ / ~~Organisation~~ / ~~Other~~ (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

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[REDACTED]

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<b>X</b>	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

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b) New Homes – 3. Affordable Housing	<ul style="list-style-type: none"> <li>• Current government guidance on tenure should be reflected in policy</li> <li>• Opportunities for variable tenures in affordable housing should be provided within policy</li> <li>• Policies should be flexible to allow adaptation to changing Government policies</li> <li>• Viability should form an integral part of any policy relating to affordable housing</li> <li>• The opportunity to provide off-site commuted sums should be included</li> <li>• RSLs should be agreed on a site by site basis with the developer and the LPA</li> <li>• The above will prevent restrictive policies hindering residential development</li> <li>• The NPPF states that policies which seek to provide affordable housing should be 'sufficiently flexible to take account of changing market conditions over time' (paragraph 50)</li> </ul>
c) Historic & Built Environment – 10. Internal Floorspace Standards 11. Garden Sizes 12. Garages 14. Lifetime Homes 15. Implementing Building for Life Standards 16. Carbon Reduction in Residential and Non Residential Development 17. Storage for Refuse and Recyclables in Residential Development	<ul style="list-style-type: none"> <li>• All policies relating to these aspects of a development should be flexible and on a site-by-site basis, allowing for viability to be considered</li> <li>• The NPPF states at paragraph 17 that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupiers, however flexibility within standards will ensure a greater number of residential developments come forward to address the current housing shortage. Paragraph 14 of the NPPF states that Local Plans should 'meet objectively assessed needs, with sufficient flexibility to adapt to rapid change' and LPA should 'positively seek opportunities to meet the development needs of their area</li> <li>• Paragraph 15 states that Local Plans should make it clear that development which is sustainable can be approved without delay</li> </ul>

<p>c) Historic &amp; Built Environment – 19. Car Parking Standards for Residential Development</p>	<ul style="list-style-type: none"> <li>• Policies on car parking standards should also be flexible, allowing provision to be considered on a site-by-site basis</li> <li>• It is necessary to have an appreciation for increased car ownership with the Borough and the UK as a whole when preparing car parking standards, especially in relation to residential developments</li> <li>• The NPPF states at paragraph 39 that when setting local parking standards LPAs should take into account local car ownership levels as well as accessibility of the development, availability of public transport, type, mix and use of the development and the need to reduce use of high-emission vehicles</li> </ul>
<p>d) Environmental Improvements 1. Low Carbon and Renewable Energy Systems in Residential Dwellings 2. Decentralised Energy 18. Water Efficiency in Homes</p>	<ul style="list-style-type: none"> <li>• These policies should be considered on a site-by-site basis</li> <li>• The suggestion for the inclusion of such policies within developments should come from the developer, rather than the council</li> <li>• The above will ensure more developments come forward, which are not hindered by restrictive policies due to the associated costs</li> </ul>
<p>e) Transport and Infrastructure 4. Car Parking Standards 8. Developer Contributions to the Provision of Local Infrastructure</p>	<ul style="list-style-type: none"> <li>• As stated above car parking standards should reflect the increasing car ownership which exists</li> <li>• Developer Contributions should be considered on a site-by-site basis and allow for viability</li> <li>• This will ensure that contributions sought are compliant with the NPPF which states at paragraph 204 that obligations should only be sought where they are necessary to make the development acceptable in planning terms, directly relate to the development and fairly and reasonable relate in scale and kind to the development. therefore, developer contributions should be assessed on a site-by-site basis</li> <li>• Policies which relate to developer contributions to be sought need to ensure that figures are not set too high, as high rates of developer contributions could seriously restrict development within the borough, as developers consider the viability of developments and seek alternative locations which may offer lower contribution rates. This could result in a negative effect upon the economy of the borough and the supply of housing</li> </ul>

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Phil Rumsey

**Are you:** *A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):* **Resident**

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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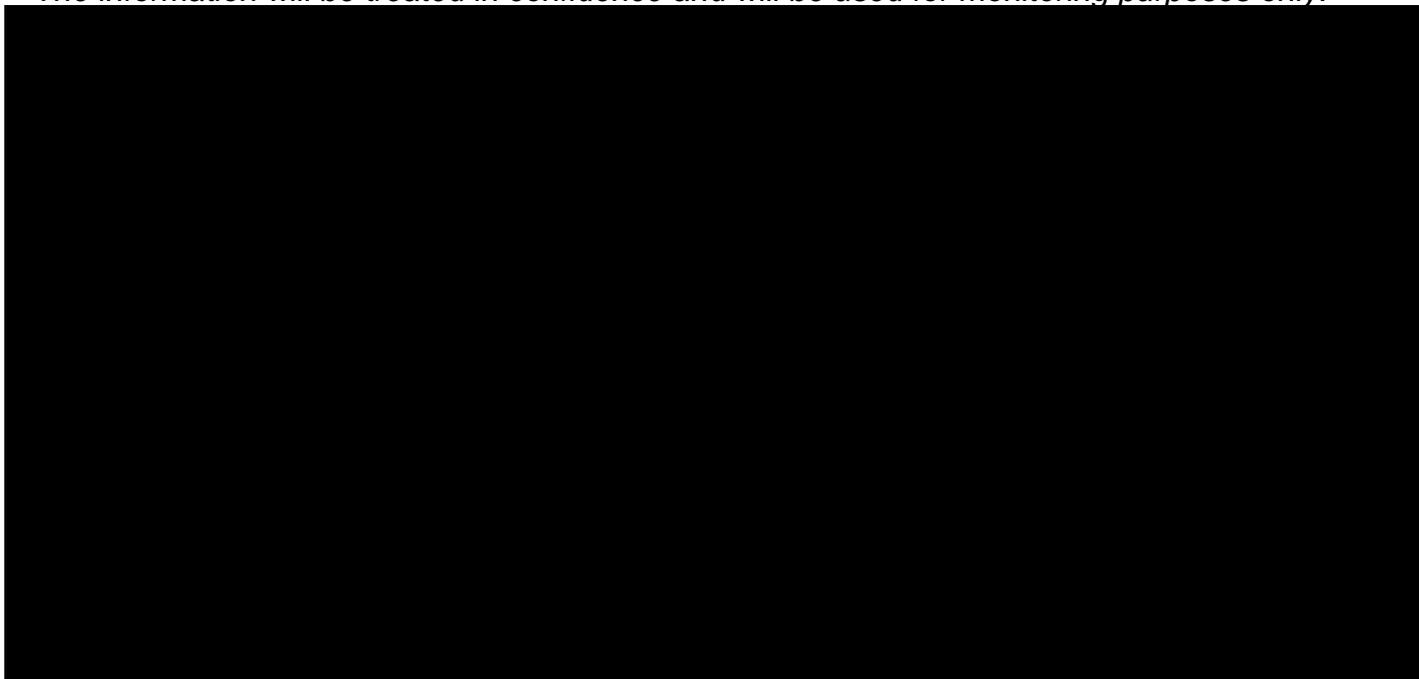
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<p><b>The Economy.</b></p> <p><i>Hotel Development.</i></p> <p><b>New Homes.</b></p> <p><i>Conversion of Subdivision of Dwellings.</i></p> <p><i>Houses in Multiple Occupation.</i></p> <p><i>Affordable Housing.</i></p> <p><i>Provision for Gypsy and Travellers.</i></p>	<p>Support Items 1-9 with a modification to item 5.</p> <p>Support for Hotel and similar uses in Uxbridge and other town centres away from pollution hotspots such as the Heathrow Villages.</p> <p>Support items 1 to 4 with modifications to all items.</p> <p>Conversion or subdivision of residential dwellings into additional units should only be permitted in extreme circumstances and not at all in conservation areas.</p> <p>Change of use of dwellings to Houses of Multiple Occupancy should not be permitted in Conservation Areas or in buildings of special interest, nor in areas where there is high levels of pollution.</p> <p>Provision of affordable housing in residential development schemes throughout the borough.</p> <p>Criteria governing the location and suitability of sites for Gypsy and Travellers should ensure they are spread across the borough and not in just one area.</p>
<p><b>Historic and Built Environment.</b></p> <p><i>Conservation Areas.</i></p> <p><i>Carbon Reduction in Residential and Non Residential areas.</i></p>	<p>Support items 1-35 with modification to items 4 and 16.</p> <p>Development affecting the character and appearance of Conservation Areas and surrounding areas.</p> <p>Phased reduction of CO2 and <u>NO2</u> emissions for all types of development.</p>
<p><b>Environment Improvements.</b></p> <p><i>Development in the Metropolitan Green Belt or Metropolitan Open Land.</i></p> <p><i>Air.</i></p>	<p>Support Items 1-22 with modifications to items 4 and 20.</p> <p>Prevention of Development on Green Belt Land and Metropolitan Open Land.</p> <p>Development to provide reduction in pollutants as opposed to being Neutral.</p>
<p><b>Transport and Infrastructure.</b></p> <p><i>Heathrow Airport.</i></p> <p><i>Medical and Health Facilities.</i></p> <p><i>Religious Worship and Assembly.</i></p> <p><i>Developer Contributions to the Provision of Local Infrastructure.</i></p>	<p>Support Items 1-8 with modifications to Items 2, 6, 7 and 8.</p> <p>Development at Heathrow Airport; maintaining air transport movements within current limits; improving air quality and reducing levels of congestion and noise.</p> <p>Provision of medical and health facilities within town centres and the villages.</p> <p>New Build of buildings for Religious facilities. No Conversions of existing buildings.</p> <p>Funding of Local Infrastructure and Planning Enforcement teams,</p>

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*Thank you.*

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Veronica Rumsey

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): **Resident**

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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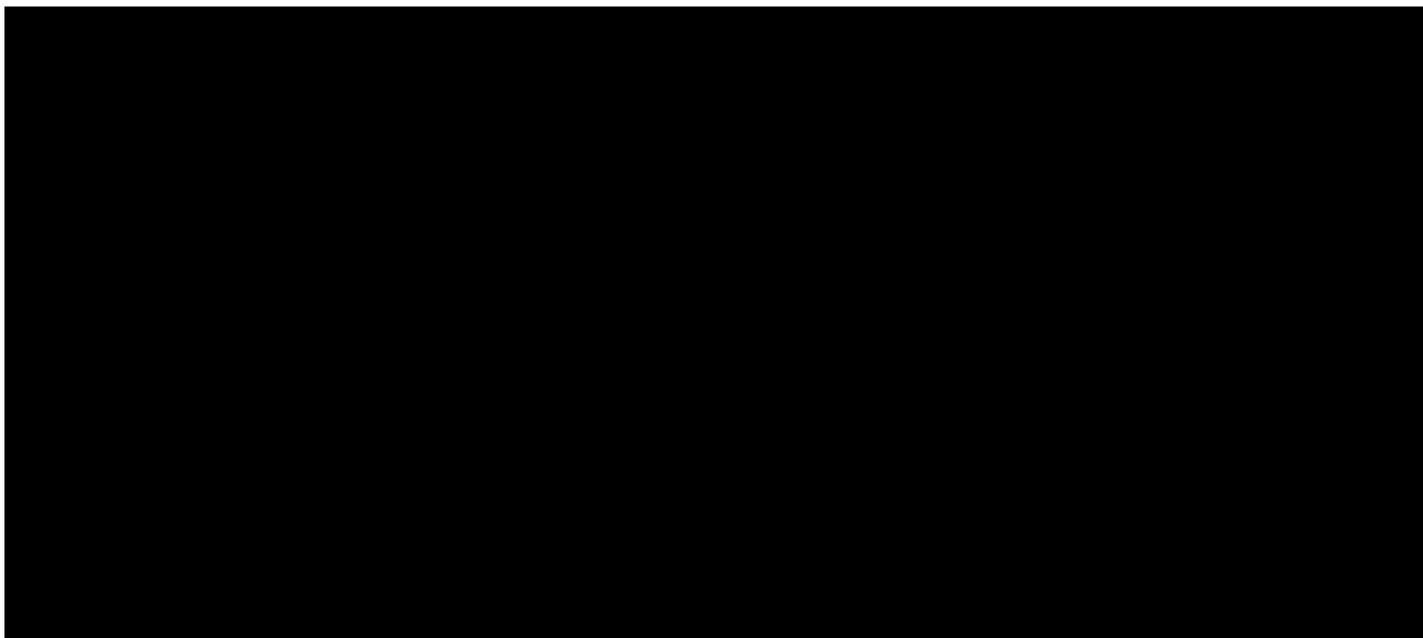
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*Thank you.*

## Comment on LB Hillingdon Local Plan Part 2 Consultation Paper

### 1. Development Management Policies

It would appear the Council has produced a comprehensive list of proposed policies and we look forward to seeing the detail in due course. Unfortunately some of the good intentions expressed in the list will have been nullified by the recent relaxation of planning law. However we trust that in preparing the new policies the Council will, wherever possible, recognise and endeavour to retain the urban character of the area.

There are a few items in the Consultation Paper to which we believe additional consideration should be given, and these are as follows :

#### Page 5, item - 29 Hard surfacing

Assuming this relates to paving of front gardens for parking then provision should be made for compensatory landscaping to enhance the street scene. Otherwise front gardens will become one long strip of hard surfacing behind the pavement.

#### Page 5, item 34 - External lighting

Include consideration of the impact of floodlighting on surrounding areas and the night skyline e.g. from sports pitch illumination.

#### Page 6, items 4 and 5 -Development in the Green Belt and Metropolitan Open Land

Add Green Chains.

#### Page 6, item 9 -Developments in Green Edge Locations

Add Green Chains.

#### Page 7, item e)1 - Accessibility and Transport Objectives

Include an overall review of the current and projected volume of traffic and primary routes with a view to introducing measures to avoid future gridlock.

Review access to the South Ruislip Industrial/Retail Park to avoid HGVs travelling through Ruislip/Ruislip Manor town centres.

#### Page 7, item e)3 -RAF Northolt

Mitigate the effects of any increase in aircraft movements on traffic in West End Road.

Page 8, item e) 5 - Safeguarding Recreational, Leisure and Community Facilities

There is a need not only to safeguard existing facilities but also to review and provide for future needs.

Page 8 - Add a section for Educational Facilities

Include a review of future demand for educational facilities.

**2. Site Allocations**

In response to the reference in the Consultation Paper about protecting sites from unsuitable development the Plan must include adequate protection for all playing fields/sports grounds (e.g. Grosvenor Vale), open spaces (e.g. Park Way Green), recreational grounds, Green Chains and Metropolitan Open Land.

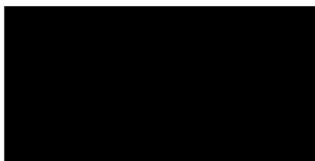
With regard to the latter items, we note that in Part 1 of the Local Plan, Policy EM2 states that all Green Chains will be reviewed for designation as Metropolitan Open Land (MOL). With regard to those Green Chains in Ruislip i.e. the Yeading Brook and River Pinn Corridors, a change in designation should only if it provides greater protection against any form of development than that apparently afforded by the current policy. In this respect please refer particularly to the Planning officer's report to the North Area Planning Committee on 26/03/2013 in respect of the planning application by Eastcote Hockey Club at Kings College Road, Ruislip (application No 2414/APP/2012/2812). A designation of MOL would not appear to offer the same protection against another application for a similar facility i.e. all weather sports pitch with high fencing and floodlighting columns. As MOL the council might be obliged to consider it under "the special circumstances test."

**Policies Map**

No comment.

JCW 30.05.13

John Williams





## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** John Williams

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

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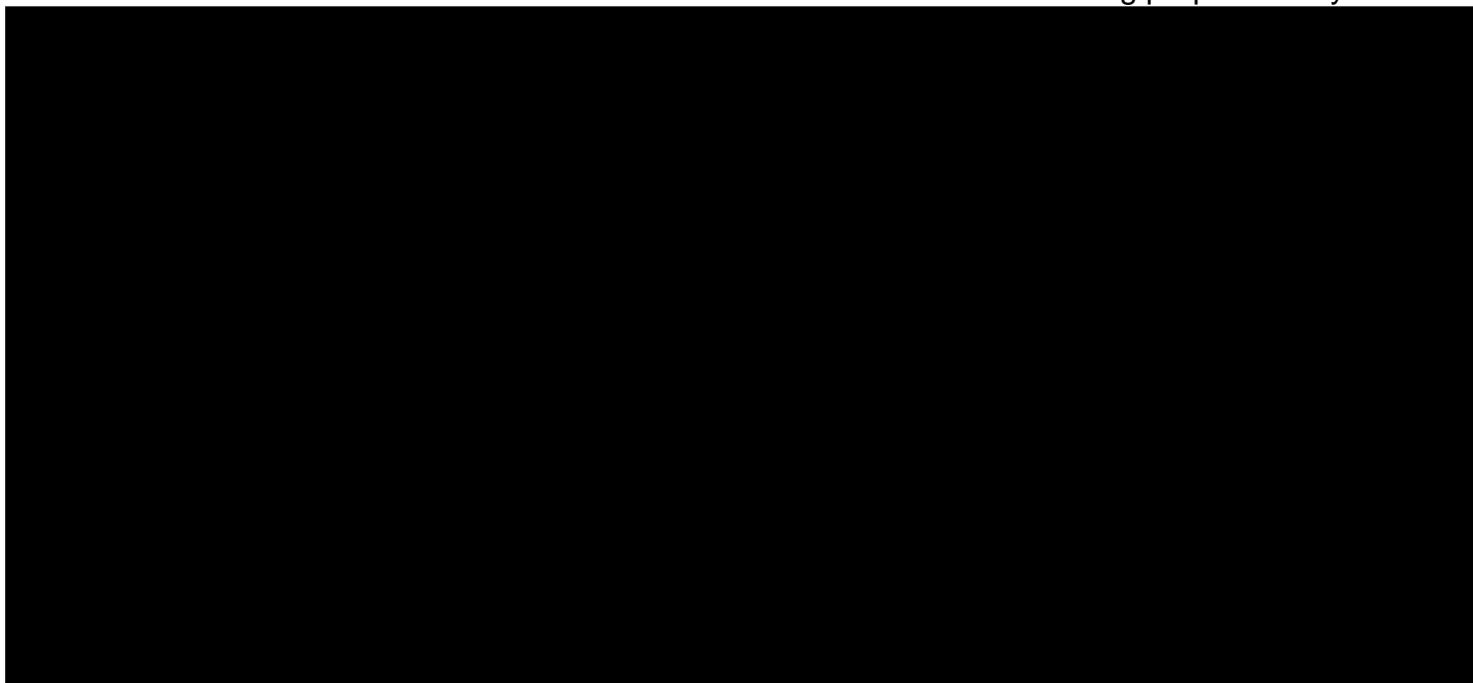
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	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
See attached Comment Sheets (2 pages)	

**Please continue on a separate sheet if necessary and attach to the original.**

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Mrs Roshni Ismail

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): Resident

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

Representations can be made in the following ways:

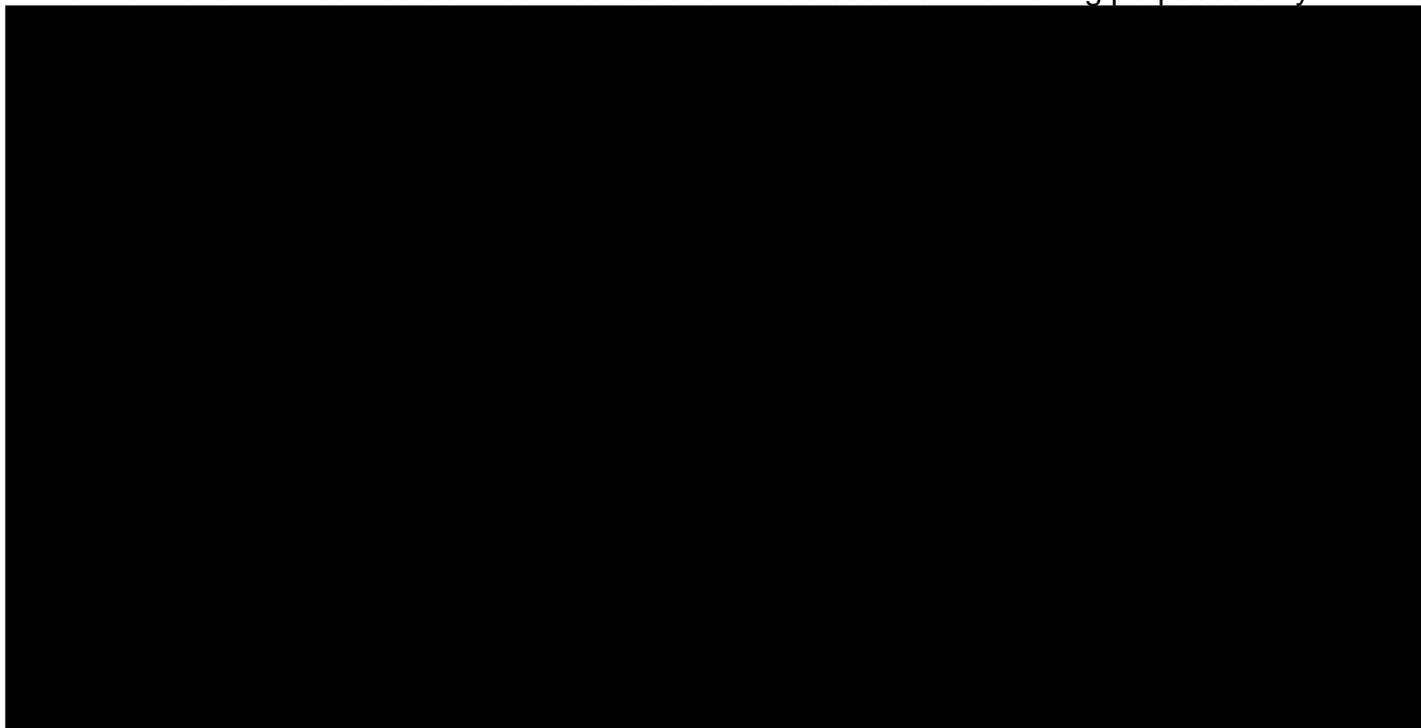
- **Completing this form online:** It is highly recommended you submit your response on-line. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
- **Returning the form by email to** [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)
- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

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#### Monitoring Questions

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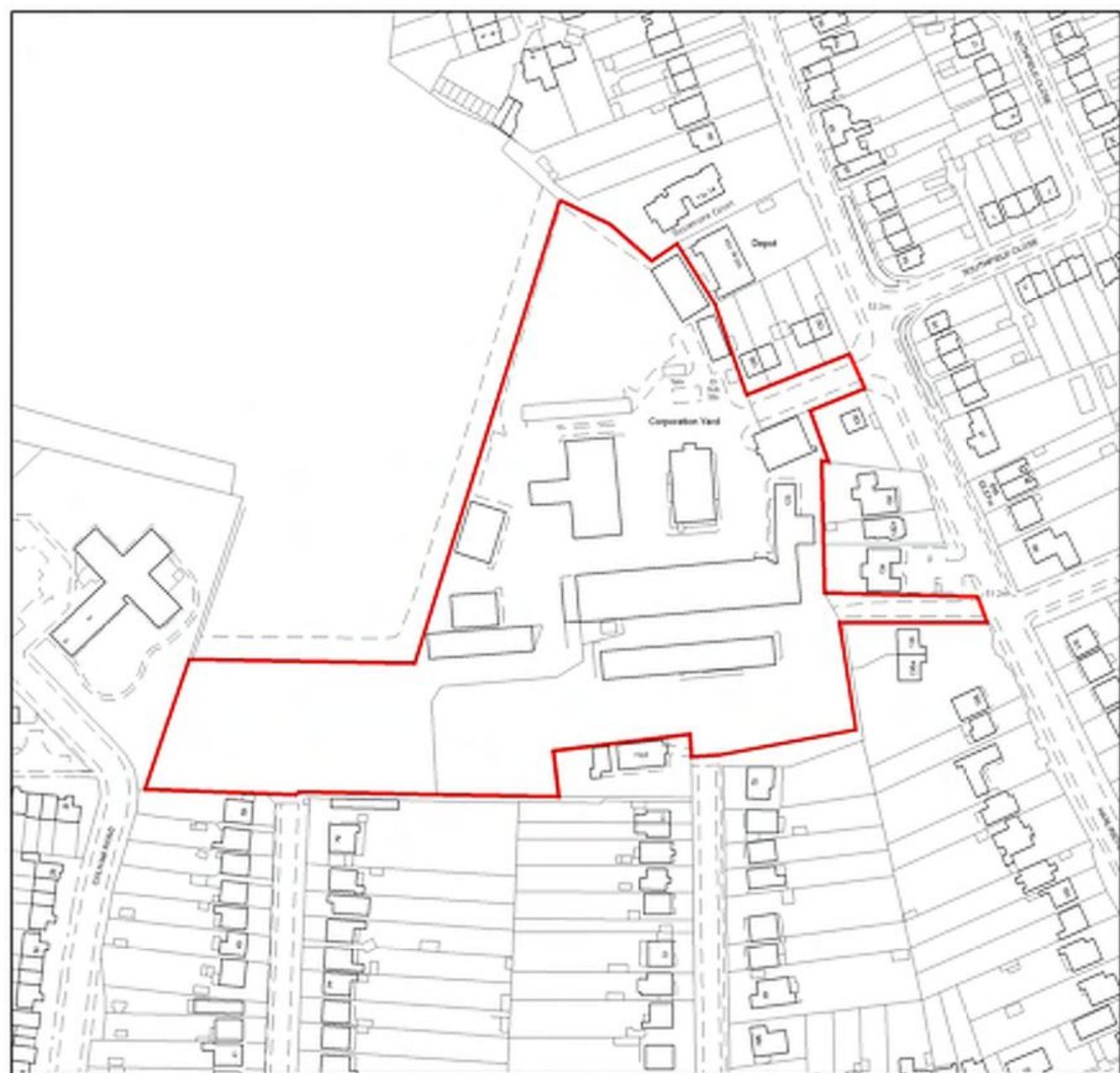
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X	Site Specific Allocations
	Proposals Map
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New Homes	<p>The Harlington Road Depot (128 Harlington Road) site allocation plan should not include within it 130 Harlington Road as this implies compulsory eviction and there is no reason why the site to the rear (the Council depot) needs to embrace 130 Harlington Road in order to secure a satisfactory residential development scheme.</p> <p>Attached below is a diagram of the suggested boundary of the Harlington Road Depot site for the new Site Specific Allocation Plan. This has been taken from the previous Site Allocations DPD.</p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.



## HILLINGDON LOCAL PLAN: PART 2

## PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

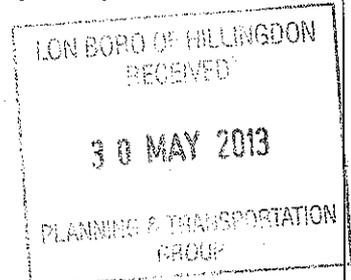
## RESPONSE FORM

Name: SHIRLEY K.M. JOHNSON

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

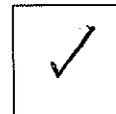
Address for correspondence:  
[REDACTED]

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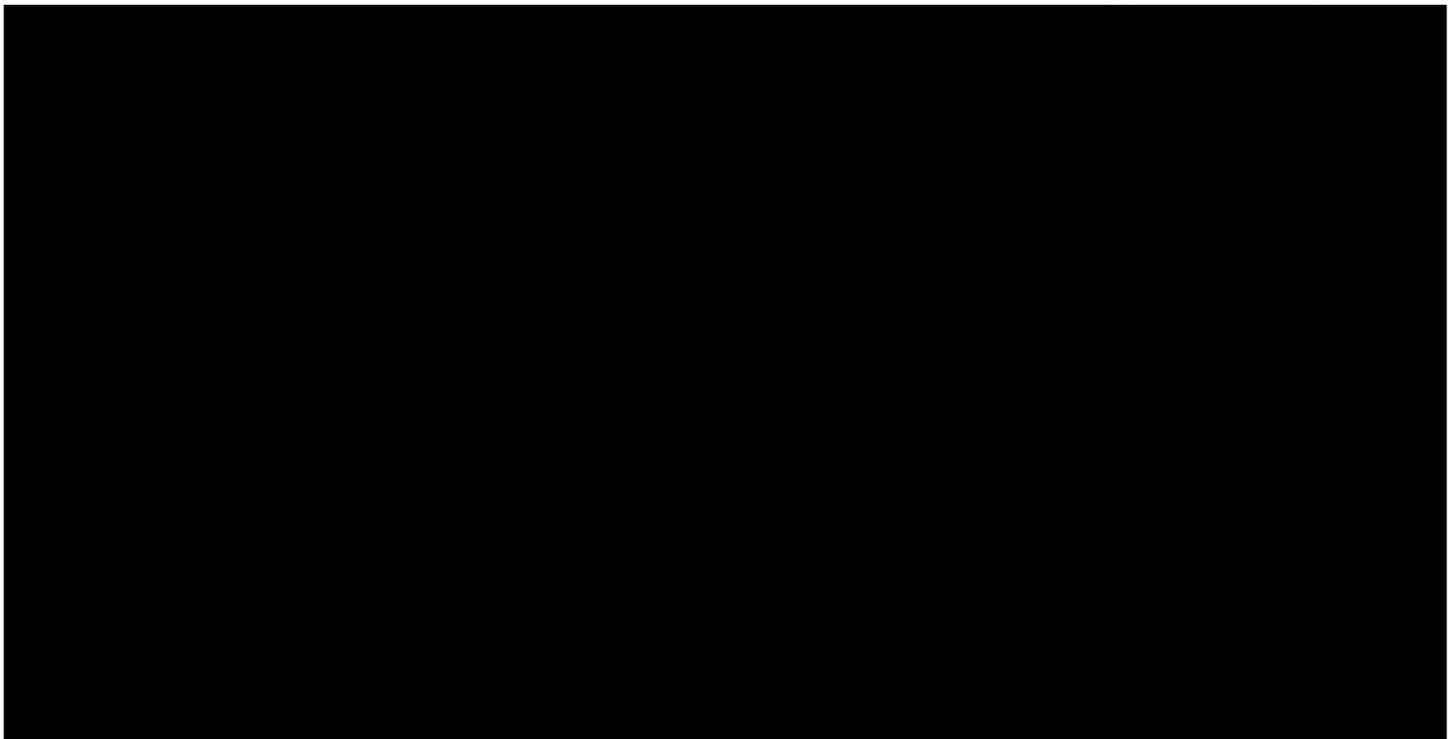
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Which section of Part 2 of the Local Plan are you making a representation on?

(Please tick the appropriate section and use a separate form for each representation)

Development Management Policies

Site Specific Allocations

Proposals Map

**NB** If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)

Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. Please be as precise as possible.

ECONOMY

PLEASE SEE ATTACHED SHEET

NEW HOMES

PLEASE SEE ATTACHED SHEET

HISTORIC & BUILT ENVIRONMENT

PLEASE SEE ATTACHED SHEET

TRANSPORT & INFRASTRUCTURE

PLEASE SEE ATTACHED SHEET

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

### Economy

Care should be taken with regard to retail uses, in particular with change of use to restaurant and hot food takeaways. The latter especially are a frequent cause of litter and inconsiderate parking.

### New Homes

Change of use of dwellings to houses in multiple occupations should be strictly monitored in order to prevent unsafe and unhealthy conditions, due to overcrowding.

### Historic & Built Environment

Care should be taken to ensure that local historic and heritage assets are protected from development which might be seen to affect them adversely.

In addition, residential gardens should be protected from development with a check on the size of rear and side extensions, with retention of privacy of neighbouring dwellings.

### Transport & Infrastructure

With regard to car parking standards, perhaps some attention could be paid to the present situation at the Uxbridge Road/Yeading Lane junction, where parking and double parking on the pavement would appear to be the norm. At times the situation can be best described as chaotic. Recently, one driver was so anxious to park outside the parade of shops that he/she gained the pavement by driving the car between the railings at the Grapes pedestrian crossing. Which cannot have been easy. In the interests of safety, strict attention must be given to ensure that good parking standards are maintained everywhere.

Also, perhaps some consideration might be given to the provision of a better public transport link to Cherry Lane Cemetery. At present the only service is provided by a School Bus, which runs term times only and, obviously, not at weekends, when most people like to visit.

# MERCER PLANNING CONSULTANTS LTD.



Local Development Framework Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex,  
UB8 1UW

30<sup>th</sup> May 2013.

Dear Sir/ Madam,

**RE: Public Consultation on Part 2 of the Hillingdon Local Plan (19 April - 31 May 2013).  
Notice of Preparation of a Local Plan Document under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 201**

I am instructed by Mr. Rayan Mahmud of 59 Reservoir Road, Ruislip to make a written representation on his behalf to the Part 2 Consultation paper of the Hillingdon Local Plan regarding the property No.59 Reservoir Road, Ruislip, which is in his ownership, and is located within the green belt.

59 Reservoir Road is currently located within the Green Belt. The site is developed and contains a detached two-storey dwellinghouse with associated parking area, hardstanding and garden. To the northeast of the site lies a large car park which belongs to the Waters Edge Public House sited to the southeast, both of these sites are also currently within the Green Belt. All three sites are served by an access road which serves properties within Reservoir Road and terminates with a turning circle at its end adjacent to the public house and the car park. The road is wide and is heavily trafficked by people using it for access to the dwellings in Reservoir Road and the public house and is not what is normally characteristic to a Green Belt location. Despite 59 Reservoir Road being within the Green Belt the area is developed and has a developed character which is reflected by the dwellinghouses sited to the west of the property that are within the defined urban area. No.59 is viewed as a continuation of the designated urban area in Reservoir Road.

The inclusion of the 59 Reservoir Road within the Green Belt is awkwardly shown on the current proposals map where the Green Belt line has been drawn to include this dwelling. A more natural line could be drawn showing the property as a continuation of the urban area with the Green Belt boundary being defined by the woodland to the rear. Given the urban context of 59 Reservoir Road and the

awkwardly drawn Green Belt line the emerging Local Plan Part 2 should carry out a detailed review of the existing built up area/Green Belt boundaries as it is clear, using the above site as an example, that changes are needed.

There is justification to remove the site from the Green Belt as its inclusion within the Green Belt does not meet the tests outlined in the National Planning Policy Framework (2012) set out below.

The NPPF (paras 79 - 80) states that *'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:*

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

Furthermore Policy EM2 of the Local Plan Part 1 considers that the most important attribute of the Green Belt is its openness and its main purpose within Hillingdon is to keep land open and free from development, to maintain the character and identity of individual settlements and to make a clear distinction between rural and urban environments.

Regard must be therefore be paid to both the NPPF and the adopted Hillingdon Local Plan Part 1 in the review of the Green Belt for the Local Plan Part 2 in order to ensure that the Plan and its Proposals Map is consistent with the aims and objectives of these two documents. The Local Plan Part 1 allows for this review under policy EM2 which says that there will be minor alterations to the Green Belt through a Site Specific Allocations LDD.

The inclusion of 59 Reservoir Road within the Green Belt does not check against the unrestricted sprawl of the built up area as the site is already developed as it has a dwelling house and associated development sited on it. No.59 is sandwiched between the defined urban area immediately to its west and by the pub car park to the northeast, which although within the Green Belt, is urbanising in its appearance. The removal of the small site constituting 59 Reservoir Road will therefore not result in any further sprawl of the built up area as it is already contained within a built up area albeit not reflected by the current policy allocation.

Copse Wood and Mad Bess' Wood to the north of 59 Reservoir Road provide a natural woodland buffer to prevent any sprawl from occurring, appropriately both of these woods are located within the Green Belt and prevent Eastcote West from merging with the neighbouring settlement Northwood West to the north west. These woods are also currently afforded protection under the designations of: Nature Conservation Sites of Metropolitan or Borough Grade I Importance, Nature Reserve and as a Site of Special Scientific Interest, presumably these strict designations will be carried forward into the Local Plan Part 2.

The site is located within Greater London and therefore the Green Belt allocation of the site does not act to safeguard countryside from development, the woods however help to maintain the rural character of the area to the north of no.59.

The location of 59 Reservoir Road within the Green Belt also does not help to preserve the setting and special character of historic towns due to its location within a modern residential location on the edge of the urban area.

The retention of no.59 within the Green Belt also fails to assist with urban regeneration as the site is already developed and is within an urbanised location however the designation prevents its regeneration despite the fact that any further development on the site would not harm the open character of the Green Belt. The retention of 59 Reservoir Road within the Green Belt therefore fails to meet the tests for Green Belt designation set out within the NPPF.

Para 84. of the NPPF states that *'When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'*. The existing Green Belt boundary in relation to 59 Reservoir Road does not promote sustainable patterns of development as the boundary appears awkward as it includes a developed site within the Green Belt whilst the surrounding properties in Reservoir Road are within the defined urban area. The inclusion of 59 Reservoir Road within the Green Belt, whilst all of the surrounding dwellinghouses are in the urban area, is therefore unjustified and objectives of promoting sustainable development within urban areas are not fulfilled.

Within regard to plan making Para 85. of the NPPF states that *'When defining boundaries, local planning authorities should:*

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*

- *where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'*

The inclusion of no.59 within the defined Green Belt would fail to meet the tests required for designating land within the Green Belt. The site has no impact on the open character of the Green Belt and its release would continue to preserve this open character as the site is already developed and the woodland to its rear ensures the open character of the area is protected whilst providing a check against urban sprawl.

The site does not need to be safeguarded from development as any further development would be viewed as a continuation of the designated urban area, no associated urban sprawl occur given the sandwiched-in location of the site between existing development and the protected woodland which will not come forward for development. Given that no harm would occur to the Green Belt through any future development on the site there is no justified reason to retain 59 Reservoir Road within the Green Belt.

The boundary of the Green Belt should be defined by physical features of the area in accordance with the NPPF, in this location this is easily and naturally achievable as the woodland to the north (that is also afforded various protection under various nature designations) is readily recognisable as the boundary of the Green Belt and will help to preserve its open and rural character and provide a check against urban sprawl. The woodland will remain a permanent feature due to its other nature conservation designations and the release of no.59 from the Green Belt would not put any pressure on the development of this woodland. The tests for Green Belt policy would therefore be met by revising the Green Belt boundary in this location to be defined by the woodland.

The inclusion of 59 Reservoir Road within the Green Belt therefore fails to meet the tests set out for Green Belt allocation in the NPPF and its release would cause no harm to the open character of the Green Belt, result in urban sprawl and would maintain the distinction between urban and rural locations. As such

the current Proposals Map in relation to the Green Belt is therefore unsound as it does not robustly meet the Green Belt allocation tests set out within the NPPF. 59 Reservoir Road should, therefore, be removed from the Green Belt when the boundaries are redefined when drawing up the Proposals Map for the Local Plan Part 2.

Yours faithfully

M. Mercer BSc MA MRTPI  
Director  
Mercer Planning Consultants Ltd



On behalf of Mr. R Mahmud



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: **Michaela Mercer** (on behalf of Mr Rayman Mahmud)

Are you: Planning Consultant

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

Representations can be made in the following ways:

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**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

YES

#### Monitoring Questions

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[REDACTED]

Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
	Development Management Policies
	Site Specific Allocations
X	Proposals Map
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GREEN BELT	59 RESERVOIR ROAD SHOULD BE REMOVED FROM THE GREEN BELT FOR THE REASONS CONTAINED WITHIN THE ATTACHED LETTER.

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Mr Fida Jaffer

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify): Resident

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]

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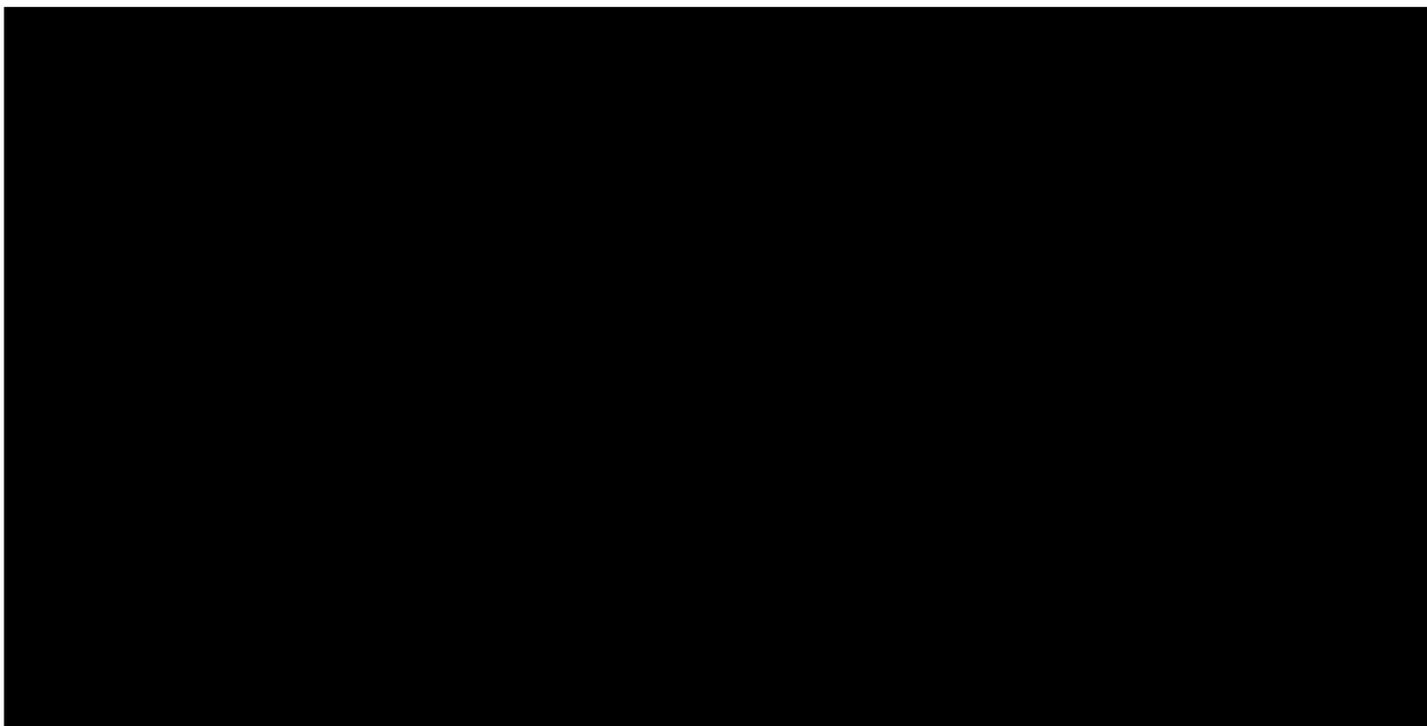
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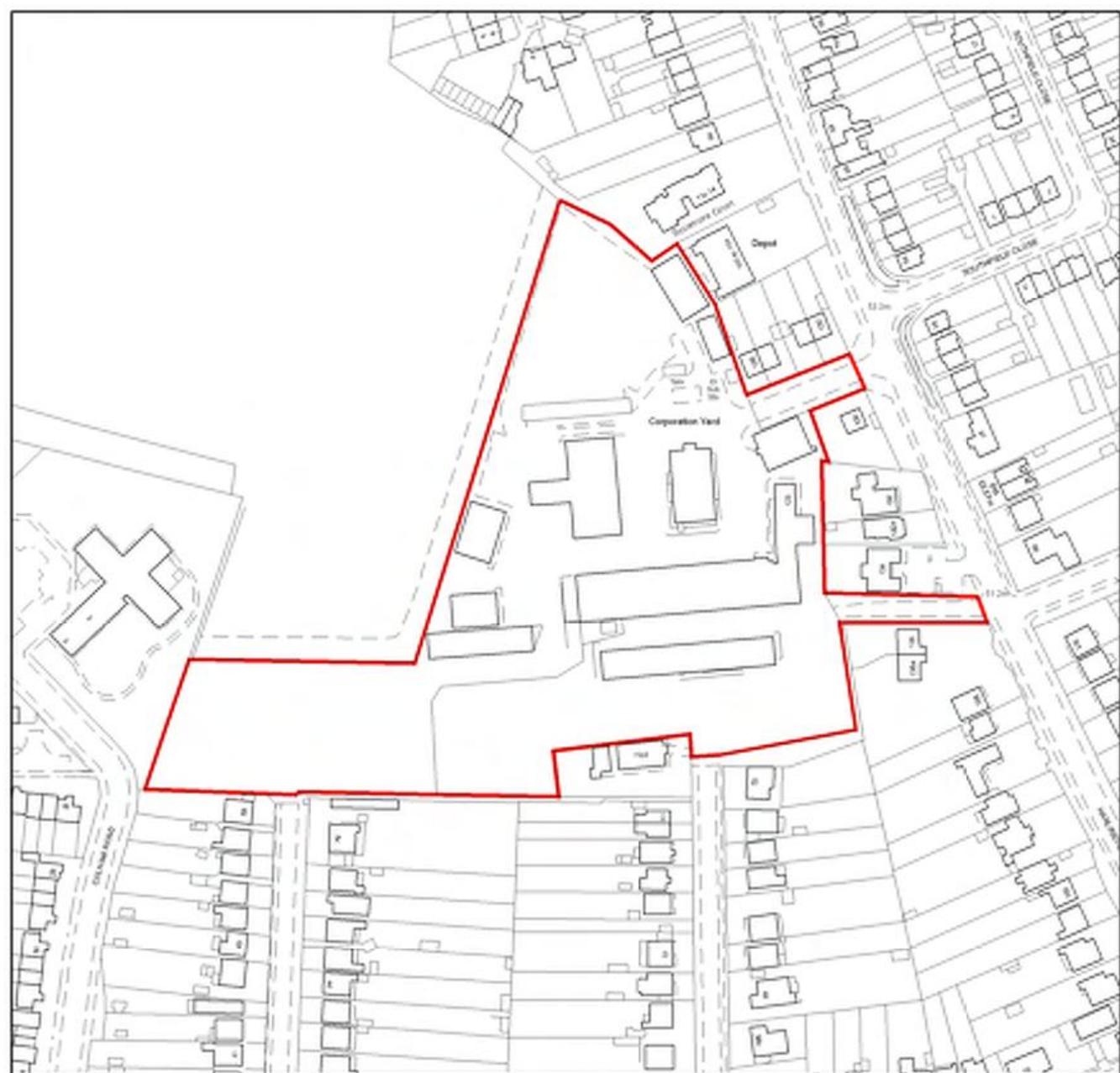
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**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.



HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

RESPONSE FORM

Name: *P. J. TICEHURST*

Are you  A Resident /  Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]

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(Please tick the appropriate section and use a separate form for each representation)

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<input checked="" type="checkbox"/>	Site Specific Allocations
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<i>RESIDENTIAL AND COMMUNITY USE FACILITIES</i>  <i>PLEASE SEE ATTACHED LETTER,</i>	

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

**LONDON BOROUGH OF HILLINGDON  
HILLINGDON LOCAL PLAN: PART 2**

**PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)**

**CALL FOR SITES FORM**

If you are aware of any site with a **minimum of 0.25 hectares in size** that may have development potential over the next 15 years please let us know by completing and submitting this form. Any form should include a detailed plan at 1:2500 or 1:1250 identifying the precise boundaries as a minimum and with the suggested site outlined in red. The site location plan should indicate clearly the names of adjoining roads and the numbers of any properties adjacent to the site.

This form can also be downloaded from the Council's website and copies are also available from the Planning Reception office in the Civic Centre, the Hayes One Stop Shop at Botwell Green Sports and Leisure Centre and at all Hillingdon libraries. **Please return your completed form with a location map of the suggested site to the address below by 5.00 pm Friday 31 May 2013 to:**

Call for Sites  
LDF Team,  
Residents Services  
London Borough of Hillingdon  
3N/02 Civic Centre, Uxbridge  
Middlesex, UB8 1UW

e-Mail: [ldfconsultation@hillingdon.gov.uk](mailto:ldfconsultation@hillingdon.gov.uk)

**Monitoring Questions**

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1. Personal Details	
Full Name:	DONALD JOHN TICEHURST.
Company (if applicable)	—
Address:	
Postcode:	
Telephone Number:	
Email Address:	

2. Agents Details (if applicable)	
Organisation:	
Full Name:	
Address:	
Postcode:	
Telephone Number:	
Email Address:	

3. Proposed Site Details															
Site address/ location: (please provide full postal address)	SEE LETTER (MARK FOODS S-ANUSCIN)														
Gird Reference (if known)	—														
Site Area (square metres or hectares):	4.65 H.														
Current use(s): (please tick - if more than one use please indicate)	<table border="1"> <tr> <td>Agriculture</td> <td></td> </tr> <tr> <td>Commercial/ industrial</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Community</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Open space/ recreation</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> </table>	Agriculture		Commercial/ industrial	<input checked="" type="checkbox"/>	Residential		Community		Retail		Open space/ recreation		Other	
Agriculture															
Commercial/ industrial	<input checked="" type="checkbox"/>														
Residential															
Community															
Retail															
Open space/ recreation															
Other															
Relevant planning history: (include any planning application reference number (s) if known)	If other, please state use:														
If the site is vacant, has it been previously developed for uses other than agriculture?	EX/RES5 24.14.														
If yes, please provide the details															

of the previous use and when this ceased.	6th Nov 1994, 2002
Is the site subject to any unimplemented planning consents?	Do not know
If yes, please provide details.	
Current number of people employed on the site (if any).	Nil

4. Site Ownership Details	
Are you the freehold owner of the site/building?	Yes / No
If yes, do you own the whole site?	
Are you a leaseholder of site/building?	Yes / No
If yes, do you lease the whole site?	Yes / No
If the answer is no:	Yes / No
Do you know who owns the site (whole or part), if so please provide their details?	Allan Fooks.
If you are not the owner/ lessee, please state your interest in the site (e.g. prospective purchaser).	

5. Proposed Use (with Use Classes in brackets)		
	Preferred	Alternative
Residential (C1, 2,2A and 3)	SEE LETTER	
Business Use: Office, Research & Development, Light Industrial (B1)		
General Industrial (B2)		
Storage or Distribution:		
Warehousing/Logistics (B8)		
Retail (A1, 2, 3, 4 & 5) Please specify		
Community Facilities (D1 & 2) Please specify	SEE LETTER	
Gypsy/Travellers Site		
Waste Facilities		
Open space	SEE LETTER	
Other – please specify		

6. Market Interest		Comments
Site is owned by a developer		
Site is under option to a developer		Allen Foss,
Site is being marketed		yes.
Enquiries have been received		-
None of the above		
Not Known		

7. Utilities			
	Yes	No	Unsure
Mains Water Supply			
Mains Sewerage			
Electrical Supply			
Gas Supply			
Access to Public Highway			
Landline telephone/Broadband			
Public rights of way			
Other			
If other, please specify:			

8. Site Constraints			
	Yes	No	Unsure
Land is in other ownership and must be acquired to develop the site			
Restrictive covenants exist			
Current use needs to be relocated			
Public rights of way cross or adjoin the site			
Contamination			
Access constraints			
Trees and/or mature hedges on site or on the boundary			
Tree Protection Orders on site			
Environmental/wildlife designations on the site			
E.g. Nature conservation sites, specific habitats etc			
Flood risk			
Pylons or overhead cables on the site			
Designated as Open Space			
Other			
If Other, please specify			

**9. Timescale for Availability**

Please indicate when the site could be available – this plan will be adopted in 2014 and therefore sites will not be allocated prior to then

0 – 5 Years	
5 – 10 Years	
10 – 15 Years	
Beyond 15 Years	

If the site is **NOT** available immediately, please tell us why:

**10. Other Relevant Information**

Please use this space for additional information or further explanation on any of the topics covered in this form.

PLEASE SEE MY LETTER  
ATTACHED.  
SJK

Please tick here if you wish to be kept informed of the progress of the Local Plan.

Signature \_\_\_\_\_



Date: 28/5/13

We are a GP Practice within Uxbridge and are very concerned about the lack of medical services that it seems are being made for this site. Pressure is already being put upon practices in the area within the present increases in the population in Uxbridge. We understand that a new school will be required on this site.

This development as obviously it will be housing a large community, thousands of new residents will need GP services too. There is no extra capacity with us or other local practices.

We feel this is in need of urgent attention as local practices will not be able to maintain their high standards of care if they are expected to manage the residents on this new development.

We have also written to the Local Medical Committee Chair Michelle Drage, Hillingdon CCG, Ceri Jacob and NHS England Rachel Donovan, Contracts Manager [REDACTED] to inform them of our concern. I enclose a copy of the letter we have sent.

Please contact us should you require any further information and we would like to be kept informed on the future of this development site.

Drs Garsin, Madhok, Donner & Ramchandani

Belmont Medical Centre, [REDACTED]

Practice Manager Zoe Taylor

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
<p><b>ST ANDREWS PARK RAF UXBRIDGE SITE</b></p>	<p>We are a GP practice within Uxbridge and are very concerned about the lack of medical services that it seems are being made for this site.</p> <p>Pressure is already being put upon practices in the area with the present increase in the population in Uxbridge. We understand that a new school will be required on this site.</p> <p>This development as obviously it will be housing a large community, thousands of new residents will need GP services too. There is no extra capacity with us or other local practices.</p> <p>We feel this is in need of urgent attention as local practices will not be able to maintain their high standards of care if they are expected to manage the residents on this new development.</p> <p>We have also written to the Local Medical Committee Chair Michelle Drage, Hillingdon CCG, Ceri Jacob and NHS England Rachel Donovan Contracts Manager [REDACTED] to inform them of our concern. I enclose a copy of the letter we have sent .</p> <p>Please contact us should you require any further information and we would like to be kept informed on the future of this development site.</p> <p>Drs Garsin, Madhok, Donner &amp; Ramchandani Belmont Medical Centre. [REDACTED] Practice Manager Zoe Taylor</p>



LDF Consultation <ldfconsultation@hillington.gov.uk>

# Fwd: FW: Hillingdon local plan part2 Response form

1 message

**LDF Consultation** <ldfconsultation@hillington.gov.uk>

20 May 2013 10:29

To: Shahida Manjlai <smanjlai@hillington.gov.uk>

Shahida,

The local GPs near RAF Uxbridge are concerned that there is inadequate primary healthcare provision there.

Local Development Framework Team,  
Residents Services,  
London Borough of Hillingdon,  
3N/02, Civic Centre,  
High Street, Uxbridge, UB8 1UW.

tel. 01895 250230

e-Mail: [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk) [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

----- Forwarded message -----

From: **Zoe Taylor** [mailto:[zoe.taylor@hillington.gov.uk](mailto:zoe.taylor@hillington.gov.uk)]  
Date: 20 May 2013 10:11  
Subject: FW: Hillingdon local plan part2 Response form  
To: [ldfconsultation@hillington.gov.uk](mailto:ldfconsultation@hillington.gov.uk)

<<SLUPD\_100.tif>>

Please find attached 4 pages relating to part 2 response.

If you require any further information please do not hesitate to contact me, we would be grateful for any response to the issue we have raised.

Kind regards

Zoe Taylor



**SLUPD\_100.tif**  
97K

HILLINGDON LOCAL PLAN: PART 2

PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

RESPONSE FORM

Name: BELMONT MEDICAL CENTRE

Are you: A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation xx/ Other (please specify):

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:  
[REDACTED]

Representations can be made in the following ways:

- **Completing this form online:** It is highly recommended you submit your response online. Electronic copies of this form can be found at [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)
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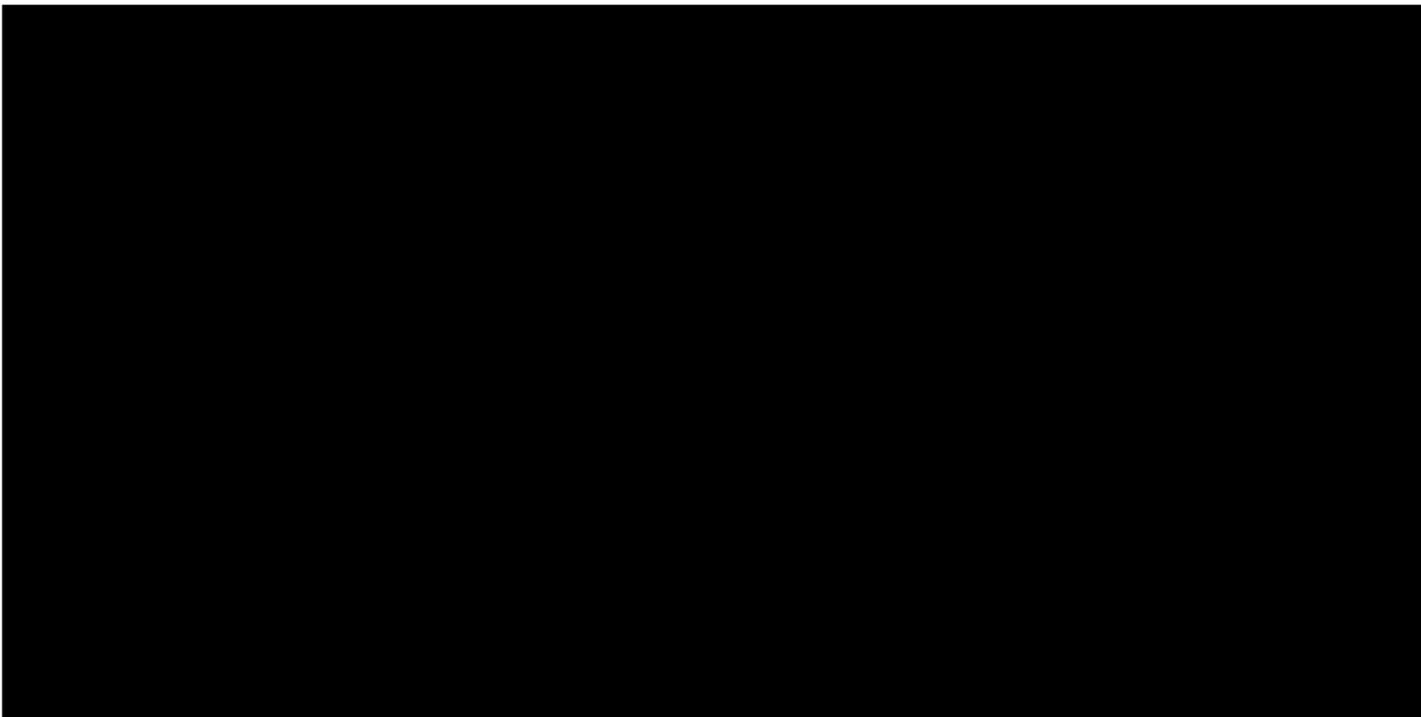
**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

YES

**Monitoring Questions**

The London Borough of Hillingdon is committed to provide a fair and equal service delivery. To assist us in this process we kindly request that you complete the monitoring information below. The information will be treated in confidence and will be used for monitoring purposes only.



<p>Section 10 of the Planning Act 2008 requires you to make a consultation document available on the council's website. Please refer to the consultation section of the guidance notes for further details.</p>	
	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
ST ANDREWS PARK RAF UXBRIDGE SITE	<p>We are a GP practice within Uxbridge and are very concerned about the lack of medical services that it seems are being made for this site.</p> <p>Pressure is already being put upon practices in the area with the present increase in the population in Uxbridge. We understand that a new school will be required on this site.</p> <p>This development as obviously it will be housing a large community, thousands of new residents will need GP services too. There is no extra capacity with us or other local practices.</p> <p>We feel this is in need of urgent attention as local practices will not be able to maintain their high standards of care if they are expected to manage the residents on this new development.</p> <p>We have also written to the Local Medical Committee Chair Michelle Drage, Hillingdon CCG, Ceri Jacob and NHS England Rachel Donovan Contracts Manager <del>Belmont Medical Centre</del> to inform them of our concern. I enclose a copy of the letter we have sent .</p> <p>Please contact us should you require any further information and we would like to be kept informed on the future of this development site.</p> <p>Drs Garsin, Madhok, Donner &amp; Ramchandani Belmont Medical Centre. <del>Belmont Medical Centre</del> Practice Manager Zoe Taylor</p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

**Drs Garsin Madhok Donner & Ramchandani  
The Belmont Medical Centre**

50-57 Belmont Road



23rd April 2013

FAO Michelle Drage  
Londonwide Local Medical Committee Ltd  
Tavistock House North  
Tavistock Square  
London  
WC1H 9HX

Dear Michelle

We are writing with great concern for the future of our surgery, because of an intolerable increase in our list size threatening reduced quality of service. We have had a closed list since 1<sup>st</sup> January 2013 and are due to re-open on the 1<sup>st</sup> May 2013; during this time our practice list has only reduced by 211 patients.

With the ever increasing rise in the population of Uxbridge and many new developments around us we are concerned about our list size increasing rapidly once again and that we will not be able to maintain the very high quality of our services.

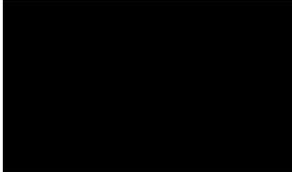
With the change in guidance that patients can change GPs within the area without question has had a large impact on our list increase before we closed, we are fully aware that this will be a problem again, in that come 1<sup>st</sup> May when patients know we are registering they will just start moving internally and our list will be back to where we were at the end of December 2012.

We are also aware of the large development currently underway at RAF Uxbridge and that there are currently no provisions for a GP Practice on the site.

We do not want to expand our practice or have to move premises. There needs to be some kind of resolution to prevent the ever increasing list size, work and demand that this puts on general practice.

NHS England does not seem to have the local capacity to manage this situation and we would be very grateful for any support that you can give us.

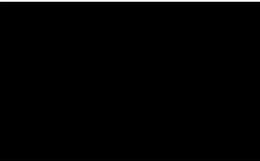
Kindest Regards



Drs Garsin, Madhok, Donner and Ramchandani

CC

Ceri Jacob  
Hillingdon Clinical Commissioning Group



NHS England, Rachel Donovan, Bernadette Johnson via email

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Colne Valley Park CIC

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / **Organisation** / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

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- **Returning the form by post.** Completed forms should be returned to: LDF Team, 3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW.

**All representations must be received by the Council by 5.00 pm on 31 May 2013.**

Please tick here if you wish to be kept informed of the progress of the Local Plan.

 y

#### Monitoring Questions

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**Which section of Part 2 of the Local Plan are you making a representation on?**  
**(Please tick the appropriate section and use a separate form for each representation)**

Y	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Section a) The economy	<p>There should be a specific policy on Farming and the Rural economy. It is farming that maintains the landscape, farmers should be highly valued and offered incentives and protection in order to continue to farm. Farmers provide a Green Bridge around urban areas. However, this is not a one way street and farmers in the Green Belt must in turn expect to reciprocate and contractually supply the food production, tourism, education, recreation, energy and environmental credentials desired by the community.</p> <p>Also, see the comments below on section d – policy 6 Farm diversification. We suggest that this policy is moved from section d) and merged with a new policy in section a) to change the emphasis from a negative policy stating what a farmer <b>cannot</b> do because of potential environmental harm to a positive policy stating what a farmer <b>can</b> do to support the economy and the environment.</p> <p><b>CONTINUED ON SEPARATE SHEET BELOW ....comments on section d) Environmental Improvements</b></p>

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.

## **Continuation of Topic area response.....**

### **Section d) Environmental improvements**

#### **Colne Valley Park policy**

16% of the London Borough of Hillingdon is located within the Colne Valley Regional Park. It was the first Chief Executive of Hillingdon who showed the vision and foresight to establish the Regional Park in 1965, just one year after the formation of the council.

Today Hillingdon is a member of the Colne Valley Park CIC along with 42 other organisations from the public, private and voluntary sectors.

There should be a specific policy for the Colne Valley Regional Park. This is required as a separate policy to '4: Development in the Green Belt or Metropolitan Open Land' because Green Belt policy has been successful at maintaining open land but has not been so successful at preserving or creating positive sustainable use of land (eg agriculture, nature conservation, recreation)– Green Belt policies say no to development but don't help with finding positive use for land.

If integrated and we strongly urge you to do so the Colne Valley Park policy should include the 6 objectives of the Park, namely:

Objective 1: To maintain and enhance the landscape, historic environment and waterscape of the Park in terms of their scenic and conservation value and their overall amenity.

Objective 2: To safeguard the countryside of the Park from inappropriate development. Where development is permissible it will encourage the highest possible standards of design.

Objective 3: To conserve and enhance biodiversity within the Park through the protection and management of its species, habitats and geological features

Objective 4: To provide opportunities for countryside recreation and ensure that facilities are accessible to all.

Objective 5: To achieve a vibrant and sustainable rural economy, including farming and forestry, underpinning the value of the countryside.

Objective 6: To encourage community participation including volunteering and environmental education. To promote the health and social well-being benefits that access to high quality green space brings

**We would further state that this policy should become a consideration in all development proposals in, or affecting, the Park.**

#### **6: Farm diversification**

In order to be allowed to develop their farm business planning policy should be modified to allow a range of diversified activity particularly within existing farmsteads. However, a robust definition of agricultural activity is needed to ensure that the green belt as a whole is maintained.

In return for permitted developments and/or planning consent the farmer should be prepared to fulfil his-her role as producer of local food and custodians of the environment by entering into contractual reciprocal agreements with the local authority to perpetuate farming and the Green Belt in Hillingdon.

This policy should be moved from section D into a new 'farming and the rural economy' policy in section A.

#### **9: Development in Green Edge Locations.**

Clarity is needed that this refers to development adjacent to, but not inside, the Blue Ribbon Network and Green Spaces and the Colne Valley Park.

#### **14. Safeguarding of Biodiversity**

The Colne Valley Park CIC supports this, biodiversity is objective 3 of the Colne Valley Park and contained in LBH Core Policy 4.

#### **22. Minerals and Waste**

This policy should include specific wording to ensure that all minerals and waste sites within the Colne Valley Park should have a restoration plan that achieves the 6 objectives of the Colne Valley Park (see the proposed Colne Valley Park policy).

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Colne Valley Park CIC

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / **Organisation** / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

Representations can be made in the following ways:

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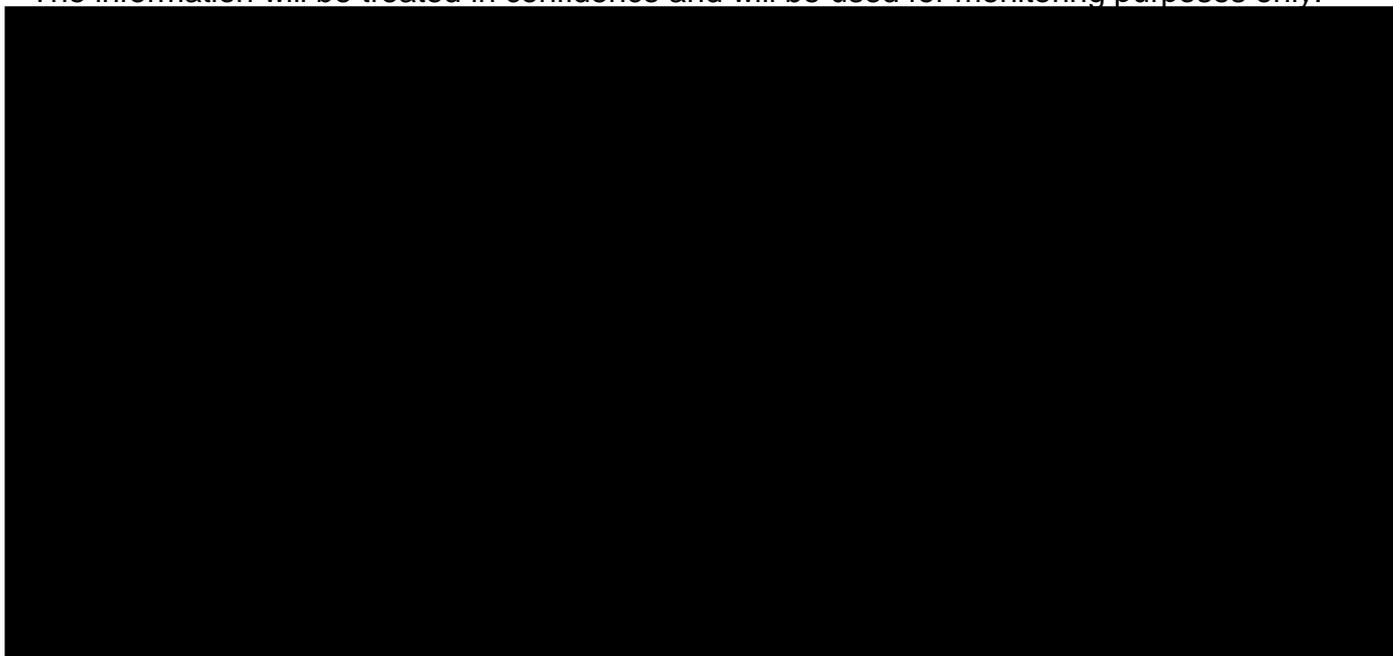
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Please tick here if you wish to be kept informed of the progress of the Local Plan.

 y

#### Monitoring Questions

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(Please tick the appropriate section and use a separate form for each representation)

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<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
	Any site allocations within, adjacent to or affecting, the Colne Valley Park should incorporate measures to achieve the 6 objectives of the Colne Valley Park (see the proposed Colne Valley Park policy)

**Please continue on a separate sheet if necessary and attach to the original.**

Copies of representations will be made available on request for inspection at the council offices and cannot be treated as confidential. **All responses must be received by the Council by 5.00 pm on Friday 31 May 2013.** If you have any queries please phone us on 01895 250230 or e-mail us at: [LDFconsultation@hillingdon.gov.uk](mailto:LDFconsultation@hillingdon.gov.uk)

Thank you.



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## Part 2 of Hillingdon Local Plan

1 message

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Brooks John [REDACTED]

16 May 2013 16:28

To: ldfconsultation@hillington.gov.uk

Cc: Planning Policy <Planning.Policy@spelthorne.gov.uk>

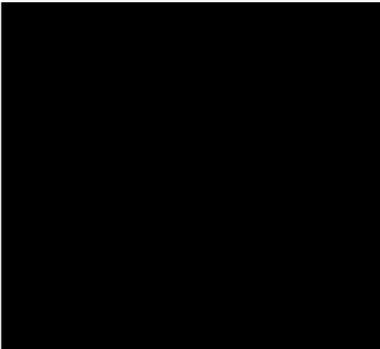
Thank you for your email. We have no particular suggestions at this stage to make about the content of the plans you are about to embark on.

Regards

John Brooks BSc, Dip TP, DMS, MRTPI, MCMI

Deputy Head of Planning and Housing Strategy

Spelthorne Borough Council



Dear Stakeholder,

### **Public Consultation on Part 2 of the Hillingdon Local Plan (19 April - 31 May 2013)**

#### **Notice of Preparation of a Local Plan Document under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

Following publication of the National Planning Policy Framework by the Government in March 2012, Hillingdon Council subsequently adopted a set of Strategic Policies (formerly the Core Strategy) as Part 1 of its Local Plan in November, 2012.

At its meeting on 21 March, 2013 the Council's Cabinet agreed to a programme for the preparation of Part 2 of the Local Plan. This will comprise draft proposals for detailed local Development Management

Policies, a set of Site Specific Allocations and a Policies Map for the borough, which will eventually replace the existing Hillingdon Saved Unitary Development Plan policies and Proposals Map.

The policies and proposals to be contained in Part 2 will be required to be in general conformity with the National Planning Policy Framework, the London Plan and Part 1 of the Hillingdon Local Plan.

This email is to notify you under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 that the Council is now commencing work on Part 2 of the Plan and to invite you to make a representation(s) as to what you think it should contain. The Council's proposals for the content of Part 2 of the Hillingdon Local Plan are outlined in the attached Consultation Paper. We look forward to your views about the planning policies and proposals you consider Part 2 of the Plan should contain.

### Call for Sites

In particular it is important that we know about any proposals for specific sites at this early stage so we can assess them against sustainability criteria and consult on them. Please note that for these reasons, it will not be possible to consider confidential responses. If you have a site to suggest, when you complete the 'Call for Sites' form, please provide a map showing the location of the site and its boundaries.

### How to submit representations:

Representations must be made using the designated Response Form and/ or Call for Sites Form, both of which are attached to this email and also available from the Council's website at:

<http://www.hillingdon.gov.uk/article/11414/Local-Plan> and at the Planning Reception office at the Civic Centre, High Street, Uxbridge, UB8 1UW (Mon - Fri 9am - 5pm), Hayes One Stop Shop, Botwell Green Sports and Leisure Centre, East Avenue, Hayes, UB3 2HW (Mon - Fri 9am – 5pm) and at all Hillingdon libraries during normal opening hours (see the Council's website for opening hours).

Alternatively, forms can be requested by phoning 01895 250230 or e-mailing [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk).

Representation forms can be sent:

- By Email: [ldfconsultation@hillingsdon.gov.uk](mailto:ldfconsultation@hillingsdon.gov.uk)
- By post: LDF Team, Transportation, Planning Policy and Community Engagement, London Borough of Hillingdon, Civic Centre, Uxbridge UB8 1UW

Please note that copies of representations will be made available on request for inspection at the Council offices. They cannot therefore be treated as confidential. **We are asking that all responses should be submitted to us by 5.00 pm on Friday 31 May 2013.** Comments received after the end of the consultation period do not have the right to be considered.

We look forward to your reply.

Yours faithfully,

—

Local Development Framework Team,

Residents Services,

London Borough of Hillingdon,

3N/02, Civic Centre,  
High Street, Uxbridge, UB8 1UW.

[My Spelthorne](#) - providing Spelthorne Council and public service information relevant to **you**

Please visit our brand new website at [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk) to see the new things you can find and do.

\*\*\*\*\*

We scan every e-mail for viruses but it is your responsibility to carry out any checks on receipt.  
This e-mail is for the addressee only.

\*\*\*\*\*

Think before you print.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Hilary Bishop

Are you: An Agent for British Telecommunications plc

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence: [REDACTED]  
[REDACTED]

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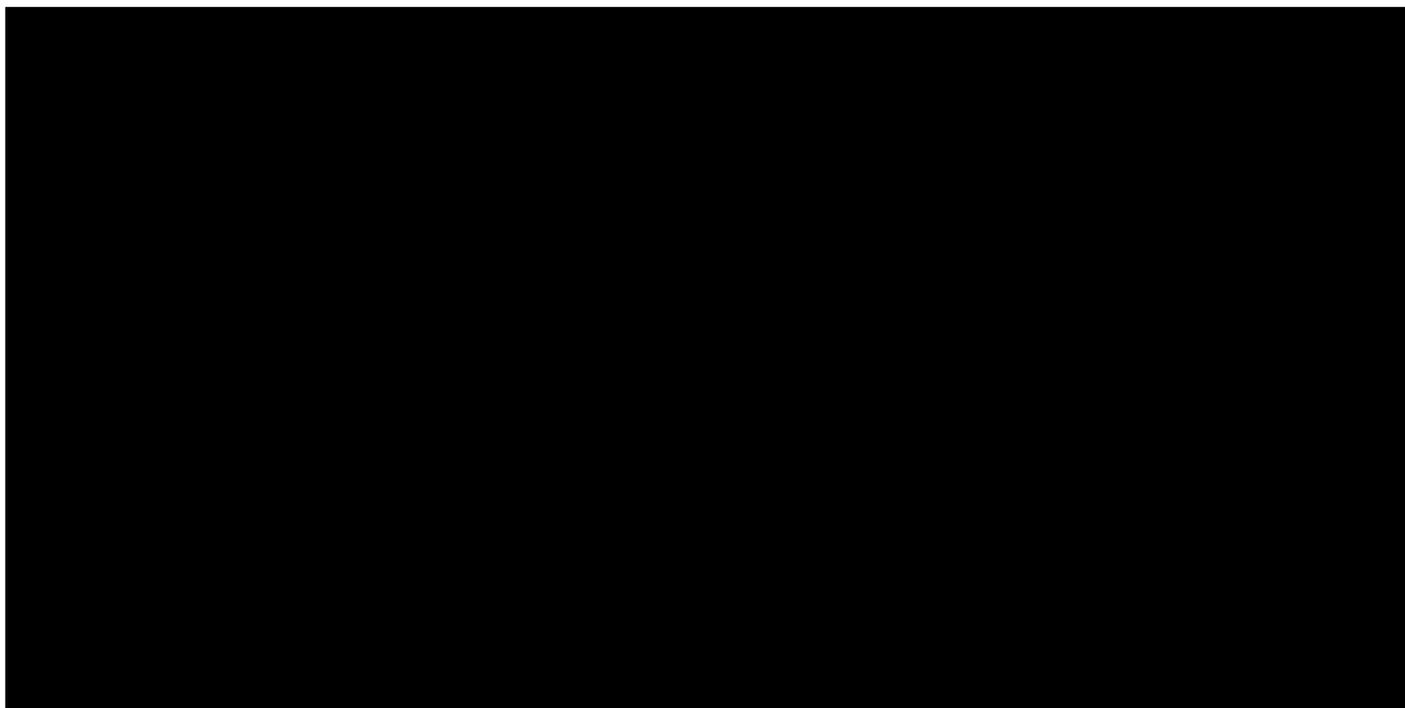
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yes

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x	Proposals Map
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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** GREGORY GRAY ASSOCIATES

**Are you:** A Resident / **Planning Consultant** / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

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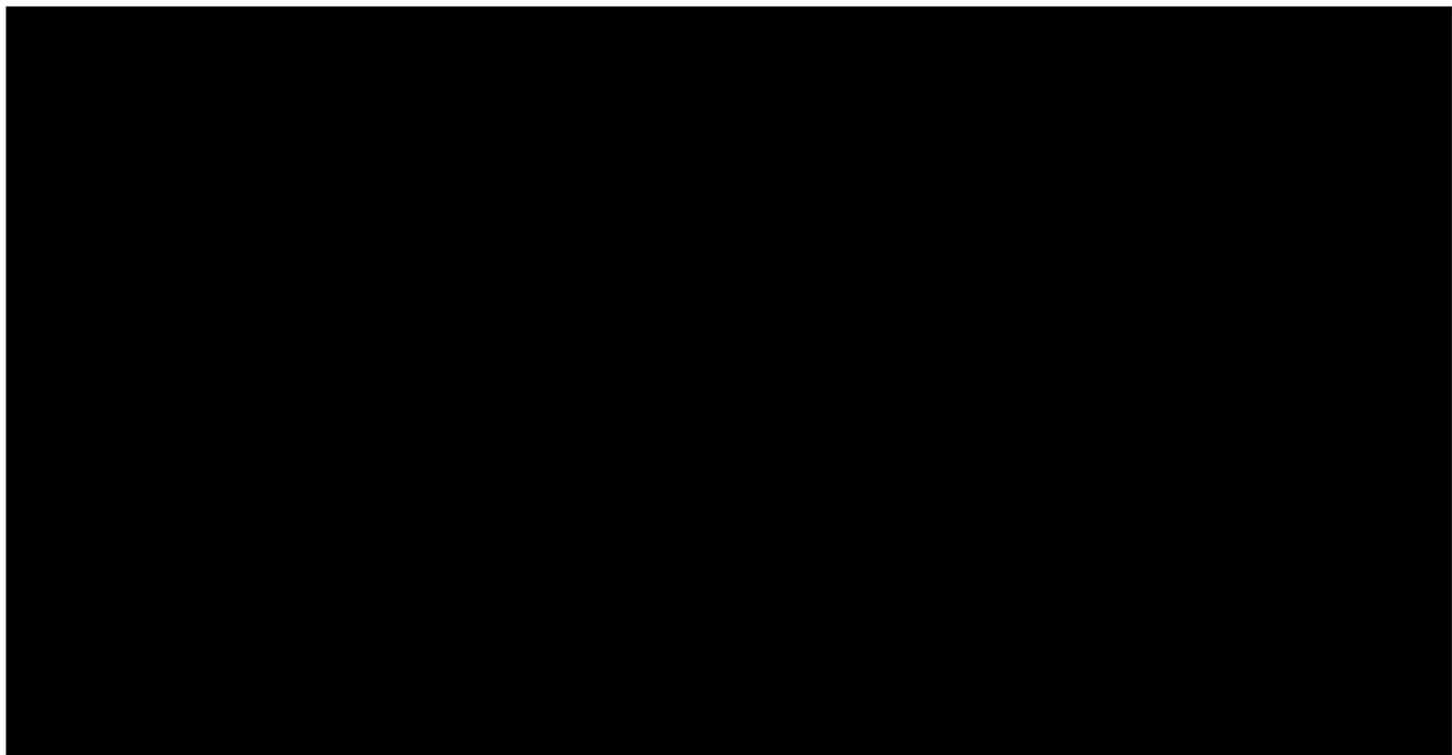
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Please tick here if you wish to be kept informed of the progress of the Local Plan.

X

#### Monitoring Questions

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Which section of Part 2 of the Local Plan are you making a representation on?

(Please tick the appropriate section and use a separate form for each representation)

X	Development Management Policies
	Site Specific Allocations
	Proposals Map
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

Gregory Gray Associates is instructed by our client, Hillingdon Garden Centre, to submit representations in relation to the above document. Our client's landholding, located on Pield Heath Road, Hillingdon extends approximately 4 acres and is located within the Green Belt.

Policy EM2 of Part 1 of Hillingdon's Local Plan indicates that proposals for development in the Green Belt will be assessed against national and London Plan policies. The explanatory text correctly identifies that the main challenge for such areas is to protect their openness whilst supporting the balance of continued growth.

The NPPF set out a strong 'pro-growth' agenda which is not restricted to development within identified settlements. In order to support the sustainable growth and expansion of all types of businesses, the Framework extended the range of exceptions to the definition of 'inappropriate' development in the Green Belt. These include the extension/alteration of any type of building provided that it doesn't represent a disproportionate addition over the size of the existing; the replacement of a building by one in the same use provided that it is not materially larger than the one it replaces; and the infilling or re-development of previously developed sites where it would not have a greater impact on the openness of the Green Belt or the purposes of including land within it.

It is considered that the detailed Development Management Policies need to specifically address the issue of new buildings within the Green Belt and how they will be viewed. It is proposed that the wording of the policy could state:

***DM New buildings in the Green Belt***

*The Green Belt boundary is defined on the Policies Map. In order to uphold the purposes of the Green Belt to prevent urban sprawl and to keep land within its designation permanently open, inappropriate development, as defined within national guidance, will not be approved unless the applicant can demonstrate very special circumstances that will clearly outweigh the harm.*

*Proposals for the limited infilling or the partial or complete redevelopment of previously developed sites will be considered in light of the size, height, type, layout and impact of existing buildings, structures and hardstanding. Such new development will be permitted provided that it does not have a greater impact upon the openness of the Green Belt and the purpose of including land within it. Particular support will be given to proposals that limit the dispersal of development throughout the site or can demonstrate that the openness of the Green Belt will be improved through the rationalisation of existing buildings into a smaller envelope of development within the site.*

Cont...

Secondly, it is noted that only Policy E5 of Part 1 of the Local Plan relates to retail uses and that it is specific to Town and Local Centres. This indicates that new retail development will be required to accord with national policy and that detailed policies will be included within the Development Management Policies DPD.

Whilst the NPPF supports a 'town centre first' approach, it also requires Local Planning Authorities to "*set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres*" (para. 23).

Garden centres, such as our client's site, tend to be located outside of town centres due to their having specific locational requirements. Typically, they require a high proportion of open land for the display of plant material and tend to sell low value, bulky products that are not economically viable to retail within the High Street.

Paragraph 28 of the National Planning Policy Framework (NPPF) indicates that "*Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.....*"

Given that garden centres are generally found beyond the urban limits, and that Government advice affords support to rural enterprises, it is considered essential for the Council's detailed Development Management Policies to include a specific policy that would address the issue of new development associated with such specialist retail uses.

Accordingly, it is requested that a specific policy relating to garden centres be included in the emerging Development Management Policies Plan. This should be supportive of sustainable new development on such sites, subject to the provisions of the retail policy within the Core Strategy (which itself refers to national policy), any other relevant policies (e.g Green Belt policy) and to the new development not having an adverse impact upon the character or amenities of the area.

It is suggested that the wording of the policy could be:

***Policy DM - Garden Centres and Other Specialist Retail Uses Requiring an Out of Centre Location***

*Sustainable new development associated with existing specialist retailers located beyond the settlements' boundaries will be permitted, subject to other policies within the Development Plan, provided that the new development would support economic growth and would not have an adverse impact upon the character or amenities of the area.*

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Boyer Planning Ltd on behalf of Beechwood Homes Ltd

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**  
[REDACTED]

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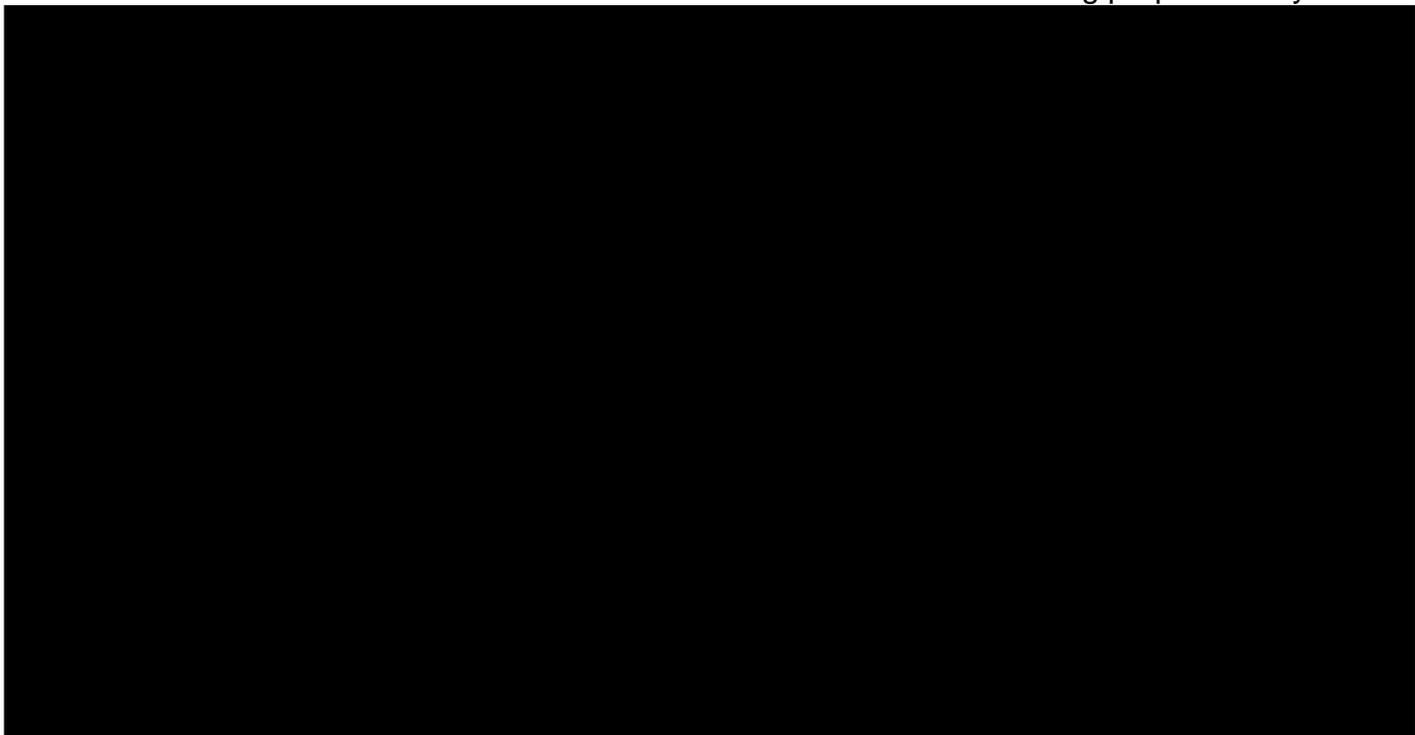
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Green Belt	The land identified on the attached plan should be removed from the Green Belt as it does not fulfil any Green Belt purposes.

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.



LEGEND  
 Existing Green Belt Boundary  
 Suggested Amendment to Green Belt Boundary

Rev	Date	Description
A	29/05/13	Suggested Green Belt amendments
-	24/05/13	First Issue

Client  
 -  
 -  
 -

Project Title  
**Ducks Hill Farm**

Drawing Title  
**Suggested Green Belt Adjustment**

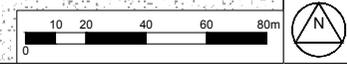
Date	Drawn	Checked	Authorised
29 May 2013	BDC	EK	EK
Number	Rev.	Scale	
13.136/900	A	1:2500 @ A4	

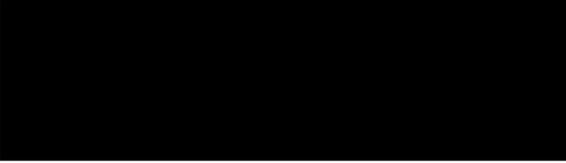
ENVIRONMENTAL PLANNERS & DEVELOPMENT CONSULTANTS

Crowthorne House  
 Nine Mile Ride  
 Wokingham  
 Berkshire  
 RG40 3GZ  
 TEL: 01344 753 220  
 FAX: 01344 753 221  
[centralsouth@boyerplanning.co.uk](mailto:centralsouth@boyerplanning.co.uk)



wales & west | east | london | south east | central & south





LDF Team  
3N/02  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

31<sup>st</sup> May 2013

**Hillingdon Local Plan: Part 2  
Preparation of a Local Plan - initial consultation (Regulation 18)**

To whom it may concern,

Thank you for the opportunity to comment on the Hillingdon Local Plan: Part 2.

We have provided a full response to your questionnaire overleaf.

SITA UK is very keen to support the ongoing development of the Hillingdon Local Plan and we look forward to hearing from you.

Yours Faithfully,



Eleanor Crick

Assistant Planning Manager (SE)  
SITA UK



**Enclosed:**  
*Appendix A: Responses to Questionnaire*

## **Appendix A: Response to Hillingdon Local Plan: Part 2**

Site Allocations – Sites Identified by SITA UK

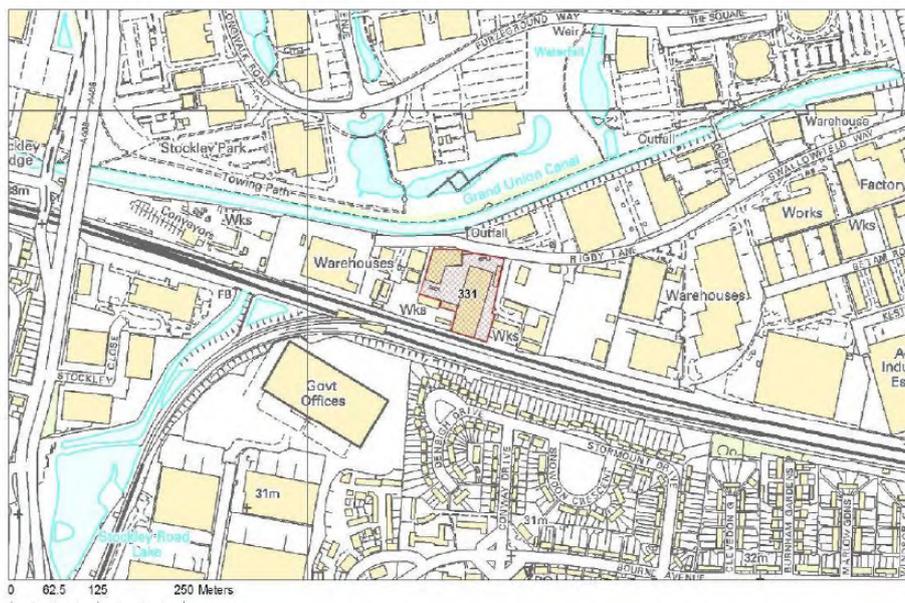
### **1. Rigby Lane Waste Transfer Station**

SITA UK wishes to identify Rigby Lane Waste Transfer Station located at 1 Rigby Lane, Hayes, UB3 1ET as a site suitable for waste use.

Rigby Lane Waste Transfer Station is a site already in use as a Waste Transfer Facility having been redeveloped in 2010. The site has been in use as a waste facility for over 20 years.

Section 4 Proposed Sites & Policies of The Draft West London Waste Plan (February 2011) identifies Rigby Lane as an existing waste site considered to have the potential for re-development.

Site 331 Rigby Lane Waste Transfer Station, Hayes, Hillingdon

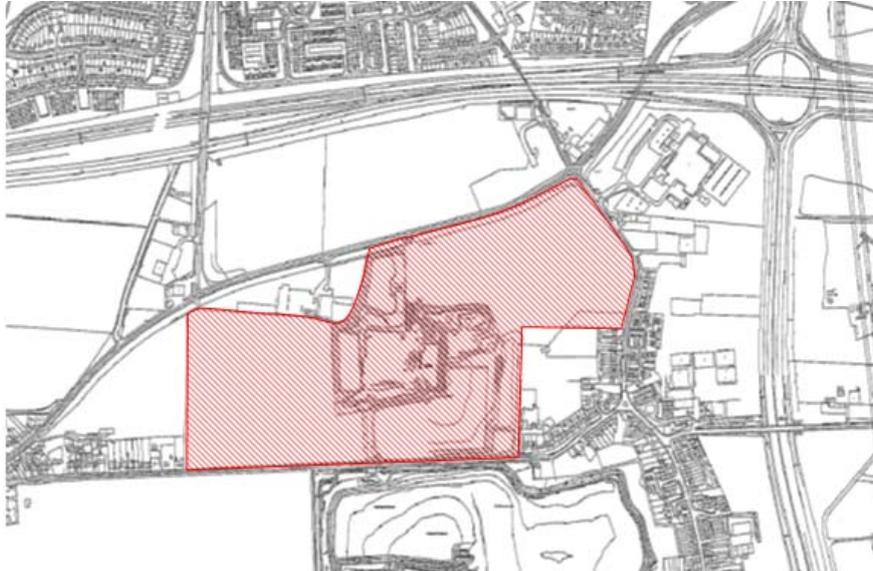


Ordnance Survey © Crown Copyright 2009. All rights reserved.

### **2. Holloway Lane**

SITA UK wishes to identify Holloway Lane, located at Holloway Lane Quarry, Sipson, Uxbridge, Greater London, UB7 0AE as a suitable site for waste use. The site is currently in use as a waste facility with a Material Recovery Facility (MRF), operated by Iver Recycling, in operation in the eastern corner of the site. The MRF has been in operation since 2001 when Planning Permission 43155/APP/2000/2598 was granted.

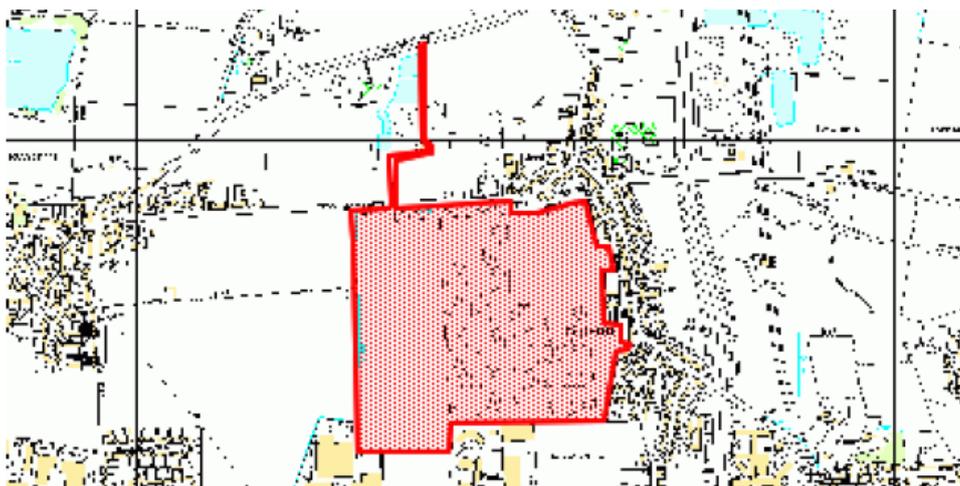
The Draft West London Waste Plan Appendix 5 Site Assessment Sheets identifies Holloway Lane as two separate areas. Whilst this is incorrect as the site is one area covering both areas reviewed, Appendix 5 scores the site highly for both areas. The sites are listed as Site Report 3711 and 3712 in the 2011 Draft West London Waste Plan.



### 3. Harmondsworth Landfill

SITA UK wishes to identify Harmondsworth Landfill, located on Harmondsworth Lane, Sipson, Uxbridge, Greater London, UB7 0AE as a site suitable for waste use.

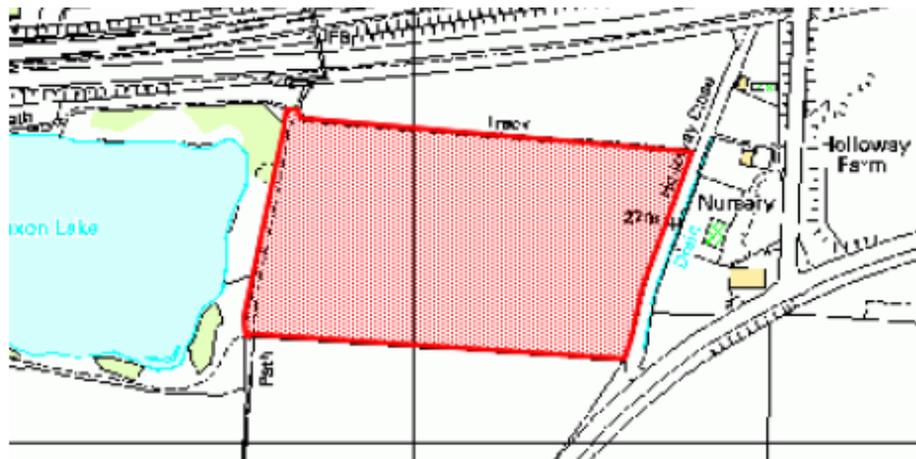
The site is an active landfill site which has been in operation since 1992. In February 2013 planning permission 43155/APP/2012/1903 was granted to enable operations and restoration of the site to be completed by September 2017.



### 4. Holloway Close

SITA UK wishes to identify Holloway Close, located off of Harmondsworth Lane, Sipson, Uxbridge, UB7 0AE as a site suitable for mineral extraction and restoration with waste materials.

The Draft West London Waste Plan Appendix 5 Site Assessment Sheets (February 2011) considers the site in Site Report 400. The Holloway Close site is identified in the Hillingdon Local Plan: Part 1 Strategic Policies as a 'Preferred Minerals Areas' for safeguarding. SITA UK considers that as the site is a minerals reserve it should be safeguarded for future use as a site suitable for mineral extraction and restoration with waste materials.



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: SITA UK / Eleanor Crick

Are you: Developer

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

[REDACTED]

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[REDACTED]

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<input type="checkbox"/>	Proposals Map
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Topic area (e.g. Economy/ New Homes / Historic & Built Environment/ Environmental Improvements / Transport & Infrastructure)	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u>
Site Specific Allocations	Please see accompanying letter

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London Borough of Hillingdon,  
Civic Centre,  
High Street,  
Uxbridge,  
Middlesex,  
UB8 1UW

31 May 2013

Dear Sir/Madam

## London Borough of Hillingdon – Hillingdon Local Plan: Part 2 Consultation Paper

### Introduction

Deloitte Real Estate is instructed by Universities Superannuation Scheme (USS) to advise on planning matters in respect of its commercial assets located at:

1. Units 1-16, Liddall Way Industrial Estate, Horton Road, West Drayton
2. Hayes Park, Uxbridge Road, Uxbridge
3. Stockley Park, Furzeground Way, Uxbridge

USS, therefore, has an active interest in the formulation of planning policy in the London Borough of Hillingdon (LBH). Deloitte Real Estate has previously submitted representations to the LBH Core Strategy Pre-submission Draft in 2011, the Draft Consultation in 2010 and the Revised Preferred Options paper in 2007.

We therefore set out below USS's comments on the London Borough of Hillingdon Local Plan: Part 2 Consultation Paper in accordance with our previous comments.

### Development Management Policies

USS agrees that the draft Development Management Policies should be set out under the same five principle headings use in Part 1 of the Draft Local Plan, which includes 'the economy'. USS notes that there are several proposed policies relating to the economy and sets out comments specifically on proposed Development Management Policies 1, 2 and 4 specifically.

Policy 1: *Supply of Employment Land*, seeks to protect the use of land allocated for employment use. USS agrees with this policy in principle; however requests that the Council adopts a flexible approach to the management of employment land to avoid the long term protection of employment sites that are no longer viable. This approach would accord with the National Planning Policy Framework's objective of

encouraging sustainable development and ensure sustainable economic growth is achieved in the LBH.

Policy 2: *Locations for Employment Growth*, seeks to protect the locations of land allocated for employment uses. As with Policy 1, USS agrees with the principle of protecting allocated employment land where appropriate, but requests that the wording of the policy is sufficiently flexible to ensure that sites can be assessed on a case by case basis and not protected for employment use where there may be more viable uses for the site. USS considers this to be the most sustainable way economic growth can be achieved and that alternative uses should be acknowledged as providing essential support to the existing economic function of employment areas.

Policy 4: *Office Development*, seeks to support office development in town centres. Whilst USS supports office development, USS urges the Council to consider office development outside of the town centre as well where appropriate. The emerging policy should have sufficient flexibility to acknowledge the merits of out of centre office developments.

### **Site Allocations and Policies Map**

USS acknowledges that this consultation document seeks to identify sites to meet the Council's development requirements over the plan period including allocating sites for retail development, housing, employment, community uses, site requirements for gypsies and travellers, leisure facilities and transport needs.

In conjunction with this, the Policies Map will be updated to reflect any changes to existing allocations and the designation of new sites.

Liddall Way and Stockley Park Industrial Estates are currently designated within the LBH UDP Proposals Map as part of an Industrial and Business Area. USS does not request that this designation is altered, only that the emerging policies relating to employment uses are flexible enough to allow for a range of uses to be considered in these locations, which could support the existing function of the area. This is in accordance with our comments set out above in relation to the emerging Development Management Policies.

Hayes Park is currently designated within the Green Belt. Whilst USS acknowledges the importance of the function of the Green Belt, Hayes Park comprises existing development which USS would like to ensure is protected and has sufficient flexibility to upgrade or redevelop this space if necessary. USS therefore requests that the wording of any policies relating to development in the Green Belt reflects these comments.

### **Summary**

In summary, USS is pleased to have the opportunity to comment on the emerging policy documents, and requests that USS continues to be updated on the programme of these emerging documents. Should you have any queries on this correspondence, please contact Michael Bottomley on 0207 303 5636.

Yours faithfully



pp Julia Chowings  
For Deloitte LLP

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** John Adams

**Are you:** ~~A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / Organisation / Other (please specify):~~

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

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[REDACTED]

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<b>Development Management Policies</b>	USS agrees that the draft Development Management Policies should be set out under the same five principle headings use in Part 1 of the Draft Local Plan, which includes 'the economy'. USS notes that there are several proposed policies relating to the economy and sets out comments specifically on proposed Development Management Policies 1, 2 and 4 specifically.
<b>Policy 1 Supply of Employment Land</b>	Policy 1: <i>Supply of Employment Land</i> , seeks to protect the use of land allocated for employment use. USS agrees with this policy in principle; however requests that the Council adopts a flexible approach to the management of employment land to avoid the long term protection of employment sites that are no longer viable. This approach would accord with the National Planning Policy Framework's objective of encouraging sustainable development and ensure sustainable economic growth is achieved in the LBH.
<b>Policy 2: Locations for Employment Growth</b>	Policy 2: <i>Locations for Employment Growth</i> , seeks to protect the locations of land allocated for employment uses. As with Policy 1, USS agrees with the principle of protecting allocated employment land where appropriate, but requests that the wording of the policy is sufficiently flexible to ensure that sites can be assessed on a case by case basis and not protected for employment use where there may be more viable uses for the site. USS considers this to be the most sustainable way economic growth can be achieved and that alternative uses should be acknowledged as providing essential support to the existing economic function of employment areas.
<b>Policy 4: Office Development</b>	Policy 4: <i>Office Development</i> , seeks to support office development in town centres. Whilst USS supports office development, USS urges the Council to consider office development outside of the town centre as well where appropriate. The emerging policy should have sufficient flexibility to acknowledge the merits of out of centre office developments.  <i>Please see next sheet for comments on Policies Map</i>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Policies Map</b></p>	<p>Deloitte Real Estate is instructed by Universities Superannuation Scheme (USS) to advise on planning matters in respect of its commercial assets located at:</p> <ol style="list-style-type: none"> <li>1. Units 1-16, Liddall Way Industrial Estate, Horton Road, West Drayton</li> <li>2. Hayes Park, Uxbridge Road, Uxbridge</li> <li>3. Stockley Park, Furzeground Way, Uxbridge</li> </ol> <p>Liddall Way and Stockley Park Industrial Estates are currently designated within the LBH UDP Proposals Map as part of an Industrial and Business Area. USS does not request that this designation is altered, only that the emerging policies relating to employment uses are flexible enough to allow for a range of uses to be considered in these locations, which could support the existing function of the area. This is in accordance with our comments set out above in relation to the emerging Development Management Policies.</p> <p>Hayes Park is currently designated within the Green Belt. Whilst USS acknowledges the importance of the function of the Green Belt, Hayes Park comprises existing development which USS would like to ensure is protected and has sufficient flexibility to upgrade or redevelop this space if necessary. USS therefore requests that the wording of any policies relating to development in the Green Belt reflects these comments.</p>

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Hannah Whitney of Nathaniel Lichfield & Partners on behalf of Cathedral Group

**Are you:** Planning Consultant

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

Representations can be made in the following ways:

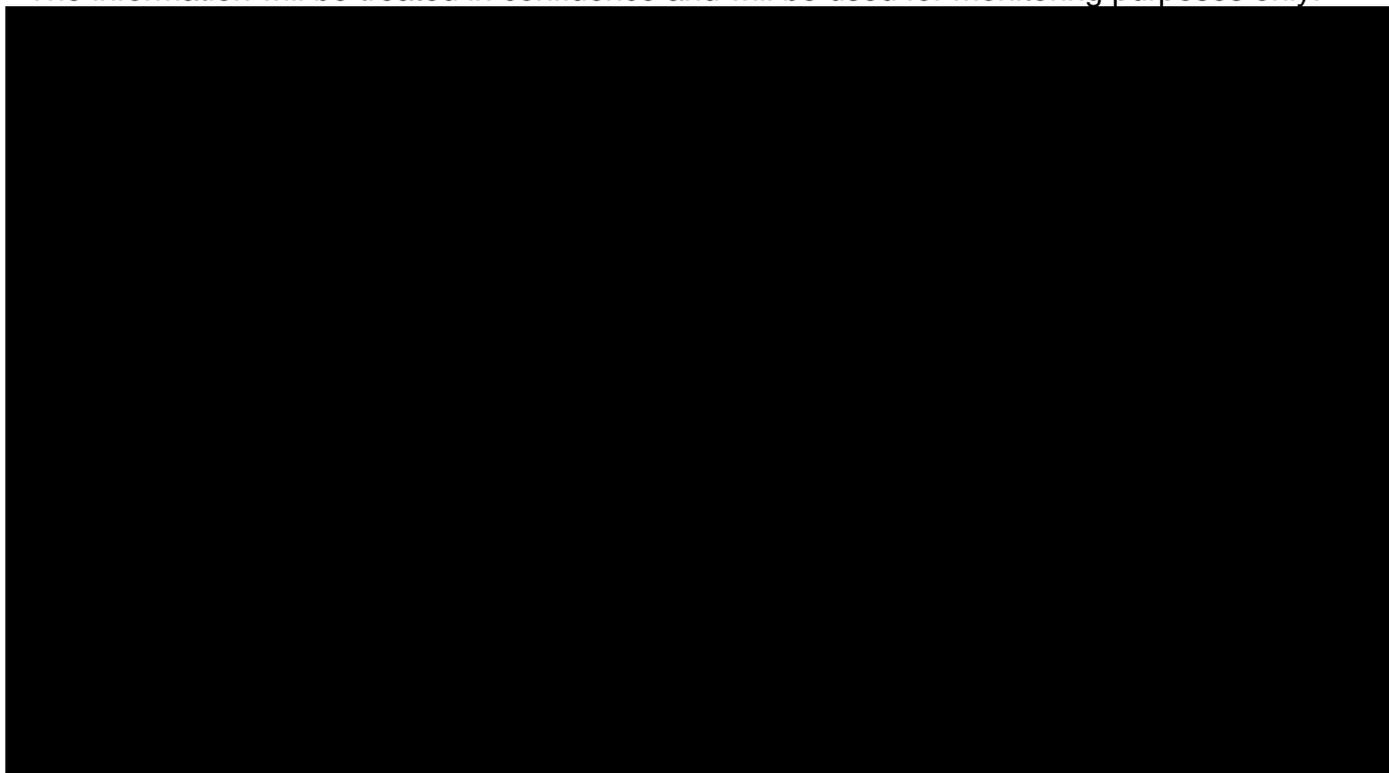
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<p><b>8. Public and Private Amenity Space in Residential Developments</b></p> <p><b>10. Internal Floorspace Standards</b></p> <p><b>19. Car Parking Standards for residential development</b></p>	<p><b>It is important to ensure that any policies relating to the following provide a flexible approach rather than rigid standards:</b></p> <p><b>8. Public and Private Amenity Space in Residential Developments</b></p> <p><b>10. Internal Floorspace Standards</b></p> <p><b>19. Car Parking Standards for residential development</b></p>

**Please continue on a separate sheet if necessary and attach to the original.**

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Hannah Whitney of Nathaniel Lichfield & Partners on behalf of Cathedral Group

**Are you:** Planning Consultant

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** [REDACTED]  
[REDACTED]

Representations can be made in the following ways:

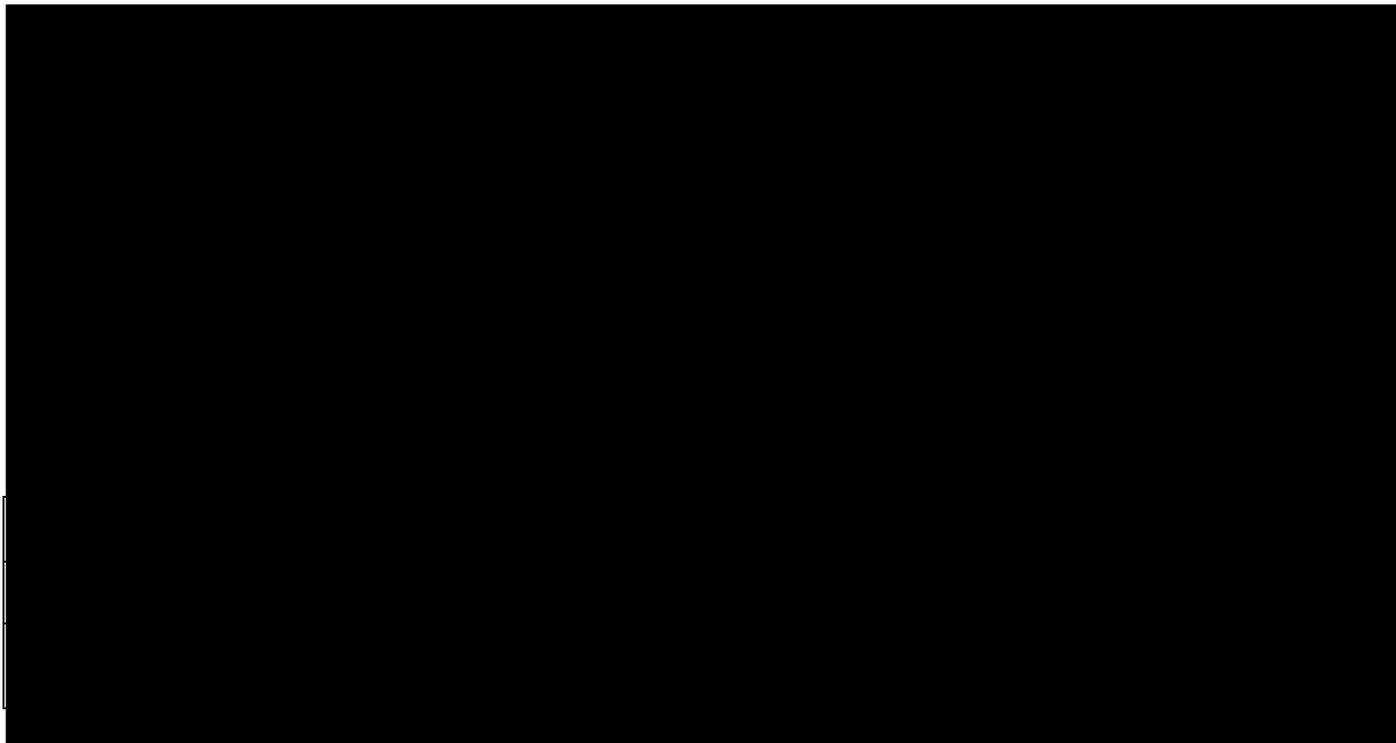
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	Development Management Policies
	Site Specific Allocations ✓
	Proposals Map ✓
<b>NB</b>	If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p><b>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></b></p>
<p><b>Proposals Map and Policy PR4</b></p> <p><b>Topic Areas a) The Economy 1: Supply of Employment Growth and 2 Locations for Employment Growth.</b></p>	<p><b>Given the recent planning permissions for development at The Old Vinyl Factory (ref. 59872/ APP/2012/1838 and 51588/APP/2011/2253) we consider that the existing Hillingdon Unitary Development Plan Proposals Map should be updated to identify The Old Vinyl Factory site as being suitable for mixed use residential led development and that reference to a designated Industrial and Business Area designation should be deleted.</b></p> <p><b>With respect to the site specific designation contained in Policy PR4 (Thorn EMI Complex, Blyth Road, Hayes) of the existing UDP we consider that this policy should be deleted and replaced with a new policy that identifies the following:</b></p> <p><b>“The comprehensive, residential led mixed use redevelopment of The Old Vinyl Factory, Hayes will be encouraged and should include proposals for the re-use of the Record Store, Cabinet Building and parts of the existing Power House and northern part of the Pressing Plant.”</b></p>

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Aaron Peate

**Are you:** Planning Consultant on behalf of Threadneedle Property Investments:

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**  
[REDACTED]

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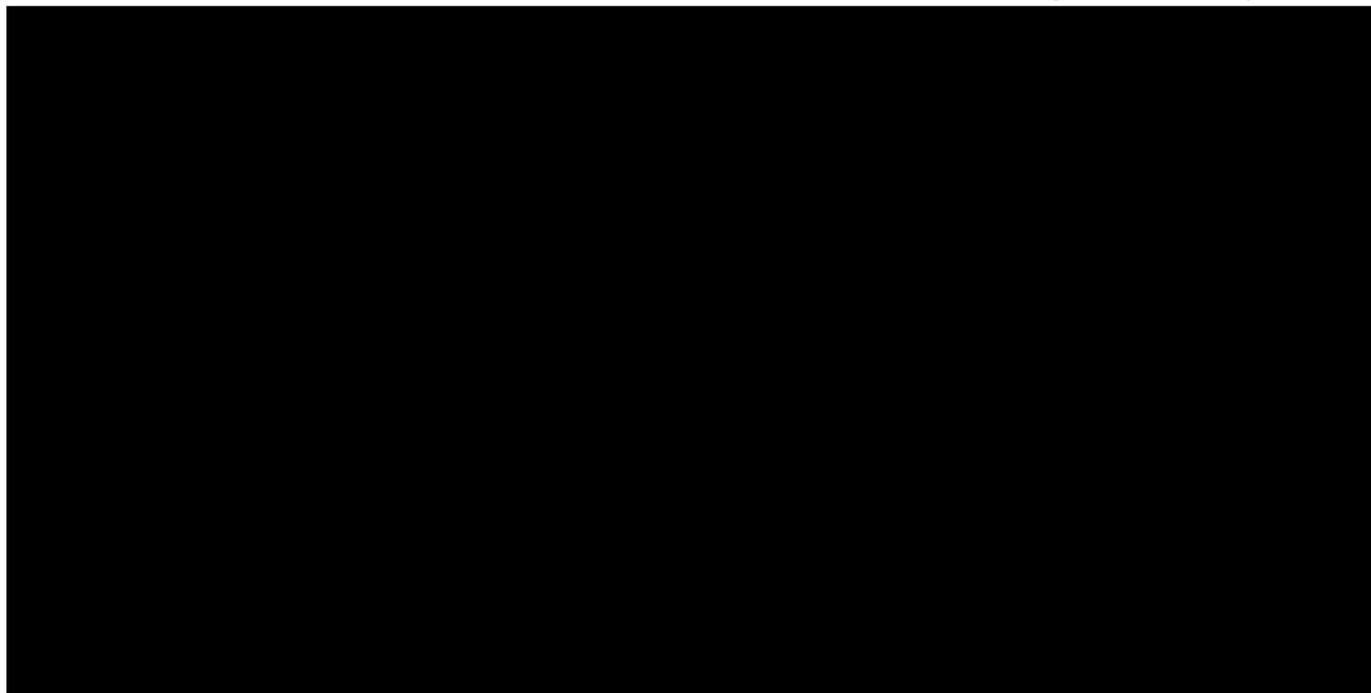
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**(Please tick the appropriate section and use a separate form for each representation)**

<b>X</b>	<b>Development Management Policies</b>
	<b>Site Specific Allocations</b>
<b>X</b>	<b>Proposals Map</b>
<b>NB</b>	<b>If you are proposing a site for development please use the 'Call for Sites' form which is available on the Council's website.</b>

<p><b>Topic area (e.g. Economy/ New Homes / Historic &amp; Built Environment/ Environmental Improvements / Transport &amp; Infrastructure)</b></p>	<p>Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <u>Please be as precise as possible.</u></p>
<p><b>Economy a) - 1. Supply of Employment Land</b></p> <p><b>Proposals Map Anomaly</b></p>	<p>We write to you on behalf of our client, Threadneedle Property Investments, who own Land at the Lodge Office Complex, Harmondsworth Lane within Harmondsworth Village and wish to make a representation. We have previously made an informal submission in relation to this property and the review of the Green Belt Study (2006 ) and in relation to the Hillingdon Pre submission Core Strategy Development Plan Document.</p> <p>This representation relates to the Supply of Employment Land Policy.</p> <p>We would like to take this opportunity to highlight an anomaly in the Green Belt boundary in relation to our client's site.</p> <p>We request that this anomaly is rectified in the Proposals Map and the Site Allocations DPD.</p> <p>Our client's site comprises an office complex located in Harmondsworth Village. The complex comprises The Lodge, which is a converted Grade II Listed Building, with a two storey office extension to the rear; and Aviation House, which is a more modern free standing two storey office building located in the south of the site. The attached site location plan indicates the subject site and the anomalous Green Belt boundary which runs through Aviation House and the south east corner of the site as designated by the Proposals Map in the Hillingdon UDP adopted in 1998 (saved 2007).</p> <p>With the approval of Aviation House and its associated car parking to the south of the site, this part of the Green Belt is no longer open and does not contribute to any of the purposes of including land within it as set out in PPG2. This part of the site acts like any other part of the office complex, which is not in the Green Belt, in that it forms part of a local employment site within the village of Harmondsworth.</p> <p>The part of the site designated Green Belt is not open and has a modern office building with associated car parking present. The character of the site is of an urban environment compared with that adjacent which is clearly rural in that it comprises either open fields or agricultural holdings.</p> <p>Accordingly, it is requested that this anomaly is recognised in the Green Belt study and rectified in the Proposals Map and Site Allocations Document so that the entire site is removed from the Green Belt.</p> <p>A site such as the subject site within Harmondsworth Village which comprises a Listed Building may need to be developed for alternative uses if the continuing office use becomes unviable.</p> <p>See attached letter for further comments.</p>

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Tim Doouss

**Are you:** A Resident / Planning Consultant / Developer / Agent / Statutory Body / Community Group / **Organisation** / Other (please specify):

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:**

[REDACTED]

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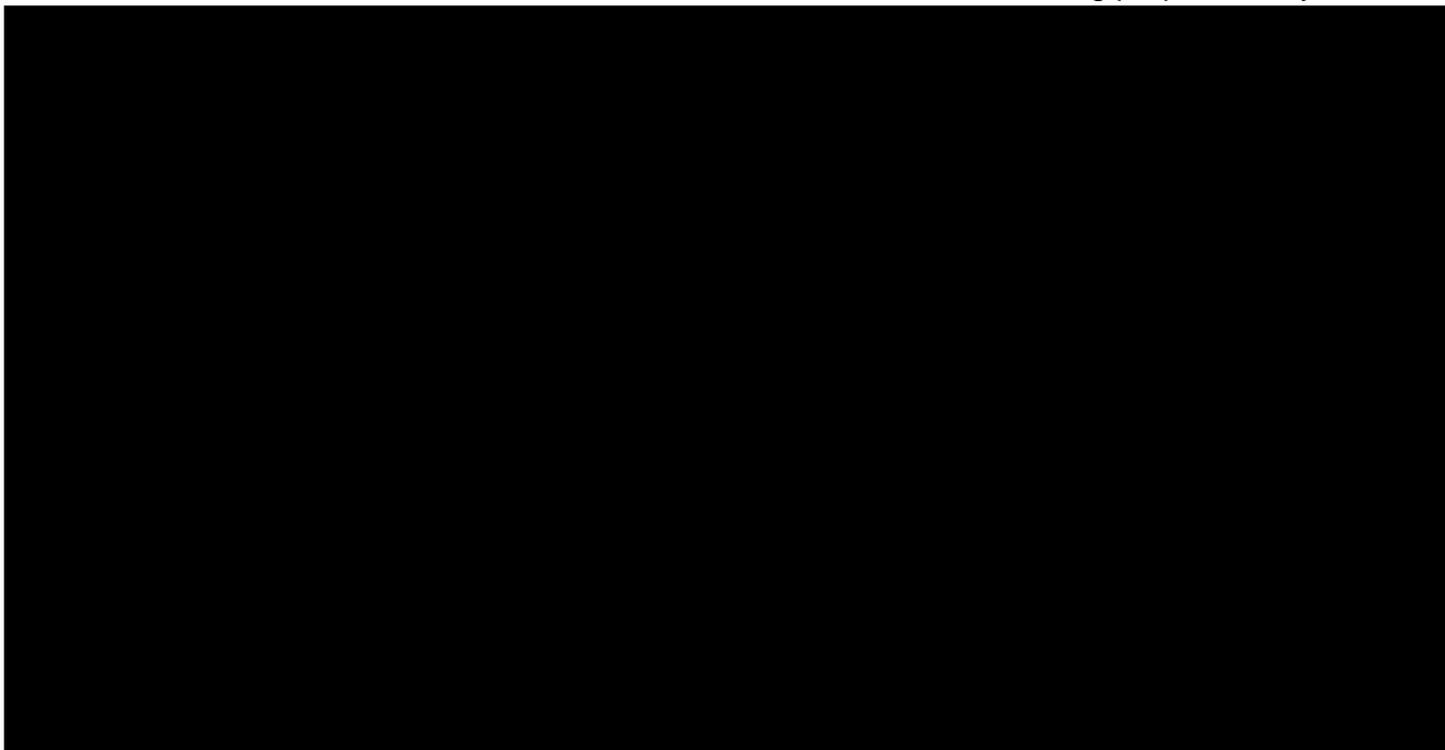
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7. Religious Worship and Assembly New build and conversion of buildings for religious facilities	<p>I believe that it is important to make adequate provision for the religious and spiritual needs of the local community and that this must be considered within any Local Plan.</p> <p>As a Trustee of a local Church Group we would like to see specific provision made for the accommodation of local community groups to include the following considerations.</p> <p><i>"A commitment to support community organisations throughout the Borough, including diverse faith communities, in recognition of the social, spiritual and moral needs of our communities."</i></p> <p>As I am sure you will appreciate, that these requirements are intertwined with the very existence of local communities and need to be, not only recognised but provided for positively.</p>

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## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Duncan Struthers  
**Are you:** Chair, Hillingdon Inter Faith Network  
**Telephone No:** [REDACTED]  
**Email:** [REDACTED]

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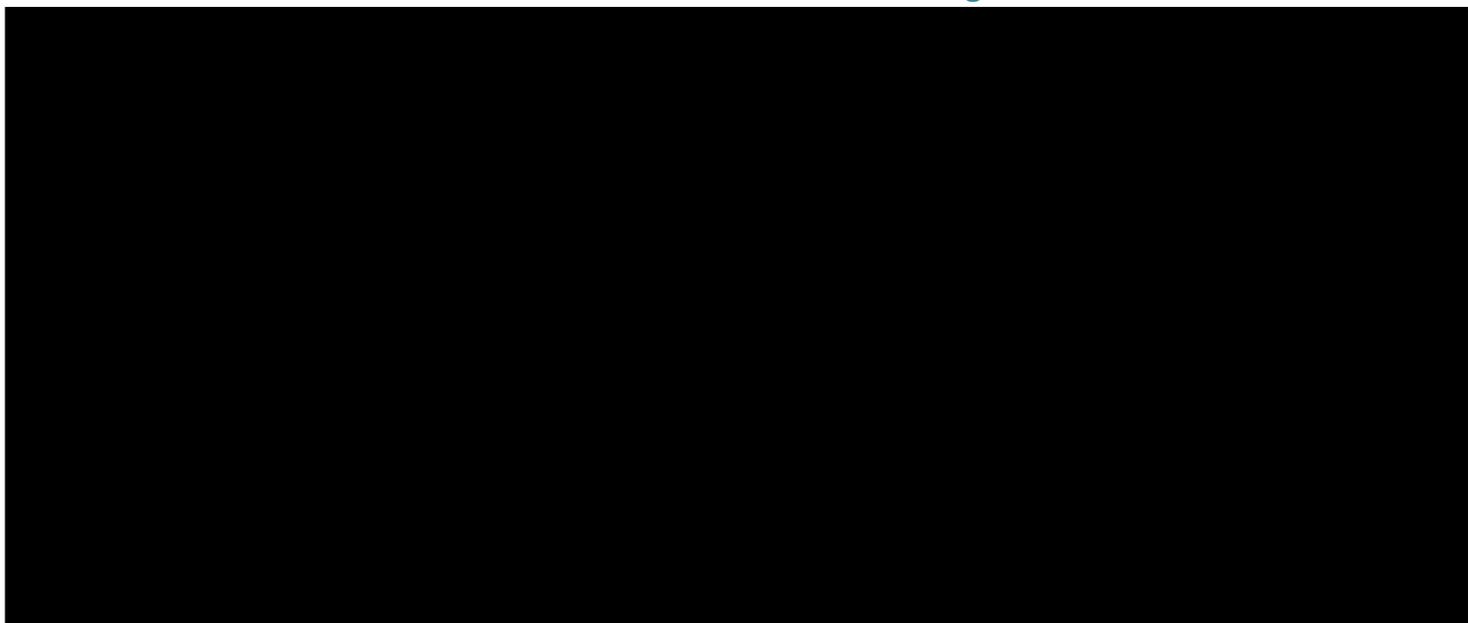
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**HIFN has contacts across all faith communities in the borough**



Which section of Part 2 of the Local Plan are you making a representation on? (Please tick the appropriate section and use a separate form for each representation)	
X	Development Management Policies
X	Site Specific Allocations
X	Proposals Map
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<p><b>Hillingdon Local Plan: Part 2 Consultation Paper</b></p> <p>Transport &amp; Infrastructure)</p> <p><b>7. Religious Worship and Assembly</b></p> <p>New build and conversion of buildings for religious facilities</p>	<p>To be explored</p> <ul style="list-style-type: none"> <li>- specific statements regarding the need for community planning to better reflect the changing demographics of community need as identified through the latest census analysis so as to address potential community tension.</li> <li>- opportunities for identifying suitable space which is not required for domestic or commercial use so that new religious assembly places can be made available</li> </ul>

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Thank you.

F. 31.5.13

35 signatures

Richard Shaw  
Planning Policy  
London Borough of Hillingdon,  
3N/02, Civic Centre,  
High Street, Uxbridge,  
UB8 1UW.

Celia Smith



23rd May 2013

Dear Mr Shaw

I have been asked to write this letter on behalf of the Travelling Community within the London Borough of Hillingdon. This is being written on behalf of the Travelling Community who live at the Colne Park Caravan Site as well as for many of the Travelling Community who have to live in houses within the London Borough of Hillingdon

My name is Celia Hilton and I am the Chairperson of the Colne Park Residents Group in West Drayton as well as being an active member of the Hillingdon Interagency Travellers Forum which has been running for many years within the borough and is hosted at Bell Farm Christian Centre in West Drayton,

At a recent meeting of the Traveller Forum which was held on the 15<sup>th</sup> May 2013 we were given a document outlining The Local Hillingdon Plan: Part 2, Consultation Paper. Within this document there are several sections that affect the Travelling Community directly and we are rather puzzled as to why no one within our community was consulted which is most disturbing when you consider that Part 1 will expire on 31<sup>st</sup> May 2013.

We would as a community want to be assured that we will be involved in all future phases of the consultation process with respect to The Hillingdon Local Plan: Part 2 so that we can make sure that provision for the future needs of the Travelling Community are included within the The Hillingdon Plan.

2/2

Key Points we would want to see added to the plan is:

- Future provision by adding more static caravan sites within Hillingdon for the children of the community who will need their own plots when they have their own families, in order to be able to maintain their ethnic customs and way of life
- The Travelling Community consulted on every stage of The Hillingdon Local Plan within the future

This is not an exhaustive list of all that we would like to see added due to lack of time to consult the wider Travelling Community within the borough.

Although this is one letter please find attached names and signatures all those who wish for their names to be added to this letter as this is the views of all of them.

We look forward to you response to our letter.

Yours sincerely



Celia Hilton

On behalf of the Traveller Community within London Borough of Hillingdon

C.C Diane Faichney ( Doorway Advice Service) John McDonnell MP

We the undersigned agree that the enclosed/attached letter is the view of all who have signed the form below and thus the letter is from us all.

Lead: Celia Hilton

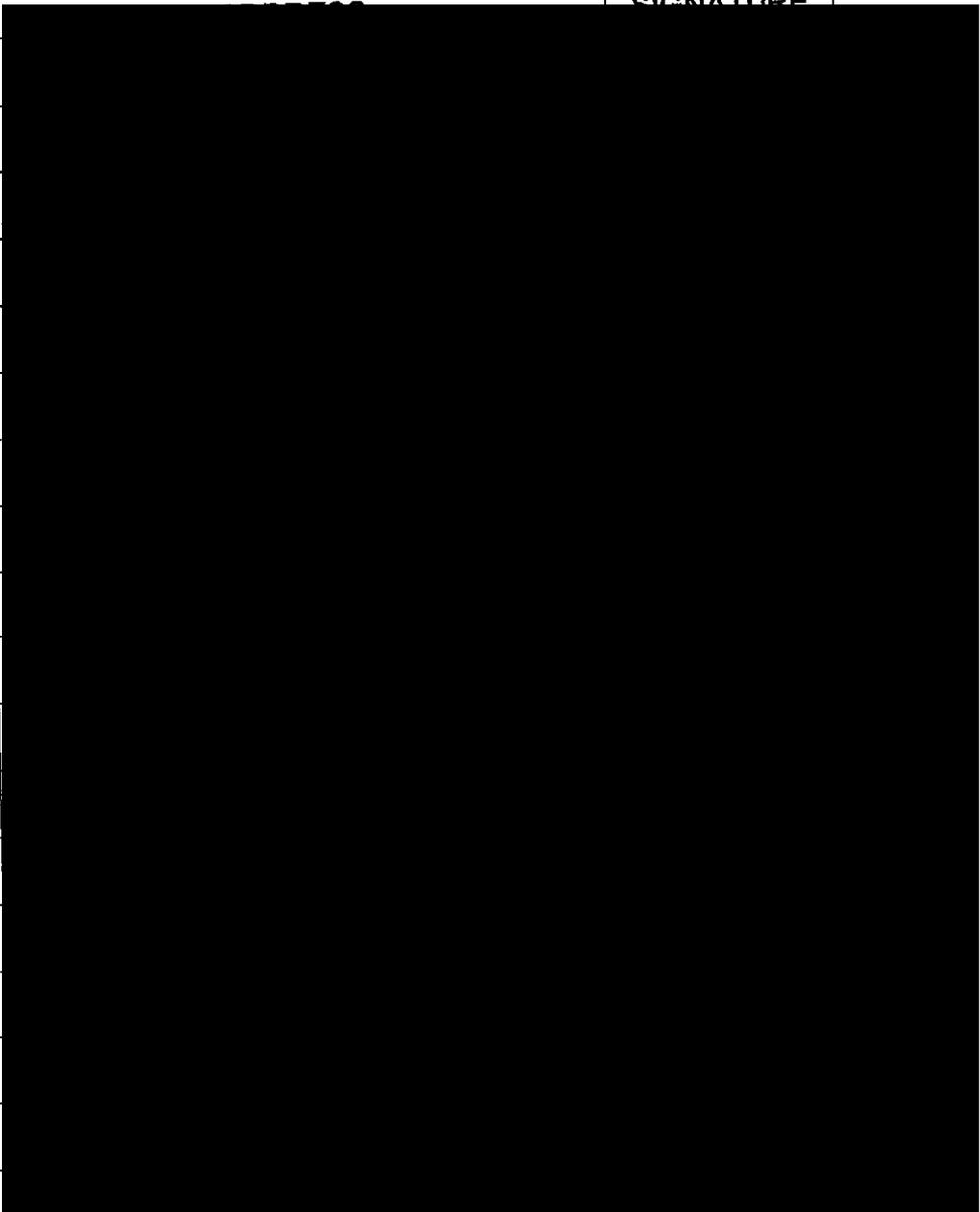
UB7 OHB

SIGNATURES

NAME		
B M DONAGH		
K. Morgan.		
B. Morgan		
B. O'Doherty		
E M Donagh		
Thomas McDonagh		
K M DONAGH		
Mr A WARD		
MRB WARD		
Nimit WARD		
Doube WARD		
T. WARD		
Anthony WARD		
T. WARD		
E M Donagh		
<del>T. WARD</del>		
Dorothy Donagh		

We the undersigned agree that the enclosed/attached letter is the view of all who have signed the form below and thus the letter is from us all.

Lead: Celia Hilton, 29 Colne Park, Cricketfield Rd , West Drayton, UB7 9HB

<u>SIGNATURES</u>	
NAME	SIGNATURE
E SMITH	
CL Hilton	
Celia Hilton	
L Smith	
T WILLIAMS	
M SMITH	
Bob Bore	
L Smith	
G SMITH	
S McDonagh	
A. Monahan	
M CASEY	
J WARD	
Edward B.	
Patricia Ward	
Simon WARD	
Ann-Marie	



## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

Name: Hillingdon Motorist Forum

Are you: Community Group :

Telephone No: [REDACTED]

Email: [REDACTED]

Address for correspondence:

Chairman HMF Richard Walker

[REDACTED]

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[REDACTED]

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Transport & Infrastructure.	The Plan should contain an objective to review the road system of the Borough at regular intervals. The objective should be to minimise traffic congestion taking into account the likely increase in all types of traffic ie public, goods vehicles and private cars.

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Thank you.

## HILLINGDON LOCAL PLAN: PART 2

### PREPARATION OF A LOCAL PLAN – INITIAL CONSULTATION (REGULATION 18)

#### RESPONSE FORM

**Name:** Adriano Sapelli

**Are you:** Other (please specify): LBH Officer

**Telephone No:** [REDACTED]

**Email:** [REDACTED]

**Address for correspondence:** email address

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<input type="checkbox"/>	<b>Proposals Map</b>
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Topic area	Please indicate clearly what you consider should be included within the document. If you are you proposing a policy or text, it will be helpful if you are able to put forward your suggested wording. <b><u>Please be as precise as possible.</u></b>
New Homes – Affordable Housing	<p>The Council could align itself with Government support, reinforce it's commitment to ex-servicemen and grow some truly sustainable communities in Hillingdon by enabling self-build development powered by the labour of local ex-servicemen.</p> <p>The ex-servicemen will free up existing housing stock when they move in to their new homes. Small as the scheme may be in its initial stages still it will go some way towards easing local housing pressures. In a recent similar project in <a href="#">Bristol</a>, 14 two-bedroom homes were provided</p> <p>The project should be geared towards currently unemployed ex-servicemen who stand to gain construction skills and qualifications through the project further enabling them to secure employment. The sense of satisfaction and confidence associated with 'building your own home' will also contribute positively to the lives of the ex servicemen.</p> <p>In addition to the labour cost savings (both in terms of initial build and ongoing maintenance) there would be added values of living in a supportive community bonded by a common project, the creation of local icons of achievement, and the generation of new skills.</p> <p>A suggested operational plan for the scheme in brief:-</p> <ul style="list-style-type: none"> <li>➤ Group of suitable ex-servicemen identified by LBH and form a Community Land Trust (CLT)</li> <li>➤ CLT liaise with LBH to identify suitable sites</li> <li>➤ LBH take on a consultancy role to oversee technical design, legal and regulatory compliance; as part of this role LBH calculate a budget for the project and help source &amp; identify funds</li> <li>➤ By employing a qualified construction trainer CLT would help participants to gain skills and qualifications</li> <li>➤ The project team would devise a training programme which would be delivered on site before and in parallel with the works.</li> <li>➤ Following all necessary ground works being carried out professionally CLT build their houses to completion; this would be done in teams with all members expected to work to ensure that all the proposed houses on the site are built together.</li> <li>➤ Participants will be rewarded for their efforts and a proportion of ownership shall be traded for their 'sweat equity'.</li> <li>➤ The proportion of the new homes still owned by LBH/funding agencies would be rented to CLT members</li> <li>➤ Full ownership could be negotiated by the tenants through the existing Right to Buy/Acquire route.</li> </ul>

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