

Hounslow Local Plan 2020-2041

Post Stage 1 Hearings Version of the Schedule of Suggested Modifications (S11)

(Last updated: 20th March 2026)

A table is provided for each chapter and appendix where modifications are suggested/agreed with. A separate table is provided for Policy Map modifications in a separate document.

Text additions are made in Green as follows: additions in green underline and text deletions are made in red, with a strikethrough, as follows ~~deletions in red strikethrough~~.

The suggested modifications below each has its own reference number (e.g. HLP_C1_01) and the policy and paragraph numbering/clause refer to the text included in the Reg 19 Local Plan Submission Document. A reason for each suggested change is also provided. Chapters which aren't shown do not have any suggested modifications.

TITLE / CONTENTS / CHAPTER 1 – INTRODUCTION

Modification code	Policy/clause	Paragraph	Page	Modification	Reason for modification
<i>e.g. [HLP_C1_01]</i>					
HLP_C1_01	Contents Page	N/A	3	P1 (a) – Great West Corridor East <u>West</u> P1 (c) – Great West Corridor West <u>East</u>	Correction to contents page required

CHAPTER 2 – SPATIAL STRATEGY *(including Vision, Objectives, Place Policies, Neighbourhood Visions etc)*

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C2_01	Introduction	1.12	10	<p>Insert new paragraphs between 1.11 and 1.12 (that will be new paragraphs 1.12 and 1.13) as follows:</p> <p><u>NEIGHBOURHOOD PLANS</u></p> <p><u>1.12 Neighbourhood Plans are community-led plans that set out the detailed planning policies and proposals for their specific area. They must meet certain basic conditions and be in general conformity with the “strategic policies” in the Local Plan. The Plan sets out strategic policies to guide sustainable development across the borough. Appendix 5 – Strategic Policies sets out which of the Plan’s policies are strategic.</u></p> <p><u>1.13 Table SC1.1 of Policy SC1 – Increasing Housing Supply, illustrates how the Council intends to deliver the scale and distribution of housing growth in the borough.</u></p>	<p>To include neighbourhood plans as part of the policy and context explained in Chapter 1 - Introduction of the Local Plan.</p> <p>To explain the relationship of neighbourhood plans with the Local Plan.</p> <p>To provide context for how any neighbourhood plans would relate to the minimum expected housing capacity figures for the borough’s 10 districts.</p>

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>Any neighbourhood plans that come forward may allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy. They should seek to promote growth in the local areas identified and address local housing needs.</u>	
HLP_C2_01	Spatial Strategy	2.5	12	Growth will be balanced and directed to appropriate locations to ensure that the many great landscape, natural and built heritage assets and distinctive residential characters found across the borough will be protected <u>conserved</u> and enhanced.	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.
HLP_C2_02	Spatial Strategy	2.30	17	The quality of life and health of residents will be improved by the provision of supporting infrastructure and high quality and responsive design that respect and enhance local character. The vision and growth strategy is to direct growth into areas that have capacity for change, while protecting <u>conserving</u> and enhancing the many great landscape, natural and built heritage	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.

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<i>e.g. [HLP_C2_01]</i>				assets, and the distinctive established residential characters found across the borough.	
HLP_C2_03	Spatial Strategy	2.31	17	The rich and varied heritage of the borough includes many very important designated heritage assets. There are 28 conservation areas (mostly concentrated in the east of borough, in Chiswick, Brentford and Isleworth, and over 500 statutorily listed properties, both commercial and domestic. The borough also contains some of west London's remaining Great Estates at Chiswick, Gunnersbury, Boston Manor, Osterley and Syon, a unique and distinct aspect of the borough which contributes significantly to the environmental and cultural wealth of the borough. These assets have a considerable influence on the townscape of the borough, but so too do many non-designated assets, including locally listed buildings of townscape character and a wide variety of other assets important to local communities. Further designations will be made as	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				appropriate and non-designated assets documented to the Heritage Environment Record so that their significance is properly understood and responded to in all development proposals impacting on them. Archaeological heritage will be protected and respected conserved according to its significance.	
HLP_C2_04	Figure SS1: Spatial Strategy for Ten Districts	N/A	23	Mapping modification to better clarify OA boundaries within Spatial Strategy for Ten Districts map.	For clarity As requested by The Mayor of London (Reg19 rep).
HLP_C2_05	Figure SS1: Spatial Strategy for Ten Districts	N/A	23	The indicative public transport connections in figure SS1 need to be amended to include West London Orbital to ensure consistency with Policy EC1 and Figure EC1.2.	For clarity as requested by TfL (Reg 19 rep)
HLP_C2_06	Fig P1.1: Great West Corridor Place Policy	N/A	25	Change label 'Brent River & Grand Union Canal Walk'	For accuracy and consistency As requested by the Canal & River Trust (Reg19 rep).
HLP_C2_07	Fig P1.1: Great West Corridor	N/A	25	Amend 'Brent River Walk' route to follow the existing towpath route where this crosses over Gallows Bridge to the north/east side of the river, and remove route which extends along the south/west side of	For accuracy and consistency

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<i>e.g. [HLP_C2_01]</i>					
				the river North of Gallows Bridge (as existing).	
HLP_C2_08	P1 Great West Corridor	A	25	Promoting the Great West Corridor as a strategic employment growth area, capable of the delivery of new homes and jobs , seeking to deliver a fundamental change in the accessibility of the areathrough increasing pedestrian permeability and through improving public transport;	For accuracy.
HLP_C2_09	P1 Great West Corridor	O	27	'Requiring development in this area to be car free or as close to car-free as possible in order to promote active and sustainable travel.'	Representations from TfL and others suggesting that car free should be the starting point for development in the GWC where possible.
HLP_C2_10	P1 Great West Corridor	2.40	28-29	The area has a rich heritage, ranging from former industrial building to great estates. The Great West Corridor, also known as t The 'Golden Mile' stretches from Gillette Corner to Chiswick and itself is peppered with significant listed art deco buildings including the landmark former Gillette factory and the JC Decaux offices.	Representation from Historic England seeking clarification on what the Golden Mile is.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
HLP_C2_11	P1 Great West Corridor	2.41	29	Potential developments will need to account conserve and enhance for these significance of important heritage assets and their including contribution made by setting in any proposals in and around the Great West Corridor Area. , giving great weight to the assets' conservation.	Representation from Historic England seeking clarification that heritage is mentioned to align with policy and that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EiP_C2_02	P1 Great West Corridor	A & B (new clauses)	25	<u>A. Supporting the delivery of 7500 homes, as per the indicative capacity in Policy SD1 of the London Plan for this Opportunity Area;</u> <u>B. Support the delivery of 140,400 sqm net additional employment floorspace (344,705sqm gross), incorporating:</u> <u>i. 93,000 sqm of industrial floorspace (net) (192,280sqm gross)</u> <u>ii. 47,400 sqm of office floorspace (net) (152,425sqm gross)</u>	Clauses added detailing number of homes and quantum of employment development as per the Inspector's requests at the Stage 1 Local Plan Examination. Amendments have been made to Policy numbering in line with the addition of the new clauses. Amendments required to policy numbering to facilitate addition.
EiP_C2_03	P1 Great West Corridor	2.23	15	2.23 Over the plan period land use and transport planning strategy will have produced a range of major and	Proposed modifications to include reference to Gunnersbury Station, as

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>minor projects and decisions that will together mitigate and avoid some of these impacts. Public transport accessibility will be greatly improved through current programmes of rail service upgrade and new passenger services will connect Brentford, the Great West Road and Great West Corridor with the new Elizabeth Line at Southall. This together with a new rail passenger service between Hounslow Station and Brent Cross via Old Oak Common will enable Outer London orbital rail connections to Elizabeth Line and the new HS2 interchange on the west side of London. A full Piccadilly line service at Turnham Green and <u>improvements to the capacity of Gunnersbury Station</u> will improve service to the Chiswick area, and surface level access to Heathrow Airport via the South West Trains network will improve service levels in the south and west of the borough. Bus and cycle networks will be improved with a particular focus on linking out-of-centre business</p>	<p>directed by the inspectors during the Stage 1 Local Plan Examination.</p>

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<i>e.g. [HLP_C2_01]</i>					
				locations with town centres, such as between Great West and Brentford.	
EiP_C2_04	P1 Great West Corridor	D	26	D. F Supporting opportunities to intensify and make more efficient use of existing employment land by co-locating employment with residential uses, with employment uses mainly fronting the corridor and residential uses behind, where this helps deliver regeneration (subject to various requirements including the agent of change principle, as set out in London Plan Policy D13);	Amendment to include reference to London Plan for Agent of Change Principle, as per the Inspector's request at the Stage 1 Local Plan Examination.
EiP_C2_05	P1 Great West Corridor	H	26	H. J. Supporting retail and commercial development that encourages an active public realm both during the day and into the evening, especially in the River Brent Quarter, as reflected in the Site Allocations ;	To clarify that Town Centre uses apply only to site allocation, as per the Inspector's request at the Stage 1 Local Plan Examination.
EiP_C2_06	P1 Great West Corridor	I	26	I. K. Supporting the delivery of a new Green Innovation and Enterprise Hub for Hounslow within proximity of the in the Great West Corridor area , which will promote new employment opportunities in the green economy, rolling out technologies to address health, environmental and social	Amendments to restrict the policy requirements to the geographical area covered by the Policy, as per the Inspector's request at the Stage 1 Local Plan Examination.

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<i>e.g. [HLP_C2_01]</i>					
				issues, such as reducing air pollution, cutting carbon emissions, and seeking to end fuel poverty;	
EiP_C2_07	P1 Great West Corridor	J	26	↓ <u>L</u> . Improving the visual environment including a reduction in advertisement clutter in accordance with policy CC5 , and retaining the commercial character of the roadside, as well as improving the connections to Brentford town centre;	To link to advertising policy directly, as per the Inspector's request at the Stage 1 Local Plan Examination.
EiP_C2_08	P1 Great West Corridor	M, O	27	M. Ensuring that development is phased alongside improvements to the transport network to prevent critical over-saturation of the network as the area grows; O. Requiring development in this area to be close to car-free in order to promote active and sustainable travel; <u>GG. Be phased development alongside improvements to the transport network to prevent critical over-saturation of the network as the area grows;</u>	Amendment to move these policy criteria into the section entitled "We will expect development proposals to, as per the Inspector's request at the Stage 1 Local Plan Examination.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>HH. Be car free or as close to car-free as possible in order to promote active and sustainable travel;</u>	
EiP_C2_09	P1 Great West Corridor	T	27	T. Ensuring the delivery of social infrastructure including health services, the provision of educational infrastructure and leisure and recreational facilities alongside development in the area, <u>in accordance with policies CI1, CI2, CI3, CI4;</u>	To cross reference to other policies in the Plan, as requested by the Inspector's at the Stage 1 Local Plan examination.
EiP_C2_10	P1 Great West Corridor	CC	28	CC. Incorporate an appropriate level of shared workspaces and/or small business units, <u>in accordance with Policy ED1 and London Plan Policy E3;</u>	To cross reference to workspace policy (Local and/or London Plan), as requested by the Inspector's at the Stage 1 Local Plan examination.
EiP_C2_11	P1 Great West Corridor	FF (new criteria)	28	<u>FF. Conserve and enhance the significance of heritage assets, including any contribution made by their settings, in and around the Great West Corridor. Particular attention should be paid to the need to avoid harm to the Outstanding Universal Value of the Royal Botanical Gardens, Kew World Heritage Site;</u>	Include per SoCG with Historic England

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C2_12	P1 Great West Corridor	II, LL, MM, NN, OO, PP (new criteria)	28	<p><u>II. Incorporate an active public realm both during the day and into the evening, especially in the River Brent Quarter, in developments that include retail and commercial floorspace;</u></p> <p><u>LL. Strengthen existing connections and create new routes to surrounding green and blue assets including Gunnersbury Park, Syon Park, Boston Manor Park, the Thames and the River Brent/Grand Union Canal, for example improvements to the ‘Capital Ring’ along the River Brent/Grand Union Canal;</u></p> <p><u>MM. Deliver, or contribute to, enhanced pedestrian routes that improve access between the River Brent Quarter, the London Gateway quarter and Boston Manor Park;</u></p> <p><u>NN. Incorporate ‘clean air’ pedestrian and cycle routes running parallel to the A4, where relevant;</u></p> <p><u>OO. Incorporate urban greening to deliver a green buffer between the main road and the footway to</u></p>	Additions to clarify the policy requirements for development proposals, as requested by the Inspector’s at the Stage 1 Local Plan examination.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>mitigate air and noise pollution and enhance environmental quality; and PP. Incorporate, or contribute to, a high-quality public realm throughout the area.</u>	
HLP_C2_12 (Superseded as shown below in EIP_C2_14)	P1 (a) Great West Corridor West	A	32	Supporting the transformation <u>conservation and enhancement</u> of Boston Manor Park, including conserving the grade II listed structures of the park, appropriately improving the landscaping to the grade I listed Boston Manor House, increasing biodiversity, and providing facilities for the local community;	Representation from Historic England seeking clarification on the terminology in this policy.
HLP_C2_13 (Superseded as shown below in EIP_C2_13)	P1 (a) Great West Corridor West	D	32	Preserving and enhancing the <u>significance of</u> listed Art Deco buildings and structures in the area, including their setting and distinctive frontages, to bring them back into use, to give them due prominence and to improve the surrounding public realm;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EIP_C2_13	P1 (a) Great West Corridor West	D	32	D. M. Preserveing <u>Conserve</u> and enhance <u>ing</u> the <u>significance of</u> listed Art Deco buildings and structures in	Amendments made in response to Historic England's representation should state that the term significance

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				the area, including their setting and distinctive frontages, to bring them back into use, to give them due prominence and to improve the surrounding public realm, <u>where relevant</u> ;	or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance) and to clarify that this is a policy requirement, only where relevant.
EIP_C2_14	P1(a) Great West Corridor West	A-J (New Criteria)	32	<p><u>In the Great West Corridor West sub-area, we will seek to:</u></p> <p><u>A. Support the conservation and enhancement of Boston Manor Park, including conserving the grade II listed structures of the park, appropriately improving the landscaping to the grade I listed Boston Manor House, increasing biodiversity, and providing facilities for the local community;</u></p> <p><u>B. Support the delivery of new parks and public squares, at West Cross Campus and between the Gillette factory and Tesco Osterley sites;</u></p>	<p>Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.</p> <p>Amendments made in line with the representation from Historic England seeking clarification on the terminology in A.</p>

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>C. <u>Support the enhancement of the River Brent/Grand Union Canal watercourse, including improving waterfront accessibility;</u></p> <p>D. <u>Support the preservation and enhancement of the listed Art Deco buildings and structures in the area;</u></p> <p>E. <u>Support the delivery of a rail link from Southall (including the Elizabeth Line) and a new 'Golden Mile' station on the Great West Corridor;</u></p> <p>F. <u>Support the delivery of continuous, high-quality walking, wheeling and cycling routes throughout the area, using green and blue corridors where possible;</u></p> <p>G. <u>Support the Sky Campus as a major employer and asset to the area and working to increase its pedestrian permeability and public transport accessibility in order to strengthen its attractiveness as a hub for the broadcasting and digital industries;</u></p>	

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>H. <u>Support the redevelopment of West Cross Campus industrial estate into a thriving urban mixed-use quarter, providing industrial, light industrial, and other employment uses, co-located with housing and local facilities in line with the Agent of Change principle;</u></p> <p>I. <u>Support the conversion of the Gillette building into a creative industry space able to support the local creative community of smaller businesses and freelance workers in the digital, media and broadcasting industry;</u></p> <p>J. <u>Support the delivery of the comprehensive redevelopment of Tesco and Homebase sites with high-quality mixed-use schemes that can animate and improve the western entrance to the Corridor.</u></p> <p>Proposals should plan positively to deliver the place vision by: <u>We will expect development proposals to support the above objectives where</u></p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>appropriate/relevant, and specifically to:</u>	
EiP_C2_15	P1(a) Great West Corridor West	E	32	E. N. Incorporate <u>ing</u> design elements to ensure that established noise generating uses such as the safeguarded minerals railhead and related operations at Transport Avenue Quarter remains <u>operationally</u> viable and can continue to operate without unreasonable restrictions being placed on them;	Amendments to wording to clarify that this clause is about operational viability and not financial viability, as per the Inspector's request at the Stage 1 Local Plan Examination.
EiP_C2_16	P1(a) Great West Corridor West	A, C	32	A. K. Deliver <u>ing</u> or support <u>ing</u> new parks and public squares, at West Cross Campus and between the Gillette factory and Tesco Osterley sites, <u>where relevant</u> ; C. L. Enhance <u>ing</u> the River Brent/Grand Union Canal watercourse in line with Water Framework Directive objectives and improving waterfront accessibility through towpath improvements, new connections across the river, and the implementation of waterside facilities, <u>where relevant</u> ;	To clarify that these policy requirements apply 'where relevant', as per the Inspector's request at the Stage 1 Local Plan Examination.

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<i>e.g. [HLP_C2_01]</i>					
EiP_C2_17	P1(a) Great West Corridor West	F-M	32-33	<p>F. O. Where relevant, Incorporating active frontages and adequate landscaping along the Great West Road frontage consistent with that of the former Coty Cosmetics building (now Syon Clinic) and JC Decaux building and to establish a defined streetscape with a stronger sense of enclosure;</p> <p>G. Supporting the delivery of a rail link from Southall (including the Elizabeth Line) and a new 'Golden Mile' station on the Great West Corridor;</p> <p>H. P. Where relevant, Supporting the creation of an attractive arrival square at the proposed Golden Mile Station, with active ground floor retail uses;</p> <p>I. Q. Create, or contribute to, Establishing continuous, high-quality walking, wheeling and cycling routes throughout the area, where possible using green and blue corridors, including:</p>	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>i. cycle lanes along the A4 to create a safe, segregated and continuous 'Great West Cycleway';</p> <p>ii. strengthening access to the River Brent/Grand Union Canal;</p> <p>iii. a link to Brentford High Street utilising the disused elevated Brentford railway embankment and crossing the railway line;</p> <p>iv. v.-a link from Sky campus to the proposed Golden Mile station;</p> <p>iv. v.-pedestrian crossings across the Great West Road, including improving the underpass at Gillette Corner, replacing the existing footbridge by Syon Clinic with a new and improved road crossing, preferably at-grade and associated with the new Golden Mile Station; and</p> <p>iv. vi.-improved pedestrian permeability throughout the area.</p>	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>J. Support the Sky Campus as a major employer and asset to the area and working to increase its pedestrian permeability and public transport accessibility in order to strengthen its attractiveness as a hub for the broadcasting and digital industries;</p> <p>K. Supporting the redevelopment of West Cross Campus industrial estate into a thriving urban mixed-use quarter, providing industrial, light industrial, and other employment uses, co-located with housing and local facilities in line with the Agent of Change;</p> <p>L. Supporting the conversion of the Gillette building into a creative industry space able to support the local creative community of smaller businesses and freelance workers in the digital, media and broadcasting industry;</p> <p>M. Delivering the comprehensive redevelopment of Tesco and Homebase sites with high quality mixed-use schemes that can animate and improve the western entrance to the Corridor.</p>	

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<i>e.g. [HLP_C2_01]</i>					
HLP_C2_14 (Superseded as shown below in EIP_C2_18)	P1 (b) Great West Corridor Central	G	34	Supporting the delivery of the West London Orbital line <u>which would serve connection to</u> Brentford Station in order to increase the PTAL <u>improve the connectivity</u> of the River Brent Quarter and the London Gateway area.	Representation from TfL which provides more accurate wording that gives better clarity to the Policy clause.
EIP_C2_18	P1 (b) Great West Corridor Central	G	34	G. Supporting the delivery of the West London Orbital line connection to Brentford Station in order to increase the PTAL of the River Brent Quarter and the London Gateway area; and	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination. – This has been moved to the actions for the Council as per the below.
EIP_C2_19	P1 (b) Great West Corridor Central	A-D (New Criteria)	34	<u>In the Great West Corridor Central sub-area, we will seek to:</u> <u>A. Protect the London Gateway quarter as a destination for high quality employment uses that strengthen the area's employment offer;</u> <u>B. Improve pedestrian access and street legibility by de-cluttering pedestrian areas and improving</u>	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>wayfinding signage, particularly in proximity to Brentford Town Centre along Boston Manor Road and along routes leading into Brentford Town Centre from the A4 and improving and implementing additional walking and cycling routes and infrastructure to increase safety and provide further sustainable transport options, particularly along and parallel to the A4 and routes that link stations to the area, such as the link from Boston Manor station to the London Gateway area;</u></p> <p><u>C. Support the delivery of the West London Orbital line which would serve Brentford Station in order to improve the connectivity of the River Brent Quarter and the London Gateway area;</u></p> <p><u>D. Support the delivery of flagship car showrooms in appropriate locations in the Central Corridor to reinforce this location as a highly visible car dealer cluster. Car servicing and repair should be an</u></p>	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>integral part of this service offer to provide a source of local employment.</u> Proposals should plan positively to deliver the place vision by: <u>We will expect development proposals to support the above objectives where appropriate/relevant, and specifically to:</u></p>	
EIP_C2_20	P1 (b) Great West Corridor Central	A-F & H	34	<p>A. E. Protecting the London Gateway quarter as a destination for high quality employment uses that strengthen the area's employment offer;</p> <p>B. E. Designing flagship and iconic commercial developments that retain an outward facing and inviting street level presence, especially in the London Gateway and Central Corridor area;</p> <p>C. G. Where relevant, Encouraging <u>incorporate</u> continuous active frontages along the corridor;</p>	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>D. H. Improve<u>ing</u> pedestrian access and street legibility by de-cluttering pedestrian areas and improving <u>through</u> wayfinding signage <u>and providing access through development sites</u>, particularly in proximity to Brentford Town Centre along Boston Manor Road and along routes leading into Brentford Town Centre from the A4;</p> <p>E. I. Improving and implementing, <u>or contribute to,</u> additional walking and cycling routes and infrastructure to increase safety and provide further sustainable transport options, particularly along and parallel to the A4 and routes that link stations to the area such as the link from Boston Manor station to the London Gateway area;</p> <p>F. J. Enhance<u>ing</u> the greening of streets and public spaces to enhance the environmental quality of the public realm, especially along the A4/M4 corridor;</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				H. K. - Supporting the delivery of Where delivering flagship car showrooms in the Central Corridor to reinforce this location as a highly visible car dealer cluster. <u>incorporate</u> € car servicing and repair should be an integral part of this service offer to provide a source of local employment.	
HLP_C2_15 (Superseded as shown below in EIP_C2_21)	P1 (c) Great West Corridor East	H	35	Insert below point: <u>Supporting enhancements to Kew Bridge Station to improve accessibility at the station and ensure connectivity with new public realm to encourage usage of the rail network</u>	In response to representation from Network Rail that clarity is required around station accessibility needs
EIP_C2_21	P1 (c) Great West Corridor East	A-I & R (New Criteria) A-J (Original lettering)	35	<u>In the Great West Corridor East sub-area, we will seek to:</u> <u>A. Support the delivery of a new local centre in the Brentford Stadium Quarter providing active ground floor uses with local</u>	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>retail, restaurant, leisure and community facilities;</u></p> <p>B. <u>Enhance play and sports facilities and delivering a network of well-connected and varied open spaces for residents, workers and visitors including supporting a green link between Gunnersbury Park, Carville Hall Park and other green and blue corridors surrounding the area;</u></p> <p>C. <u>Improve waterfront accessibility through supporting the completion of the Thames Path and successfully integrating the area's existing green infrastructure with the wider green and blue infrastructure networks;</u></p> <p>D. <u>Support the delivery of high-quality public realm and open spaces;</u></p> <p>E. <u>Support and facilitate the delivery of a new West London</u></p>	<p>Points G and R - In response to representation from Network Rail that clarity is required around station accessibility needs</p>

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>Orbital rail link, working positively and proactively with stakeholders to deliver a new station at Lionel Road;</u></p> <p>F. <u>Support enhancements to Gunnersbury station, including improved access, capacity and environment with enabling development;</u></p> <p>G. <u>Support enhancements to Kew Bridge Station to improve accessibility at the station and ensure connectivity with new public realm to encourage use of the rail network;</u></p> <p>H. <u>Ensure that new open spaces and public squares have a high-quality design and new development contributes to an animated streetscape;</u></p> <p>I. <u>Ensure a safe and easily navigable network of active travel routes, that link with new development and local</u></p>	

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>destinations, including promoting the delivery of a new bridge across the railway lines and new or improved crossings over the A4.</u></p> <p>Proposals should plan positively to deliver the place vision by:</p> <p><u>We will expect development proposals to support the above objectives where appropriate/relevant, and specifically to:</u></p> <p>A. J. Delivering a new local centre in the Brentford Stadium Quarter providing active ground floor uses with local retail, restaurant, leisure and community facilities;</p> <p>E<u>B. K. Deliver, or contribute to,</u> enhanced<u>ing</u> play and sports facilities and delivering a network of well-connected and varied open spaces for residents, workers and visitors including a green link between Gunnersbury Park, Carville Hall Park and other green and blue corridors surrounding the area;</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p>C. L. Improv<u>e</u>ing waterfront accessibility through supporting the completion of the Thames Path and <u>successfully</u> integrating the area's existing green infrastructure with the wider green and blue infrastructure networks;</p> <p>D. M. Deliver<u>i</u>ng high quality public realm and open spaces including <u>where relevant:</u></p> <ul style="list-style-type: none"> I. Fountain Square - a new public space on Capital Interchange Way at the intersection with the new route to Brentford Stadium; II. Lionel Road Station Plaza - a new public space outside the proposed station that will create a welcoming gateway into the area; and III. Gunnersbury Square - a new public space in the heart of the B&Q site development, on the route from Capital Interchange Way to Power Road, and with 	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>the potential future connection into Gunnersbury Cemetery.</p> <p>E N. <u>Creating</u> a well-defined streetscape through a consistent building line and clearly identifiable residential and non-residential frontage. Building frontages along the A4/M4 and other arterial routes should be set back to green and animate the streetscape;</p> <p>F O. Design new open spaces and public squares to be sheltered from road noise, have a sunny aspect, offer a range of public space amenities, be overlooked by development and animated by active ground floor uses;</p> <p>G P. Supporting and f <u>Facilitating</u> the delivery of a new West London Orbital rail link and <u>working</u> positively and proactively with stakeholders to deliver a new station at Lionel Road, <u>where relevant</u>;</p>	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>H. Q. Supporting Deliver, or contribute to, enhancements to Gunnersbury station, including improved access, capacity and environment with enabling development, <u>where relevant;</u></p> <p><u>R. Deliver, or contribute to, enhancements to Kew Bridge Station to improve accessibility at the station and ensure connectivity with new public realm to encourage use of the rail network, where relevant;</u></p> <p>+ S. Createing well-defined streets and spaces with better crossing facilities and network-of safe and easily navigable pedestrian and cycle routes, linking new development with a new Lionel station plaza, public squares, parks, the River Thames, Kew Pier River and surrounding neighbourhoods and stations; and</p> <p>+ T. Delivering a high quality, continuous-network-of walking and cycling routes connecting</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				surrounding areas with Kew Bridge, Wellesley Road, Power Road, Gunnersbury Park and Carville Hall Park including promoting the delivery of a new bridge across the railway lines and new or improved crossings over the A4.	
HLP_C2_16	P1 (c) Great West Corridor East Chiswick	Diii	36	New West London Orbital rail link from Hounslow <u>station</u> to Hendon/West Hampstead via the proposed west London transport interchange at Old Oak Common (links to Crossrail Elizabeth L line and High Speed 2)	Representation from TfL which provides more accurate wording that gives better clarity to the Policy clause.
HLP_C2_17	P1 (c) Great West Corridor East: Chiswick	E	36	Protecting <u>Conserving</u> and enhancing the much-loved low to medium-rise Victorian and Edwardian townscape of two to three storey terraced housing and promoting this type as a cue for future developments;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan
EIP_C2_22	P3: Chiswick	Our Approach	36	Chiswick will benefit from modest levels of growth over the next 15 years <u>Plan Period</u> which will deliver much needed housing and jobs.	For clarity. Elevation of all supporting text to policy in line with inspectors recommendations.

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
EIP_C2_23X	P3: Chiswick	B (New Criteria)	36	<u>B. Delivering 1192 homes in Chiswick;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_24	P3: Chiswick	C	36	C. D. Preserving <u>Conserving</u> and enhancing the High Road through: I. Recognising and responding to it's <u>the</u> -historic, well-established character of 2 to 4-storey mixed-use buildings and promoting sensitive infill development;	For clarity
EIP_C2_25	P3: Chiswick	I	37	I. J. Promoting the area's connection with and to the River Thames by protecting and enhancing river-related facilities, improving legibility, accessibility, continuity and quality of the Thames Path, in addition to introducing greenery and encouraging the growth of wildlife habitats along the River Thames; and	To clarify actions for the council and requirements for developments.
EIP_C2_26	P3: Chiswick	L-O (new criteria)	37	<u>We will expect development proposals to:</u> <u>L. Respond-to-the historic, well established character of two to four-</u>	To clarify actions for the council and requirements for developments. Amendments required to policy numbering to facilitate additions.

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>storey mixed-use buildings along the High Road and the low to medium-rise Victorian and Edwardian townscape of two to three storey terraced housing elsewhere in Chiswick;</u></p> <p><u>M. Enhance the public realm to ensure it remains befitting of an important retail centre;</u></p> <p><u>N. Protect and enhance river-related facilities, improving legibility, accessibility, continuity and quality of the Thames Path, in addition to introducing greenery and encouraging the growth of wildlife habitats along the River Thames; and</u></p> <p><u>O. Consider incorporating opportunities for micro, small and medium-sized enterprises into new retail or mixed-use developments to help contribute to and support the vitality and vibrancy of the town centres and</u></p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<u>encourage a diverse retail offering,</u>	
HLP_C2_18 (Superseded as shown below in EIP_C2_27)	P1 (c) Great West Corridor East: Brentford	B III	38	Ensuring that new development respects <u>the significance, including any contribution made by setting,</u> of the historic environment; the character of existing neighbourhoods, integrates archaeological remains, and is sensitive to the setting of assets outside the Borough boundary including the Royal Botanical Gardens, Kew World Heritage Site;	Historic England’s representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EIP_C2_27	P3: Brentford	B III	38	III. Ensuring that new development respects <u>conserves and, where appropriate, enhances the significance of the historic environment, including any contribution made by setting;</u> the historic environment, the character of existing neighbourhoods, integrates archaeological remains; and is sensitive to the setting of assets outside the Borough boundary including the Royal Botanical Gardens, Kew World Heritage Site;	Historic England’s representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
HLP_C2_19	P1 (c) Great West Corridor East: Brentford	F	38	Promoting the provision of public transport improvements for Brentford, including links to the Elizabeth line at Southall via a new station along the Golden Mile, and the new West London Orbital rail link from Hounslow station to Hendon/West Hampstead via the proposed West London Orbital transport interchange at Old Oak Common (links to Elizabeth line and High Speed 2)	Representation from TfL which provides more accurate wording that gives better clarity to the Policy clause.
EIP_C2_28	P4: Brentford	Our Approach	38	As one of the districts of the borough that currently provides the most opportunity for change, Brentford will benefit from high levels of regeneration and growth over the next 15 years Plan Period , which will deliver much needed housing and jobs, as well as improved infrastructure, retail and leisure. This investment will focus on the Great West Corridor Opportunity Area and Brentford town centre.	For clarity. Elevation of all supporting text to policy in line with inspectors recommendations.
EIP_C2_29	P4: Brentford	B	38	B. Delivering 11,268 homes in Brentford (including the Great West Corridor);	To clarify the quantum of new homes, as instructed by Inspectors.

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
EIP_C2_30	P4: Brentford	B X	38	X. Encouraging developments which include new retail space to engage with local established businesses and entrepreneurs to ensure <u>micro, small and medium-sized</u> local independents are supported, and Brentford retains a unique retail character;	For effectiveness
EIP_C2_31	P4: Brentford	E	38	E-F. Targeting the social, economic and environmental improvements to the Haverfield, Brentford Towers and Syon estates as areas with high levels of deprivation (identified Areas of Regeneration);	For clarity
EIP_C2_32	P4: Brentford	G	38	G. H. Supporting development that meets high sustainability standards, <u>including through</u> retrofittings existing development to improve environmental performance, <u>as well as</u> and projects that seek to deliver <u>and/or contribute towards</u> a borough-wide heat network; and	For clarity

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
EIP_C2_33	P4: Brentford	J- M (new criteria)	38	<p><u>We will expect development proposals to:</u></p> <p><u>J. Conserve and, where appropriate, enhance the significance of the historic environment, including any contribution made by setting; integrate archaeological remains; and-be sensitive to the setting of assets outside the Borough boundary including the Royal Botanical Gardens, Kew World Heritage Site;</u></p> <p><u>K. Enhance the public realm of the High Street and the riverside to improve the environment for pedestrians and cyclists;</u></p> <p><u>L. Enhance green and blue infrastructure, including through establishing or improving connections to other green and open spaces-protect and-enhance wildlife habitats and increase greenery in the town centre;</u></p>	<p>To clarify requirements for development proposals, in line with the Inspector's requests during the Stage 1 Local Plan Examination.</p> <p>Amendments required to policy numbering to facilitate additions.</p>

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>M. Consider incorporating opportunities for micro, small and medium-sized enterprises into new retail or mixed-use developments to help contribute to and support the vitality and vibrancy of the town centres and encourage a diverse retail offering,</u>	
HLP_C2_20 (Superseded as shown below in EIP_C2_34)	P1 (c) Great West Corridor East: Osterley and Spring Grove	D	41	Promoting Osterley House and Park as <u>a</u> key heritage and green assets;	Grammatical correction
EIP_C2_34	P5: Osterley and Spring Grove	D	41	D. E. Promoting Osterley House and Park as <u>a</u> key heritage and green assets;	Grammatical correction
HLP_C2_21	P1 (c) Great West Corridor East: Osterley and Spring Grove	E	41	Protecting <u>Conserving</u> views to Osterley Park and from within and across existing areas of Metropolitan Open Land;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.
HLP_C2_22	P1 (c) Great West Corridor East: Osterley and Spring Grove	F	41	Securing improved public transport provision through a <u>the</u> new <u>West London Orbital</u> rail link from Hounslow station to Hendon/West Hampstead via the proposed west	Representation from TfL which provides wording that gives better clarity to the Policy clause.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				London transport interchange at Old Oak Common (links to the Elizabeth line and High Speed 2)	
EIP_C2_35	P5: Osterley and Spring Grove	A (New criteria)	41	<u>A. Delivering 189 homes in Osterley and Spring Grove;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_36	P5: Osterley and Spring Grove	K- M (new criteria)	41	<u>We will expect development proposals to:</u> <u>K. Positively contribute to the townscape and its 19th-century character;</u> <u>L. Deliver and/or contribute to enhancing active and sustainable connections to the local centre, along London Road and between the River Thames to Osterley Park; and;</u> <u>M. Enhance greening and contribute towards the enhancement of existing green spaces.</u>	To clarify requirements for development proposals as per the Inspectors' instruction at the Stage 1 Local Plan Examination Amendments required to policy numbering to facilitate additions.
HLP_C2_23	P1 (c) Great West Corridor East: Isleworth	B	43	Maintaining and improving the riverside village character through preserving, protecting <u>conserving</u> and enhancing the varied townscape;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
HLP_C2_24	P1 (c) Great West Corridor East: Isleworth	B VII)	45	Embrace the delivery of contemporary and exemplary new buildings and landmarks in the town centre, whilst protecting <u>conserving</u> and enhancing existing historic elements <u>the historic character and the significance of the heritage assets from which that from which that is derived.</u>	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan It also seeks further clarification from the policy text.
EIP_C2_37	P6: Isleworth	A (new criteria)	45	<u>A. Delivering 870 homes in Isleworth;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_38	P6: Isleworth	I	45	+ <u>J.</u> Supporting development that meets high sustainability standards, <u>including through</u> retrofittings existing development to improve environmental performance, <u>as well as</u> and projects that seek to deliver <u>and/or contribute towards</u> a borough-wide heat network.	For clarity
EIP_C2_39	P6: Isleworth	K-M (new criteria)	45	<u>We will expect development proposals to:</u> <u>K. Positively contribute to the character through maintaining and enhancing the riverside townscape;</u>	To clarify requirements for development proposals as per the Inspectors' instruction at the Stage 1 Local Plan Examination. Amendments required to policy numbering to facilitate additions.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<p><u>L. Contribute to establishing and improving connections to and along the Duke of Northumberland's River and River Crane, active travel links between Syon Park and Osterley Park, and the Thames Path where relevant;</u></p> <p><u>M. Contribute to improving the riverside habitat and enhancing flood defences, where relevant.</u></p>	
HLP_C2_25	P2 West of Borough	G	48	<p>Supporting businesses of all sizes by ensuring availability of a range of workspaces and unit sizes, start-up space, co-working space and 'grow-on' space g.</p> <p>Amend subsequent paragraph numbering as needed.</p>	Separation of merged policy points as a formatting issue.
HLP_C2_26	P2 West of the Borough	L	48	Delete and in particular, small business units.	In response to representation from SEGRO, and to clarify that the policy is aimed at ensuring the re-provision of existing small business units currently on the site.
EIP_C2_40	P2 West of the Borough	L	48	Delete clause: L. For proposals that include employment uses, provide a mix of	The Council proposes to move this clause (with modifications to the wording) to Policy ED1 (as new clause L

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				unit sizes and in particular small business units. For redevelopment, existing small business units should be re-provided; and	of that policy), as outlined in the Chapter 4 modifications below.
EIP_C2_41	P2 West of the Borough	M	48	Delete clause: M. Where industrial developments are proposed on land being released from the Green Belt (and where land is not affected by aviation related building height limits), the Council will expect developers to fully explore the opportunity for stacked, multi-floor formats to be developed in preference to single-storey formats.	The Council proposes to move this clause (with modifications to the wording) to Policy ED1 (Part G), as outlined in the Chapter 4 modifications below.
HLP_C2_27	P2 West of Borough	2.55	49	The West of Borough is one of the greenest areas in Greater London, with three rivers, <u>a canal</u> , a significant country park at Bedfont Lakes, the historic Hanworth Park and large areas of semi-rural land to the north and southwest. The River Crane corridor is an important north to south strategic link in the All London Green Grid. Hounslow Heath and Hanworth Park are significant open spaces in the area. All of the	Correction to include a canal that is present as suggested in the Canal and River Trust's representation

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				Borough's existing Metropolitan Green Belt is located in the West of Borough area. A key aim of the plan is to improve the quality of the natural and built environment, by tackling the causes and impacts of pollution and climate change, conserving and where opportunities arise, enhancing the heritage assets and their setting; securing high quality architecture that responds sensitively to the local context; improving woodland and important habitats and increasing access to open space.	
EIP_C2_42	P2 West of the Borough	Our approach	48	The West of the Borough is located within the Heathrow Opportunity Area, which is identified for growth in the London Plan. Over the plan period, a At least 6,500 7010 new homes will be delivered in the part of the Heathrow Opportunity Area within the West of the Borough and we will continue to explore opportunities to further increase the level of housing delivery.	To clarify the quantum of new homes in the Opportunity Area, as instructed by Inspectors.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
EIP_C2_43	P2 West of the Borough	A & B (new criteria)	48	<p><u>A. Supporting the delivery of 7010 homes in the West of the Borough;</u></p> <p><u>B. Supporting the delivery of 140,701 sqm (net)/162,675sqm (gross) of employment floorspace, incorporating:</u></p> <p><u>i.138,056 sqm of industrial floorspace (net)/157,705 sqm (gross),</u></p> <p><u>ii. 2,645sqm (net)/4,970sqm (gross) sqm of office floorspace</u></p>	<p>To clarify the quantum of new homes and employment in the Opportunity Area, as instructed by Inspectors.</p> <p>Amendments required to policy numbering to facilitate additions.</p>
EIP_C2_44	P2 West of the Borough	B & C	48	<p>B. D. Supporting proposals for residential development on other suitable brownfield sites within the West of the Borough and that are in accordance with other relevant policies in this Plan;</p> <p>C. E. Allocating land for new industrial floorspace within key locations as identified in the site allocations, including new Locally Significant Employment Sites at Hatton Cross (Land at Hatton Road and vacant land at Dick Turpin Way)</p>	To clarify policy meaning

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				and adjacent to <u>the Land South of Western International Market site at Cranford (as shown on the policies map);</u>	
EIP_C2_45	P2 West of the Borough	Policy sub heading and Q&R (new criteria)	48	<p>The Council will expect development proposals in the WoB to: <u>We will expect development proposals to:</u></p> <p><u>Q. Improve, or contribute to improving, the local road network to encourage the safe, reliable and efficient movement of freight and to minimise its impact on congestion, road safety and air quality; and</u></p> <p><u>R. Improve, or contribute to improving, the public realm and public spaces.</u></p>	Additions to clarify the actions for the Council and policy requirements for development proposals, as requested by the Inspector's at the Stage 1 Local Plan examination.
EIP_C2_46	P2 West of the Borough	2.61	50	2.61 For all of these Green Belt releases, the Council will be expecting development proposals to deliver significant benefits for local and borough residents, including provision of enhanced access to green spaces, biodiversity enhancements and improved access to recreational facilities. <u>These</u>	For consistency with modifications proposed to Policy GB1 supporting text at paragraph 7.6.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<u>improvements will be based on the schemes outlined in the relevant sections of the Hounslow Infrastructure Delivery Plan.</u>	
HLP_C2_28	P2 West of the Borough: Hounslow West	F	51	Continuing to protect <u>conserve and enhance the significance of the special architectural and</u> historic buildings at Cavalry Barracks;	Historic England’s representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan Historic England’s representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
HLP_C2_29 (Superseded as shown below in EIP_C2_47)	P2 (a) Cranford and Heston Neighbourhoods	A	55	Enhancing walking and cycle routes, which can connect the existing river corridor, to other green spaces, such as Airlinks Golf Course and Osterley Park and to the national cycle route along the Grand Union Canal;	Factual correction to text as suggested by representation from Canal and River Trust.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
HLP_C2_30 (Superseded as shown below in EIP_C2_47)	P2 (a) Cranford and Heston Neighbourhoods	D	55	Strengthening local identity and character of Cranford Neighbourhood Centre by investigating the feasibility of relocating <u>options for the optimal viable use of</u> the historic “lock up” Grade II Listed building <u>are explored to the important landmark location at the junction of Bath Road and the Avenue.</u> The lockup should be reactivated with communal, social and/or retail uses;	Representation from Historic England seeking further clarity from the policy that options for its optimal viable use are explored
HLP_C2_31 (Superseded as shown below in EIP_C2_47)	P2 (a) Cranford and Heston Neighbourhoods	G	56	Delivering a high-quality public realm with active frontages and/or elevations that relate positively to Cranford Neighbourhood Centre and removing traffic barriers and initiating <u>working with TfL to investigate the potential for Healthy Streets improvements</u> traffic calming measure to roads including the Great West Road (A4/ A30), Bath Road (A4), and Parkway (A312)	Representation from TfL which provides wording that gives better clarity to the Policy clause.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
EIP_C2_47	P2 (a) Cranford and Heston	A-H	55	<p>Proposals should plan positively to deliver the place vision by: <u>We will expect development proposals to:</u></p> <p>A-R. Enhance<u>ing</u> walking and cycle routes, which can connect the existing river corridor, to other green spaces, such as Airlinks Golf Course and Osterley Park and to the national cycle route along the Grand Union Canal;</p> <p>B- S. Enhance<u>ing</u> the river corridors and the quality and the condition of watercourses in line with the Water Framework Directive objectives and creating green corridor links between key assets of the Crane Corridor and Hounslow Heath;</p> <p>C- T. Seeking design excellence in proposals <u>Be of high quality design</u> to enhance the area's historic and local character: <u>and within the New development at</u> Cranford and Heston neighbourhood centres will be required to have positive</p>	<p>Amendments to language throughout to facilitate amendment to policy heading (to match the policy heading language used in other parts of the plan).</p> <p>R- Factual correction to text as suggested by representation from Canal and River Trust.</p> <p>U- Representation from Historic England seeking further clarity from the policy that options for its optimal viable use are explored</p> <p>X- Representation from TfL which provides wording that gives better clarity to the Policy clause.</p>

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>relationships with the street frontages;</p> <p>D. U. Strengthening local identity and character of Cranford Neighbourhood Centre by investigating the feasibility of relocating options for the optimal viable use of the historic "Lock-Up" Grade II Listed building to the important landmark location at the junction of Bath Road and the Avenue. The Lock-Up should be reactivated with communal, social and/or retail uses;</p> <p>E. V. Strengthening local identity and character by conserving and enhancing Cranford and Heston conservation areas and heritage assets and embedding its historic references within the design and functioning of new development and public realm;</p> <p>F. W. Supporting proposals that contribute towards urban greening in the public realm and on streets;</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p>G. X. Delivering a high-quality public realm with active frontages and/or elevations that relate positively to Cranford Neighbourhood Centre and removing traffic barriers and initiating working with TfL to investigate the potential for Healthy Streets improvements traffic-calming measure to roads including the Great West Road (A4/ A30), Bath Road (A4), and Parkway (A312); and</p> <p>H. Y. Supporting the activation of the street with improved public realm and new high quality, accessible and inclusive walking/ cycling routes throughout the area including:</p>	
EIP_C2_48	P2 (a) Cranford and Heston	Our Approach and We Will Achieve this by	53	Elevation of text under Our Approach and We Will achieve this by into the policy.	In response to Inspector's requests during the Stage 1 Local Plan hearings.
EIP_C2_49	P2 (a) Cranford and Heston	A	56	<u>A. Delivering 571 homes in Cranford and Heston;</u>	To clarify the quantum of new homes, as instructed by Inspectors. Amendments required to policy numbering to facilitate additions.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
EIP_C2_50	P2 (a) Cranford and Heston	A-C	53	<p>A. B. Encouraging new mixed-use development with ground floor retail and community floorspace at local centres along Bath Road, Great West Road and along the western side of North Hyde Lane providing retail, restaurant, café and bar floorspace, where relevant;</p> <p>B. C. Supporting the delivery of industrial floorspace and establishing a consolidated employment cluster in the core area next to the A312 (Parkway) and M4 corridor at existing trading estates, industrial parks and distribution centres, where relevant;</p> <p>C. D. Working with local residents, community groups and housing providers to promote estate enhancement at Convent Way and other estates where regeneration is considered appropriate, where relevant;</p>	<p>Elevation of supporting text under “We will achieve this by” to the policy.</p> <p>To clarify that policy requirements only apply where relevant, as per Inspector’s instructions during the Stage 1 Local Plan Examination.</p>
EIP_C2_51	P2 (a) Cranford and Heston	K, N	53	<p>K. L. Working with partners and key stakeholders to explore the feasibility of Hounslow Local Plan 2020-2041 54 delivering a roof mounted Solar Array on the Land South of WIM Western</p>	For clarity.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				International Market site in order to increase the supply of renewable and low carbon energy in this location;	
EIP_C2_52	P2 (a) Cranford and Heston	O.		N. O. Working proactively with partners to promote Cranford and Heston areas for Heritage Action Zone status in order to enhance economic growth by using the historic environment as a catalyst. Regeneration in Cranford, with its dual status as both a historic and Heathrow village, will use existing heritage assets and positive features of character as focal points for regeneration, such as using the Grade II listed Lock-U p , public open space and regeneration of the turrets as focal points , and in Heston, as a historic and Heathrow suburb, using such sites as the Hermitage (a listed building at risk) and public open spaces and parks as focal points ;	For clarity
EIP_C2_53	P2 (a) Cranford and Heston	P		P. Q. Supporting development that meets high sustainability standards, including through retrofittings existing development to improve environmental performance, as well	For clarity

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				as and projects that seek to deliver and/or contribute towards a borough-wide heat network.	
HLP_C2_32 (Superseded as shown below in EIP_C2_54)	P2 (a) Cranford and Heston Neighbourhoods: Bedfont	B	57	Protecting Conserving the significance of surviving historic fabric and any contribution made by their settings in locations such as Bedfont Green;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan and correction that the significance of heritage assets can be derived from their setting
EIP_C2_54	P9: Bedfont	B	57	B-C. Protecting the surviving historic fabric and conserving the significance of heritage assets including any contribution made by their setting in locations such as Bedfont Green;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan and correction that the significance of heritage assets can be derived from their setting
EIP_C2_55	P9: Bedfont	A	57	A. Delivering 53 homes in Bedfont;	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_56	P9: Bedfont	J	57	J.-Supporting development that meets high sustainability standards, including through retrofittings existing development to improve	For clarity

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				environmental performance, <u>as well as</u> and projects that seek to deliver <u>and/or contribute towards</u> a borough-wide heat network.	
EIP_C2_57	P9: Bedfont	K-M	57	<p><u>We will expect development proposals to:</u></p> <p><u>K. Contribute positively to local character through high-quality design, by conserving and enhancing the significance of the area’s heritage assets, and delivering and/or contributing to greening;</u></p> <p><u>L. Provide, or contribute to, access for walking and cycling to and along the Longford River and Duke of Northumberland’s River and protect and support biodiversity and environmental quality, where relevant; and</u></p> <p><u>M. Provide or contribute towards creating and enhancing high-quality and attractive active and sustainable connections linking to town and neighbourhood centres, Bedfont</u></p>	<p>To clarify actions for the Council and requirements for development proposals.</p> <p>Amendments required to policy numbering to facilitate additions.</p>

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				<u>Lakes Country Park and to public transport connections, where relevant.</u>	
HLP_C2_33	P2 (a) Cranford and Heston Neighbourhoods: Feltham	P	60	Protecting <u>Conserving the significance of surviving historic fabric and any contribution made by their settings</u> in locations such as Old Feltham and ensuring new development enhances its setting;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan and correction that the significance of heritage assets can be derived from their setting
HLP_C2_34	P2 (b) Feltham	G	62	Preserving <u>Conserving and enhancing the significance of</u> Feltham Town Centre Conservation Area and protecting-conserving and enhancing and contributing to local views of the spire of <u>the Grade II listed St Catherine's Church tower, in particular its landmark status which requires development proposals to be subservient in height and massing and maintain or enhance key views in which the tower's significance can be understood;</u>	Historic England's representation seeking clarification that it is the significance (including the contribution of setting) of the grade II church tower that needs conserving and enhancing, in particular, its landmark status,

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
HLP_C2_35 (Superseded as shown below in EIP_C2_58)	P2 (b) Feltham West of Borough	G	63	Preserving <u>Conserving</u> and enhancing the Feltham Town Centre Conservation Area and protecting <u>conserving</u> and contributing to local views of the spire of St Catherine's Church;	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan
EIP_C2_58	P2 (b) Feltham	G	60	G. AA. Preserving <u>Conserve</u> and enhance ing the <u>significance of</u> Feltham Town Centre Conservation Area and protecting and contributing to local views of the spire of the <u>significance of the Grade II listed</u> St Catherine's Church <u>tower, in particular its landmark status which requires development proposals to be subservient in height and massing and maintain or enhance key views in which the tower's significance can be understood;</u>	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan
EIP_C2_59	P2 (b) Feltham	Our Approach and We Will Achieve this by	59	Elevation of text under Our Approach and We will achieve this by to the policy.	In response to Inspector's requests during the Stage 1 Local Plan hearings.
EIP_C2_60	P2 (b) Feltham	A	62	<u>A. Delivering 3216 homes in Feltham;</u>	To clarify the quantum of new homes, as instructed by Inspectors. Amendments required to policy numbering to facilitate additions.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
EIP_C2_61	P2 (b) Feltham	I (iv)	60	iv. Maximising and improving links to the town- centers' centre's environmental assets such as the Longford River and Feltham Green;	Typographic correction.
EIP_C2_62	P2 (b) Feltham	Q	60	Q. R. Supporting development that meets high sustainability standards, including through retrofittings existing development to improve environmental performance, as well as and projects that seek to deliver and/or contribute towards a borough-wide heat network; and	For clarity
EIP_C2_63	P2 (b) Feltham	A-K	62	Proposals should plan positively to deliver the place vision by: <u>We will expect development proposals to:</u> A. T. Improve ing air quality, locating ensuring sensitive uses are located away from pollution sources and that new development sufficiently mitigates the impacts of noise and air pollution (in line with Policy EQ4); B. U. Deliver ing and/ or contribut e ing to the enhancement of existing parks and waterways and promot e ing	Amendments to language throughout to facilitate amendment to policy heading (to match the policy heading language used in other parts of the plan). I: For clarify

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p>better access to and links between existing green spaces in Feltham including Feltham Green;</p> <p>C. V. V. Createing a more diverse landscape experience in open spaces such as Hanworth Park and Feltham Green with education and play opportunities for children, young people, sports facilities, new wetland area and habitat, interpretation/ signage boards, restoration of heritage assets and creation of a visitor hub/ community centre/ café;</p> <p>D. W. W. Createing new high-quality green open space at Feltham Marshalling yard with a range of landscaped areas of a naturalistic character, including acid grassland, woodland and other valuable habitats;</p> <p>X. Improveing pedestrian/ cycle access into and around the area's parks, linking to an enhanced route along the River Crane and its surroundings to extend the green infrastructure network;</p>	

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>E. Y. Improv<u>e</u>ing water quality in line with the Water Framework Directive and to deliver and/or contribute to a high-quality open space by de culverting, naturalising and creating a path alongside the Longford River to create a high-quality open space and to connect Feltham town centre to green spaces and to residential, employment and leisure uses;</p> <p>F. Z. Provid<u>e</u>ing new green spaces, including a central green space, neighbourhood pocket green spaces, and playing fields in Feltham East;</p> <p>G. AA. Preserving <u>Conserve</u> and enhanc<u>e</u>ing the <u>significance of</u> Feltham Town Centre Conservation Area and protecting and contributing to local views of the spire of the <u>significance of the Grade II listed</u> St Catherine's Church <u>tower, in particular its landmark status which requires development proposals to be subservient in height and massing and maintain or enhance</u></p>	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>key views in which the tower's significance can be understood;</u></p> <p>H. BB. Support<u>ing</u> safe and obvious links for pedestrians and cyclists throughout Feltham;</p> <p>I. CC. Support<u>ing</u> the sensitive refurbishment of heritage assets, for housing and community uses including Hanworth Park House site, and Ministry of Defence site (Feltham House), using enabling development where necessary;</p> <p>J. DD. Improve<u>ing</u> public realm across Feltham, including widening pavements along the High Street, introducing greenery, coordinating street furniture, enhancing shopfronts, improving paths and access to Bridge House Pond and connecting Feltham Green to the high street;</p> <p>K. EE. Enhance<u>ing</u> Feltham station as a transport hub and create<u>ing</u> a sense</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				of arrival at Feltham Station through improvements to the public realm.	
HLP_C2_36	P2 (c) Land at Hatton Fields	Figure P2.4	64	Amend 5 th item in the legend to remove the following wording shown in red: Vegetated Buffer between Industrial and Nature Uses	In response to representation from JCAL, and for clarification that the green buffer and planted tree margin will extend to the north of Hatton Road and east of Myrtle Avenue as shown in Figure P2.4
HLP_C2_37 (Superseded as shown below in EIP_C2_64)	P2 (c) Land at Hatton Fields	D	65	Protecting and enhancing the landscape character, environmental quality and the biodiversity value of the adjacent Site of Importance for Nature Conservation and supporting the delivery of landscaping, a green buffer and tree planted margins along the <u>site</u> boundaries with neighbouring open space to provide corridors for habitats;	In response to representation from JCAL, and for clarification that the green buffer and planted tree margin will extend to the north of Hatton Road and east of Myrtle Avenue as shown in Figure P2.4
EIP_C2_64	P2 (c) Land at Hatton Fields	D	65	D. J. Protecting and enhancing the landscape character, environmental quality and the biodiversity value of the adjacent Site of Importance for Nature Conservation and supporting the delivery of landscaping, a green buffer and tree planted margins along the <u>site</u> boundaries with	In response to representation from JCAL, and for clarification that the green buffer and planted tree margin will extend to the north of Hatton Road and east of Myrtle Avenue as shown in Figure P2.4

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				neighbouring open space to provide corridors for habitats;	
EIP_C2_65	P2 (c) Land at Hatton Fields	Our Approach	64	The Council is making a selective and limited alteration to the green belt Green Belt at Hatton Fields, to release land to help deliver the borough's requirement for new industrial land during the plan period. Much of this need is derived from businesses associated with activities at Heathrow Airport, and this is therefore a suitable location to meet this need.	For clarity
EIP_C2_66	P2 (c) Land at Hatton Fields	A-F (New criteria) A-O (original lettering)	64	<u>We will achieve this by</u> <u>A. Supporting the delivery of a logistics and industrial business park comprising 63,450sqm floorspace to the north of the site, combining modern warehousing with high quality infrastructure;</u> <u>B. Supporting the creation of a high-quality place that helps workers to make active lifestyle choices,</u>	To clarify actions for the Council and requirements for development proposals. Language amendments to fit new formatting.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p><u>including providing safe and navigable walking and cycling routes to surrounding areas and sports and recreational facilities and employee facilities to encourage social interaction amongst employees on site;</u></p> <p><u>C. Supporting the use of technology and provision of facilities that minimise the number of additional servicing and delivery trips and the creation of a network of roads that allow the safe, reliable and efficient movement of freight;</u></p> <p><u>D. Requiring development to create a sense of place, through high-quality public realm provision, enhancing the landscape character and enhancing security through design;</u></p> <p><u>E. Requiring development to enhance the environmental quality and biodiversity of the site, adjacent areas and</u></p>	

Modification code e.g. [HLP_C2_01]	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>watercourses;</u></p> <p><u>F. Requiring development to comply with regulations in airport safety zones and safeguard the continued use of the NATS air traffic control facility at Faggs Road.</u></p> <p>Proposals should plan positively to deliver the place vision by- <u>We will expect development proposals to:</u></p> <p>A. G. <u>Delivering a logistics and industrial business park comprising 63,450sqm floorspace to the north of the site, combining modern warehousing with high quality infrastructure;</u></p> <p>B. H. <u>Supporting the creation of a high quality place that helps workers to make active lifestyle choices, including providing walking and cycling routes to surrounding areas</u> <u>to encourage active lifestyle choices</u> and employee facilities to encourage social interaction amongst employees</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p>on site;</p> <p>C. I. Create<u>ing</u> a sense of place through the positioning of the industrial unit frontages and public realm;</p> <p>D. J. Protect<u>ing</u> and enhance<u>ing</u> the landscape character, environmental quality and the biodiversity value of the adjacent Site of Importance for Nature Conservation and supporting the delivery of landscaping, a green buffer and tree planted margins along the <u>site</u> boundaries with neighbouring open space to provide corridors for habitats;</p> <p>E. K. Support<u>ing</u> and encourage<u>ing</u> active lifestyles by improving access and connections to surrounding sports and recreational facilities and open spaces including the allotments, expanded Hatton Cemetery and the Hounslow Urban Farm and create<u>ing</u> a new community nature zone to provide access improvements to nature and</p>	

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>green spaces for local communities;</p> <p>F. L. E. L. Enhanc<u>e</u>ing the river corridors and the quality and condition of watercourses such as the River Crane, the Duke of Northumberland's River and the Longford River, in line with the Water Framework Directive objectives;</p> <p>G. M. G. M. Contribut<u>e</u>ing towards compensatory improvements to the environmental quality and accessibility of remaining Green Belt land and providing enhancements and extensions to habitats (including those within the SINC) to achieve a minimum 10% biodiversity net gain across the wider site;</p> <p>H. N. H. N. Protect<u>e</u>ing the Hatton Meadows SINC and mitigat<u>e</u>ing any impact in line with the mitigation hierarchy set out in the London Plan;</p> <p>I. O. I. O. Comply<u>e</u>ing with DfT circular 01/2010 (including any subsequent updates) regarding control of</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p>development in airport public safety zones;</p> <p>J-P. Safeguarding the continued NATS air traffic control facility at Faggs Road as an essential part of the operation of Heathrow Airport, which includes ensuring an unimpeded line of sight to the operational radar located on the Airport as well as the microwave dish link connectivity to the Heathrow Control Tower which cannot be blocked by intervening development. Developers are required to consult NATS on any development proposals;</p> <p>K-Q. Ensuring that the scheme layout design adopts the principle of secure by design which will enhance night and morning security of this area;</p> <p>L-R. Using existing constraints such as Public Safety zone for high quality landscape designs;</p>	

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				<p>M-S. Createing well-defined streets and spaces with a network of safe and easily navigable pedestrian and cycle routes through the site to connect to Hatton Cross underground station, the Crane River Corridor, the Duke of Northumberland's River, Longford River and associated open spaces and East Bedfont via the bridge at Richmond Avenue which will minimise the need for new employees to travel by car;</p> <p>N-T. Provideing access and servicing roads that service the businesses and allow the safe, reliable, and efficient movement of freight; and</p> <p>O-U. Minimiseing the number of additional servicing and delivery trips whether through the use of Delivery and Servicing Plans, the use of new technology or provision of appropriate facilities.</p>	
EIP_C2_67	P7: Central Hounslow	A	45	<u>A. Delivering 3636 homes in Hounslow;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_68	P7: Central Hounslow	A & C	45	A- B. Encouraging redevelopment of the allocated sites including: the	For clarity

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>Treaty Centre, Euro House, <u>Hounslow</u> Bus Garage, land at Kingsley Road, Royal Mail Delivery Office, sites around and London Road South. Redevelopment<u>ing</u> of <u>the Treaty Centre should achieve</u> site to create a permeable, mixed-use, town-centre destination and footfall driver along the high street, with a re-provided and improved community and cultural offer and new green public spaces.;</p> <p>€ <u>D.</u> Delivering high quality new homes over the plan period that offer contemporary town centre living in a range of house types and tenures. Redeveloping the Treaty Centre site to create a permeable, mixed-use, town-centre destination and footfall driver along the high street, with a re-provided and improved community and cultural offer and new green public spaces.</p>	
EIP_C2_69	P7: Central Hounslow	B V and VII	45	V. have an improved sense of arrival to celebrate arrival <u>entry</u> into the town centre by all transport modes	I: For clarity VI: Historic England's representation should state that the term significance

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>through public realm enhancements to improve the quality and legibility of routes and;</p> <p>VII. embrace the delivery of contemporary and exemplary new buildings and landmarks in the town centre, whilst protecting <u>conserving</u> and enhancing existing historic elements <u>the heritage character and significance of the heritage assets from which that is derived.</u></p>	<p>or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)</p>
EIP_C2_70	P7: Central Hounslow	E-F	46	<p>E-G. Creating new open spaces where possible and improving and connecting existing spaces to address local deficiency and accessibility issues; <u>and</u></p> <p>F-H. Supporting development that meets high sustainability standards, <u>including through</u> retrofittings existing development to improve environmental performance, <u>as well as</u> and projects that seek to deliver <u>and/or contribute towards</u> a borough-wide heat network.</p>	For clarity

Modification code <i>e.g. [HLP_C2_01]</i>	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
EIP_C2_71	P7: Central Hounslow	I-K (new criteria)	46	<p><u>We will expect development proposals to:</u></p> <p><u>I. Contribute towards a transformed and upgraded public realm, including new multipurpose public spaces for cultural events and social gatherings, new green spaces, and enhanced urban greening in the town centre, where relevant;</u></p> <p><u>J. Provide or contribute towards creating and enhancing active and sustainable connections to the town centre and to existing open spaces, where relevant; and</u></p> <p><u>K. Enhance the town centre's character through conserving and enhancing the significance of heritage assets, and delivering high quality design that offers a range of house types and tenures,</u></p>	<p>To clarify actions for the Council and requirements for development proposals.</p> <p>Amendments required to policy numbering to facilitate additions.</p>
EIP_C2_72	P8: Hounslow West	A	51	<u>A. Delivering 1553 homes in Hounslow West;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_73	P8: Hounslow West	F	51	F-G. Continuing to <u>protect conserve and seek to enhance</u> the <u>significance</u>	Historic England's representation should state that the term significance or significance including contribution

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]					
				of the special architectural and historic buildings at Cavalry Barracks;	made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EIP_C2_74	P8: Hounslow West	J	51	J-K. Supporting development that meets high sustainability standards, <u>including through</u> retrofittings existing development to improve environmental performance, <u>as well as</u> and projects that seek to deliver <u>and/or contribute towards</u> a borough-wide heat network.	For clarity
EIP_C2_75	P8: Hounslow West	L-O (new criteria)	51	<u>We will expect development proposals to:</u> <u>L. Be of high-quality design to enhance surrounding character and public realm, such as through additional planting and green infrastructure;</u> <u>M. Where relevant, conserve and seek to enhance the significance of the historic buildings at Cavalry</u>	To clarify actions for the Council and requirements for development proposals. Amendments required to policy numbering to facilitate additions.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C2_01]</i>					
				<p><u>Barracks;</u></p> <p><u>N. Provide, or contribute to, access to the River Crane and protect and support its' biodiversity, where relevant; and</u></p> <p><u>O. Provide or contribute towards creating and enhancing active and sustainable connections between existing open spaces, where relevant.</u></p>	
EIP_C2_76	P10: Hanworth	A	67	<u>A. Delivering 439 homes in Hanworth;</u>	To clarify the quantum of new homes, as instructed by Inspectors.
EIP_C2_77	P10: Hanworth	G	67	G-H. Protecting the extensive open landscape of the Green Belt whilst encouraging <u>supporting, where appropriate,</u> leisure and agricultural uses which complement this landscape; and	For effectiveness
EIP_C2_78	P10: Hanworth	J-L (new criteria)	67	<u>J. Provide or contribute towards creating and enhancing active and sustainable connections between existing open spaces, where</u>	To clarify actions for the Council and requirements for development proposals.

Modification code	Policy, Map/Figure	Paragraph/Clause	Page	Modification	Reason for modification
e.g. [HLP_C2_01]				<p><u>relevant;</u></p> <p><u>K. Enhance local character through high-quality design and through the provision of greening; and</u></p> <p><u>L. Provide, or contribute to, access for walking and cycling to and along the Longford River and the continuation of the Crane River path and protect and support biodiversity and environmental quality, where relevant.</u></p>	Amendments required to policy numbering to facilitate additions.

CHAPTER 3 – Town Centres

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EIP_C3_01	TC1	E	69	Support sustainable growth through being appropriately located <u>either in accordance with the Site Allocations</u> , or in areas with existing or planned high public transport accessibility levels, where residential and residential-led mixed use schemes are proposed and ensuring uses respond to the opportunities and challenges in an area	As per discussions at the EIP hearing session, it was requested that the Council clarified the meaning of ‘appropriately’ in this instance.
EIP_C3_02	TC1	Supporting Text	72	<u>Retail and Main Town Centre Uses outside Centres</u> <u>There are a limited number of proposed allocations outside of town and neighbourhood centres which include an element of main town centre use provision, including retail. The main town centre use aspect of these allocations is designed to be ancillary and in many instances has been included on the premise that it will primarily support the needs of those residents and employees</u>	To give additional clarity and context on the Council’s position to the location of main town centre uses in the Supporting Text

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>associated with those allocations. In this respect, the requirement of some retail and main town centre uses outside of any town or neighbourhood centre, predominantly in the Great West Corridor, is required for design and place making purposes to ensure that allocations are sustainable. Through the policies in this chapter and the wider Local Plan, typically, the Council will seek to direct development involving main town centre and retail uses to the borough's established town and neighbourhood centres, except where specific allocations state otherwise or where other stipulations, such as those relevant to the sequential approach, are met.</u></p>	
EIP_C3_03	TC1	Supporting Facts	72	Large neighbourhood centres contain a range of at least 5 retail units that serve day-to-day shopping needs and will also contain other uses such as banks,	To aid in clarifying the definition of small and large neighbourhoods.

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				doctors' or dental surgeries and share the definition of local centres in the NPPF. These centres are sometimes around a focal point, such as a tube station in Hounslow West, the war memorial in Heston and Isleworth or the Public Hall in Old Isleworth.	
EIP_C3_04	TC2	I.	74	Contribute to the vitality and viability of the boroughs town centres, consistent with the spatial strategy and policies set out in the Local Plan, including P2(b), P3, P4 and P7 and guidance developed to improve the performance of centres including such as the Town Centre Masterplans and Design Codes.	As per discussions at the EiP hearing sessions to include reference to other Local Plan policies, specifically the town centre policies in the Spatial Strategy
EIP_C3_05	TC3	I.	75	I. Demonstrate that units are accessible to people with impaired mobility and pushchairs, consistent with having regard to the Mayor of London's Accessible London: Achieving an Inclusive Environment SPG;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EIP_C3_06	TC3	Supporting Text 4.0	76	<p>We are taking this approach because</p> <p><u>4.0</u> <u>In preparing the Local Plan, the Council reviewed the effectiveness of the locally set threshold of 500sqm through the Hounslow Retail and Town Centre Needs Study Update (2018) and subsequently, the Hounslow Retail Study Update 2024. The 2018 Study recommended, having regard to, inter alia:</u></p> <ul style="list-style-type: none"> <u>• the health of the town centres;</u> <u>• performance of the town centres;</u> <u>• retail unit and floorspace composition of each of the town centres;</u> <u>• increasing competition from the internet; and availability of units in the prime shopping area capable of meeting potential national multiple occupiers in each of the centres</u> 	<p>To give commentary and clarity as to why the Council have adopted a locally set threshold and give developers some certainty that the scope of this could be applied somewhat flexibly and agreed with planning officers at pre app stage.</p>

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>that the threshold of 500sq m for retail floorspace proposed outside of designated centres was appropriate. The 2024 Study, agreed with those findings.</u></p> <p><u>4.1 It is important to stress that whilst the locally set threshold requires the submission of an impact assessment for all edge-of-centre and out-of-centre developments exceeding the thresholds, national guidance states that the impact test should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed. The level of detail would typically be agreed with planning officers during the pre-application process.</u></p>	
EIP_C3_07	TC4	D.	78	D. Considering the cumulative impact of proposals on the vitality and vibrancy of town centres and the amenity of local residents	As per the discussions at the EiP hearings, to include a reference to evening economy in reference to safeguarding residents.

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>both in the day and evening, particularly avoiding the over-concentration of uses that can give rise to particular concerns regarding the impact on mental and physical health and also on wellbeing and amenity. Examples of such uses are set out in paragraph 3.12. The Council will require a Health Impact Assessment for these particular uses. This Assessment should evaluate the existing distribution of these uses in the area and set out how the wellbeing and amenity of residents can be safeguarded.</p>	<p>The deletion of the last sentence is to avoid repetition with new clause (i) as set out below.</p>
EIP_C3_08	TC4	F.	78	<p>F. Contribute to local townscape character and have a high quality of design and appearance, in accordance with having regard to the council's Shop Front Design Guidelines SPD and other relevant SPDs including the Character,</p>	<p>To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.</p>

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				Sustainability and Design Codes SPD;	
EIP_C3_09	TC4	G	78	Retain retail or business use main town centre uses at ground floor level”	For greater clarity and consistency
EIP_C3_10	TC4	I	78	<u>I Submit Health Impact Assessments in accordance with Policy GG3 (d) of the London Plan or any subsequent Policy to avoid the overconcentration of uses that may give rise to particular concerns regarding the impact on mental and physical health and wellbeing, amenity, vitality, viability and diversity. This Assessment should evaluate the existing distribution of these uses in the area and set out how the wellbeing and amenity of residents can be safeguarded.</u>	As per the discussions at the EiP hearings, to link a Policy clause in regards to what we are expecting developers to do, with what we are trying to achieve clause (D)
EIP_C3_11	TC5	G	80	G. Considering the cumulative impact of proposals on the vitality and vibrancy of neighbourhood centres and the amenity of local	To avoid repetition with new clause (j) as set out below.

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				residents, particularly avoiding the over-concentration of certain uses (as specified in the paragraphs below) that can give rise to particular concerns regarding the impact on mental and physical health and wellbeing and amenity. The Council will require a Health Impact Assessment for these particular uses. This Assessment should assess the existing distribution of these uses in the area and set out how the wellbeing and amenity of residents can be safeguarded	
EIP_C3_12	TC5	J	81	<u>J Submit Health Impact Assessments in accordance with Policy GG3 (d) of the London Plan or any subsequent Policy to avoid the overconcentration of uses that may give rise to particular concerns regarding the impact on mental and physical health and wellbeing, amenity, vitality, viability and diversity. This Assessment should evaluate</u>	As per the discussions at the EiP hearings, to link a Policy clause in regards to what the Council are expecting developers to do, with what we are trying to achieve clause (G)

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<u>the existing distribution of these uses in the area and set out how the wellbeing and amenity of residents can be safeguarded.</u>	

CHAPTER 4 – ECONOMIC DEVELOPMENT

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
HLP_C4_01 (Superseded as shown below in EIP_C4_01)	ED1 Promoting Employment Growth and Development	H (III)	84	Add extra bullet point to Policy ED1 Part H (III) to state: <u>'Any proposal for development on land assessed to be grey belt under the terms of the 2024 National Planning Policy Framework'</u>	For clarification, to reflect the new grey belt designation introduced under national policy. NB This mod superseded by proposed mod below.
EIP_C4_02	ED1 Promoting Employment Growth and Development	H	84	Withdraw the proposed modification (HLP_C4_01) to Policy ED1 Part H Add extra bullet point to Policy ED1 Part H (III) to state: 'Any proposal for development on land assessed to be grey belt under the terms of the 2024 National Planning Policy Framework'	The Council considers that this modification is not necessary.
HLP_C4_03	ED2 Maintaining the Borough's	H	90	Correct formatting of use class reference to delete 'e.g. i, ii, iii' and replace with <u>'E(g)(i), (ii), (iii)'</u>	To correct an unintended auto

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
	Employment Land Supply				correction to formatting.
HLP_C4_04	Fig ED1: Economic Development land in the Borough	N/A	98	Amend chapter map to clearly show new LSIS designations on Green Belt release sites and on existing employment sites.	GLA Reg19 rep request to ensure new employment designations are clearly identified within the HLP.
EIP_C4_05	ED1 Promoting Employment Growth and Development	Parts B and C	83	Delete the following parts of the policy from the 'We will achieve this by' section. B-Directing new offices to the borough's four town centres, sites in key existing office locations and to sites which have been newly allocated in this plan, as stated in part (a) of this policy; and C-Directing new industrial/ warehousing and related development to the borough's Strategic Industrial Sites, Locally Significant Industrial sites and other existing industrial sites, and to sites which have been newly allocated/designated in this plan, as stated in part (a) of this policy.	To clarify which parts of the policy reflect Council approaches and which are geared towards the assessment of planning applications.

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
EIP_C4_06	ED1 Promoting Employment Growth and Development	Part D	83	As a consequence of above change, the current part D of the policy would become part B. Amend the wording as follows: 'Overall, making provision for the following 285,400 sqm of net additional employment floorspace (538,200sqm gross floorspace) in the borough, comprising: I. Allocations providing capacity for 138,600 138,100 sqm of net additional industrial floorspace (157,800 163,600 sqm gross floorspace) in the West of the Borough area; II. Allocations providing capacity for 88,800 86,300 sqm of net additional industrial floorspace (210,400 210,900 -sqm gross floorspace) in the remaining areas of the borough; III. Allocations providing capacity for 58,500 61,200 sqm of net additional office floorspace (170,000 182,700 sqm gross floorspace) in the borough.'	Consequential change from reordering of policy as outlined above. Figures amended to take account of latest monitoring information, and overall employment figures provided to clarify the overall provision.
EIP_C4_07	ED1 Promoting Employment Growth and	B & C	83	Insert wording (as modified) to reflect the existing parts B and C of the policy, into the 'We will expect development proposals to' section: B C Directing new offices to Be located, in the case of new offices, in the borough's four town centres, sites in key existing office locations and to sites which have been newly allocated in this plan, as stated in part (a) of this policy; and	To clarify which parts of the policy reflect Council approaches

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification
	Development			€ D Directing new Be located, in the case of industrial/ warehousing and related development to in the borough's Strategic Industrial Sites, Locally Significant Industrial sites and other existing industrial sites, and to sites which have been newly allocated/designated in this plan, as stated in part (a) of this policy.	and which are geared towards the assessment of planning applications .
EIP_C4_08	ED1 Promoting Employment Growth and Development	Part F	89	Make the following change to Policy ED1 Part F: <ul style="list-style-type: none"> ○ Provide an assessment demonstrating that development proposals do not compromise the objectives of the SIL or LSIS designations, and/or accord, where relevant, with the objectives of the Great West Corridor Creative Enterprise Zone and Strategic Outer London Development Centre. 	The Council considers that inclusion of the reference to the Strategic Outer London Development Centre in this policy clause is not necessary.
EIP_C4_09	ED1 Promoting Employment Growth and	G	84	Amend policy ED1 Part G as follows: 'When coming forward for employment development on allocated sites, to comply with the minimum development quantum set out in the respective site allocations (taking account of Policy D3 of the 2021 London Plan), subject to the marketing requirements outlined in Policy ED2 Part H. '	Amendment to incorporate reference to London Plan

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
	Development				Policy D3 as suggested by the inspectors. Also a consequential amendment to reflect the flexible approach to employment proposals outlined in to Policy ED2 Part H (see below).
EIP_C4_10	ED1 Promoting Employment Growth and Development	G	84	Add the following text to the end of Policy ED1 Part G: <u>Where industrial sites are redeveloped (or developed) developers should demonstrate that their proposal is an efficient use of land including by reference to new intensified floorspace formats that include ramped deck access to upper floors and, for lighter industrial uses, the use of goods lifts to access upper floorspace.</u>	To clarify the Council's approach to encouraging developers to explore industrial intensification

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
					proposals (previously in Policy P2 Part M) and to explain how this would be assessed/what applicants would be expected to demonstrate.
EIP_C4_11	ED1 Promoting Employment Growth and Development	H	84	Withdraw the proposed modification (HLP_C4_01) to Policy ED1 Part H Add extra bullet point to Policy ED1 Part H (III) to state: ' Any proposal for development on land assessed to be grey belt under the terms of the 2024 National Planning Policy Framework '	The Council considers that this modification is not necessary.
EIP_C4_12	ED1 Promoting Employment Growth and	I	84	Make the following changes to Policy ED1 Part I: "Affordable workspace should be provided on-site in perpetuity as a first preference. Off-site provision (within the borough) in perpetuity will be acceptable where it is demonstrated to the satisfaction of the Council that on-site provision is not feasible or off-site provision will achieve greater economic benefits. The Council will seek to secure affordable workspace provision and/or off-site in lieu payments,	To clarify and provide the necessary justification for the

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification
	Development			<p>through section 106 legal agreements. Off-site provision will be secured through planning obligations with payments in lieu agreed on the basis of the calculator set out in Figure ED1. level of provision (10 per cent of the floorspace) multiplied by the value of a 45 per cent reduction in rent for 15 years. To identify and allocate opportunities for affordable workspace projects to be delivered, the Council will expect developers to engage with the regeneration and economic growth team over provision of affordable workspace during the pre-application stage. Developers should then liaise with managed workspace providers at the design stage of the development. This process should ensure provision of units which are tenant-ready and which are suitable for subdivision and provide fully customisable spaces for end user requirements and interior specifications whilst ensuring minimum Category A fit out. Suitable affordable workspace providers should be agreed prior to the grant of planning permission. Applicants should demonstrate that any affordable workspace provided would be managed by an appropriate workspace or studio provider and/or supported by an appropriate management scheme. Affordable workspace should be purposely designed to meet the needs of businesses operating within, or linked to, the creative industries (such as third sector organisations), or should be similar in standard and format to the commercial offer. Industrial workspaces are the preferred format of affordable workspace to cater for the creatives industries. Affordable workspace should also be prioritised for existing small and independent businesses occupying the site that are at risk of displacement. Developers should collaborate with the council, local businesses, business associations, relevant public sector stakeholders and workspace providers to identify the businesses that will be nominated for occupying affordable workspace. The redevelopment of existing affordable and open workspace must reprovide the maximum viable quality quantity of such economic</p>	<p>approach to seeking affordable workspace, including reference to the off-site payment in lieu calculator. Also to correct a typo in the part of the policy on protecting existing affordable workspace.</p>

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
				floorspace, in perpetuity or for a minimum of 30 years, at equivalent rents (taking into account service charges).”	
EIP_C4_13	ED1 Promoting Employment Growth and Development	New part of policy (Part L)	85	Add the following text to the end of Policy ED1 (to form a new Part L): <u>For proposals that include employment uses, provide a mix of unit sizes. For redevelopment, existing small business units should be re-provided unless evidence is provided that the loss of the unit would not be detrimental to the borough’s economy and that there is adequate supply of such small units elsewhere.</u>	To clarify the Council’s approach to the re-provision of existing small business units (previously in Policy P2 Part L) and to explain how this would be assessed/what applicants would be expected to demonstrate.
EIP_C4_14	ED1 Promoting	4.10-4.11	86-87	Delete paragraphs 4.10-4.11 of the supporting text to Policy ED1:	Supporting text giving

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
	Employment Growth and Development			<p>4.10 Taking account of this context, for sites in the GWC which allocate office floorspace to come forward in the first phase of the plan period, the Council will take a flexible approach towards proposals where justified. Specifically, marketing evidence will be considered on a case-by-case basis for departing from the minimum development quantum for this use, to enable suitable proposals to progress. The Council will, however, expect proposals to continue to propose significant employment floorspace.</p> <p>4.11 For sites allocated for this use beyond the first phase of the plan period, no change to the allocations are proposed. The Council's evidence has indicated that it is not certain that the immediate challenges for the office market will 86 Hounslow Local Plan 2020-2041 become a long term trend, and that the office market may return to levels seen prior to the Covid-19 pandemic, or closer to this, over time. As such, and given the wider challenges and objectives of the plan set out above, flexibility on the minimum development quantum for business use will not be built into these particular allocations in the plan. Notwithstanding this, there will be an opportunity to reassess these sites when the Council's employment land evidence base is next updated, at a point when longer term economic trends on employment land are better understood. If the medium long term phased sites come forward sooner than expected, the above approach in relation to shorter term sites will be taken.</p> <p>Amend paragraph numbering to fit format.</p>	further detail of the approach towards assessing employment proposals in the light of current market challenges is proposed to be added under Policy ED2; this text is therefore proposed to be deleted.
EIP_C4_15	ED1 Promoting Employment Growth and	Supporting text, paragraph 4.12	87	<p>Make the following changes to the supporting text at paragraph 4.12 (which in the light of the above modification would become the new paragraph 4.10):</p> <p>This policy also sets out some key requirements for proposals which come forward for employment development across the borough, including on the delivery of affordable workspace. Policy E3 of the London Plan 2021 states that planning</p>	To clarify and provide the necessary justification

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification
	Development			<p>obligations may be used to secure affordable workspace at rents maintained below the market rate, and that boroughs should consider detailed affordable workspace policies in light of local evidence of need and viability. In order to provide such evidence for Hounslow, the Council has commissioned evidence to support an approach to seeking affordable workspace as part of its Employment Land Review update. This has recommended that affordable workspace provision would be justified and would be viable based on the provision of at least 10 per cent of floorspace to be provided with a 45 per cent discount on the rental levels. The Council will therefore seek this quantum of provision for proposals in the borough which seek a net increase of employment floorspace. One of the key growth sectors in the borough is the creatives and media sector, and as set out in the Spatial Strategy chapter, the Great West Corridor was designated as a Creative Enterprise Zone by the Mayor of London in 2018. The purpose of this status is to promote new creative clusters and workspaces, provide employment and training for local people and strengthen the already thriving creative economy in Hounslow. Previous employment studies have already highlighted issues with the ability of the market to deliver premises for businesses in this sector which are sufficiently affordable in terms of their rental levels. Given that the latest study The Council's employment study is continuing to point to a significant demand for additional floorspace for these sectors, and that there is a shortage of affordable flexible workspaces to meet the growth needs of this sector and given the strategic priority given by both the Mayor and the Council to supporting its further growth, the Council considers that seeking planning obligations to provide affordable workspace, with a particular priority given to supporting this sector, is justified. The council's strategy for supporting the delivery of affordable workspace will be to prioritise the provision of industrial workspaces directed towards enterprises and organisations operating in the creative industries. Outside the GWC, the employment study also highlights</p>	for the approach to seeking affordable workspace across the borough. To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification
				<p>that there is pressure on the secondary market due to the redevelopment of older industrial spaces for data centres or logistics uses, typologies which are not suitable for firms that may be displaced by redevelopment. The push to larger logistics units – which has already been taking place at some existing sites in the west of the borough - can come at the expense of smaller more fragmented units which are often likely to be lower cost for local business sectors. The Council therefore considers that seeking affordable workspace from employment schemes borough-wide meeting specified thresholds is justified. Seeking affordable workspace here would therefore support the Council’s regeneration objectives as well as meet a defined need for businesses displaced by redevelopment.</p> <p>In some cases, where justified on a case-by-case basis and agreed with the Council, in lieu payments could be provided as a replacement for direct provision, and these contributions could be pooled to provide off-site clusters of small affordable workspaces in appropriate locations. The Council will produce a Supplementary Planning Document to outline in more detail this approach, and how contributions will be used</p>	
EIP_C4_16	ED1 Promoting Employment Growth and Development	Supporting text, to be inserted after paragraph 4.12	87	<p><i>Add the following paragraphs after existing paragraph 4.12 (renumbered as paragraph 4.10, so that the following added text would start at paragraph 4.11)), together with any necessary subsequent renumbering of paragraphs:</i></p> <p>4.11 The Council will seek to secure affordable workspace provision and/or off-site in lieu payments through section 106 legal agreements. The normal approach will be to require developers, through such agreements, to provide an affordable workspace strategy to detail the key principles for the affordable workspace, including marketing, quality and type of units to be provided. The</p>	To clarify and provide the necessary justification for the approach to seeking affordable

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification
				<p><u>Council would input into, and agree, these strategies.</u></p> <p><u>4.12 To identify and allocate opportunities for affordable workspace projects to be delivered, the Council would expect developers to engage with the regeneration and economic growth team over provision of affordable workspace during the pre-application stage. This is to ensure that the nature of the affordable workspace delivered is appropriate for the area and site in question and that appropriate workspace providers can be involved early at the design stage.</u></p> <p><u>4.13 Developers should then liaise with managed workspace providers at the design stage of the development to ensure provision of units which are tenant-ready and which are suitable for subdivision and provide fully customisable spaces for end user requirements and interior specifications whilst ensuring minimum Category A fit out.</u></p> <p><u>4.14 In some cases, where justified on a case-by-case basis and agreed with the Council, in lieu payments could be provided as a replacement for direct provision, and these contributions could be pooled to provide off site clusters of small affordable workspaces in appropriate locations. Such payments will be agreed based on the calculator set out in Figure ED1. This calculator has been produced on the basis of reflecting the proportion of affordable workspace sought in the policy, while seeking to ensure viability neutrality between onsite and offsite delivery.</u></p> <p><u>4.15 Regarding the provision of affordable workspace, it is envisaged that sites allocated in the plan for employment development will be appropriate locations</u></p>	workspace, including providing details of the off-site payment in lieu calculator

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification	Reason for modification									
				<p>for on-site provision. These sites will also likely be an appropriate location for the delivery of off-site provision arising from other sites which have generated in lieu payments. In particular, these include sites in the Great West Corridor and, in the west of the borough, the various site allocations in and around Feltham town centre, including at the former MOD site.</p> <p>4.16 Where in lieu payments are collected, these will be used towards establishing clusters of affordable workspace in suitable locations, such as via site allocations and other Council regeneration initiatives</p> <p>4.17 Management arrangements for affordable workspace would be subject to individual site circumstances and developers should liaise with the Council's regeneration and economic growth team at the pre-application stage in order to agree suitable arrangements in each case, tailored to the particular circumstances. Suitable affordable workspace providers should be agreed prior to the grant of planning permission.</p> <p>Figure ED1: Affordable Workspace Payment In Lieu Calculator</p> <table border="1" data-bbox="792 1098 1852 1335"> <thead> <tr> <th></th> <th>Definition</th> <th>Information required for worked example</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total lettable employment floorspace in development (sqm)</td> <td></td> </tr> <tr> <td>B</td> <td>Percentage of floorspace floorspace to be Affordable Workspace</td> <td>10.00%</td> </tr> </tbody> </table>		Definition	Information required for worked example	A	Total lettable employment floorspace in development (sqm)		B	Percentage of floorspace floorspace to be Affordable Workspace	10.00%	
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Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification			Reason for modification
				C	Amount of floorspace to be Affordable Workspace	C = A x B	
				D	Market rent (£ per sqm) - determined by market comparables		
				E	Discount to market rent for Affordable Workspace (%)	45.00%	
				F	Discounted Affordable Workspace rent (£psm)	F = D x (1-E)	
				G	Rent for Affordable Workspace at discounted rent	G = F x C	
				H	Market Investment yield, sourced from market comparables		
				I	Affordable Workspace term (years) default 15 years	15	
				J	Income multiplier for market investment yield for Affordable Workspace term	J = (1 - (1+H)^{-I} - I)/H	
				K	Capital value of Affordable Workspace at Affordable Workspace term	K = J x G	
				L	Affordable adjustment	40%	
				M	Affordable Workspace Payment	M = K x (1 - L)	
				N	Affordable Workspace Payment £ per sq m	N = M / C	
				Step 1:	Calculate C - the amount of floorspace to be Affordable Workspace	-	
				Step 2:	Calculate F - discounted Affordable Workspace rent	£0	

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/ figure	Paragraph/Cause	Page	Modification		Reason for modification
				Step 3: Calculate G - rent for Affordable Workspace at discounted rent	£0	
				Step 4: Calculate J - income multiplier for market investment yield for Affordable Workspace term	#DIV/0!	
				Step 5: Calculate K - capital value of Affordable Workspace at Affordable Workspace term	#DIV/0!	
				Step 6: Calculate M - the Affordable Workspace Payment	#DIV/0!	
				Step 7: Calculate N the Affordable Workspace Payment in £ per sqm	#DIV/0!	
EIP_C4_17	ED1 Promoting Employment Growth and Development	Policy ED1 new supporting text (insert after paragraph 4.14)	87-88	<p>Add the following text after existing paragraphs 4.14 (which in the light of the above modifications would become paragraphs 4.18, with this added paragraph becoming paragraph 4.19):</p> <p><u>4.19 Hounslow needs to secure a wide range of industrial property including maintaining a supply of small business units. These are particularly important for our creative sectors and, due to their lower value, challenging to replace when lost. Given their local economic importance, compelling evidence will be needed to demonstrate that the loss of small business units would not harm the borough's overall supply of such business space.</u></p>		To clarify the Council's approach to the re-provision of existing small business

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
					units (previously in Policy P2 Part L) and to explain how this would be assessed/what applicants would be expected to demonstrate.
EIP_C4_18	ED2 Maintaining the Borough's Employment Land Supply	C	89	Amend the wording of this part of the policy as follows: 'Managing and protecting Key Existing Office Locations (KEOLs) as identified on the Policies Map namely the borough's four town centres (Hounslow, Chiswick, Brentford and Feltham), Chiswick Business Park, Bedfont Lakes and <u>the</u> sections of the Great West Road <u>which are designated as KEOLs (as identified in the Policies Map).</u> '	To clarify the reference to the 'sections of the Great West Road' in the policy. Please note, the supporting text already

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
					refers to the two sections under the list of 'Key Existing Office Locations (KEOLs)'.
EIP_C4_19	ED2 Maintaining the Borough's Employment Land Supply	H (I)	90	<p>Amend the text of policy ED2, part H, as follows: Submit the following information where a loss of E(g)(i, ii, iii), B2 or B8 or similar employment uses is proposed outside of SILs and LSISs <u>or, on sites allocated for employment use, where the quantum of development proposed for the above use classes is lower than any minimum development quantum for specified use classes outlined in the relevant allocation:</u></p> <ul style="list-style-type: none"> (I) Evidence of active marketing of the site for employment uses <u>(for existing sites, this would apply to existing floorspace and/or the land in question)</u> for a period of at least two years in Key Existing Office Locations <u>(specifically for office use)</u> or for a period of at least one year in other locations <u>(for the specific existing use);</u> <ul style="list-style-type: none"> ○ <u>Reflecting short term market signals for office space, where evidence is provided that more than 10% of the Boroughs office stock is vacant, and this will not be addressed given land with planning permission (or prior approval), the Council may consider not applying the above marketing requirement for non-designated sites and only requiring one year of marketing (for office use) for sites in Key Existing Office Locations.</u> 	To incorporate the approach to assessing employment proposals in the light of current market challenges, which was previously contained within supporting text, into policy.

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
				<ul style="list-style-type: none"> ○ <u>Applicants should seek to agree this with the Council prior to an application being made.</u> ○ <u>In all proposals, the Council will continue to expect to see a significant quantum of employment space delivered, and applicants will therefore be expected to demonstrate how they are optimising the delivery of employment floorspace as part of their proposal.</u> 	To clarify that marketing would apply to land and/floorspace; and that for marketing in KEOLs, the marketing would need to be specifically for office use.
EIP_C4_20	ED2 Maintaining the Borough's Employment Land Supply	I	90	Policy ED2 I Facilities that support and enhance employment uses such as a workplace crèche or café may be acceptable where they are of a small scale <u>appropriately sized to service the needs of the employment area and its employees.</u>	To clarify the meaning of ancillary developments and how they will be assessed.
EIP_C4_21	ED2 Maintaining the Borough's	Policy ED2 new supporting text (insert	91	Add the following supporting text to Policy ED2 (insert after paragraph 4.15): <u>4.16 As highlighted in the supporting text to Policy ED1, the Hounslow office market is currently rebalancing following the Covid-10 pandemic, but the evidence base continues to indicate a significant demand for employment floorspace in various</u>	Supporting text giving further detail of the

Modification code <i>e.g.</i> [HLP_C4_01]	Policy; map/figure	Paragraph/Cause	Page	Modification	Reason for modification
	Employment Land Supply	after paragraph 4.15)		<p><u>typologies. Recognising these factors, the Council monitor office vacancy rates and will consider releasing space, existing or proposed, where applicants can demonstrate that there is more than 10% stock vacant - including stock proposed (subject to planning permission, application or allocation) to be released. Where evidence is provided that more than 10% of the borough's stock is vacant, and this will not be addressed given land with planning permission (or permitted development rights) to be lost, the Council may consider not applying the above marketing requirement for non-designated sites and only requiring one year of marketing for protected Key Existing Office Locations.</u></p> <p>Amend subsequent paragraph numbering to fit format</p>	approach towards assessing employment proposals in the light of current market challenges facing the office sector.
EIP_C4_22	Figure ED1: Economic Development land in the borough		98	Amend title of figure as follows: ' Fig ED1 Fig ED2: Economic Development land in the Borough'	Consequential change following proposed insertion of Figure ED1 containing the affordable workspace payment in lieu calculator

CHAPTER 5 – SUSTAINABLE MIXED COMMUNITIES

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
HLP_C5_01	SC1 Increasing Housing Supply	“Our Approach”	99	We will meet and exceed our London Plan derived target of 1,782 homes per annum over the period 2020-2029, delivering more than the 16,038 homes required by 2029 ² . <u>² As well as an additional 257 homes to be delivered by 2029, to account for previous under delivery against the London Plan set target in monitoring year 2019-20. Housing supply figures, including completions, from 2019-20 are set out in the Housing Background Paper (2025).</u>	To clarify that an additional 257 homes will also be added to the housing target, in addition to the 1,782 homes per year from 2020-2029, to take account of under-delivery against the target of 1,782 homes during the monitoring year 2019-20. As per representation from the Mayor of London.
HLP_C5_02	SC1 Increasing Housing Supply	5.2	101	5.2 To deliver the homes needed in the borough, the Council will apply Hounslow’s London Plan derived target of 1,782 homes per annum from 2020 to 2029, which is 16,038 homes ³ . <u>³ As well as an additional 257 homes to be delivered by 2029, to account for previous under delivery against the London Plan set target in monitoring year 2019-20.</u>	To clarify that an additional 257 homes will also be added to the housing target, in addition to the 1,782 homes per year from 2020-2029, to take account of under-delivery against the target of 1,782 homes during the monitoring year 2019-20. As per representation from the Mayor of London.
HLP_C5_03	SC1 Increasing Housing Supply	5.2	101	The Local Plan housing target for the plan period 2020 to 2041 is therefore 28,040 <u>28,295</u> homes.	For clarification. To clarify that with 257 homes included to take account of

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
					under-delivery against the target of 1,782 homes during the monitoring year 2019-20, the housing target for the plan period 2020 to 2041 is 28,295 homes, rather than 28,040 homes. As per representation from the Mayor of London.
HLP_C5_04	SC1 Increasing Housing Supply	Figure SC 2.1	103	Figure SC 2.1: Housing Trajectory 2020 – 2041 to be superseded with an updated version of Figure SC 2.1 that amends the housing target per annum in the column labelled 2020/21 from 1,782 to 2,039, and amends the cumulative housing target in the column labelled 2020/21 from 1,782 to 2,039 and to amend the cumulative housing target for each subsequent monitoring year to reflect that it is 257 homes higher.	For clarification, to include 257 additional homes as part of the housing target in 2020/2021 to take account of under-delivery against the target of 1,782 homes during the monitoring year 2019-20. As per representation from the Mayor of London.
EiP_C5_01	SC1 Increasing Housing Supply	Part A	99	We will achieve this by: A. Delivering at least 7,500 new homes in the Great West Corridor Opportunity Area and at least 6,500 7,010 new homes in the part of the Heathrow Opportunity Area within the West of the Borough, and continuing to explore opportunities to increase the level of housing delivery within both opportunity areas;	To update the indicative capacity of homes to be delivered in the West of Borough area, reflective of the most up-to-date housing monitoring data.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C5_02	SC1 Increasing Housing Supply	New table after Figure SC 2.1	104	After existing Figure SC 2.1, insert new Table SC1.1: Distribution of housing growth within the borough's ten districts by no. of Homes (2025-2041), Excluding Windfall. Table SC1.1 is shown in Document EX44a – Housing Note Part 1 - Borough 10 Districts (February 2026).	To show the apportionment of the Local Plan housing capacity across each of the borough's ten districts identified in Chapter 2 – Spatial Strategy, over the Plan period.
EiP_C5_03	SC2 Maximising the Provision of Affordable Housing	Part I	106	We will expect development proposals to... I. Provide affordable housing on-site in the first instance. In exceptional circumstances: I. e Off-site provision will only be considered where: <u>I.</u> affordable housing cannot be delivered on site or II. financial contributions will only be considered when all the above options have been fully explored and where it can be demonstrated that this would better deliver mixed and inclusive communities;	For clarity and to ensure the policy is effective.
EiP_C5_04	SC2 Maximising the Provision of Affordable Housing	J	106	Provide an appropriate mix of both housing size and tenure in accordance with housing need as set out in Policy SC3.	For clarity.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C5_05	SC2 Maximising the Provision of Affordable Housing	5.11	106	5.11. This policy seeks to maximise the provision of affordable housing on all sites. However the Council is aware that the on-site provision of affordable housing will be limited by overall development viability and other policy objectives. <u>Factors that may impact the amount of affordable housing that it is viably achievable to deliver will include private sales values, scheme composition and benchmark land value.</u> The Council's Whole Plan Viability Assessment evidence has tested the affordable housing requirements in the policy and demonstrates that in most cases schemes can accommodate an affordable housing requirement that is policy compliant. <u>showing that the affordable housing target is broadly deliverable over the plan period. Where following the viability tested route, affordable housing should be applied on a 'maximum viable proportion' basis taking site-specific circumstances into account.</u>	To include additional wording in paragraph 5.11 of the supporting text in Policy SC2 of the Plan to clarify the results of EVB1 in relation to affordable housing.
EiP_C5_06	SC2 Maximising the Provision of Affordable Housing	5.15	107	Where applications do not meet eligibility for the Fast Track Route of the threshold approach, the Council will strongly encourage applicants to maximise the amount of affordable homes that can be delivered through the planning system, in accordance with <u>apply the approach</u>	To directly reflect the London Plan requirement in Policy H5 that the Viability Tested Route will assess the maximum level of affordable housing that a scheme can

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>set out in London Plan Policy H5 which requires boroughs to negotiate the maximum reasonable amount of affordable housing on individual schemes. We will also encourage applicants to make use of affordable housing grant to increase the overall quantum of affordable housing that can be delivered.</p>	<p>deliver in cases where the threshold level of affordable housing cannot be met.</p>
EiP_C5_07	SC2 Maximising the Provision of Affordable Housing	5.19	107-108	<p>The Council's starting point is that affordable housing needs to be provided on-site. However, if the Council considers that off-site provision would be appropriate because on-site provision is not achievable, or it can be demonstrated that off-site provision would secure more affordable housing, the Council will require the applicant to identify and secure a donor site to provide the affordable housing not being provided on site. In some circumstances the Council may be able to assist in identifying a suitable site. The Council will have to agree the suitability of any site proposed for off-site provision. Only when it can be demonstrated to the Council's satisfaction that an alternative site cannot be identified will the payment of a commuted sum to the Council to support the delivery and supply of affordable housing be considered. The Council expects these this will to only be in specific exceptional circumstances.</p>	<p>To provide clarity on what evidence should be provided where an applicant cannot find an alternative site to deliver the required affordable housing and therefore a payment of a commuted sum to the Council to support the delivery and supply of affordable housing will be considered.</p>

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>Evidence to demonstrate that an alternative site cannot be found should include but not be limited to:</u></p> <ul style="list-style-type: none"> • <u>Land availability evidence: a review of local land availability studies and local housing land supply evidence demonstrating no suitable or deliverable sites within the locality.</u> • <u>Active market search: a proportionate and documented site search, including engagement with land agents and landowners, a review of marketed sites, and available land listings.</u> • <u>Site constraints assessment: assessment of planning, environmental, and physical constraints affecting potential sites within the locality demonstrating why sites are unsuitable or undeliverable.</u> 	
EiP_C5_08	SC3 Meeting the Need for a Mix of Housing Size and Type	5.22	110	5.22 The borough Local Housing Needs Assessment 2024 informs the borough’s required housing mix. The housing mix may be reviewed to take account of any future Strategic Housing Market Assessment or similar studies produced by the GLA for the London housing market area together with any subsequent updates to the Borough’s Local	To provide certainty in the supporting text for the evidence that the Council would require from applicants seeking to depart from the housing mix specified in Policy SC3.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p>Housing Needs Assessment and the latest available projections and analysis. The requirements the Council seeks will be based on the best available objective assessment of demand need, including careful consideration of the specific needs of different groups of occupiers, such as older people, families with children and single people.</p> <p><u>5.24 Regard should also be had to Policy H10 of the London Plan. For sites with higher public transport access and connectivity such as those located within or next to town centres, or close to stations, a higher proportion of one and two bed homes would generally be considered more appropriate.</u></p> <p><u>5.23 Where applicants seek to depart from the housing tenure and size mix specified in this policy, supporting evidence should be provided.</u> The Council will take account of evidence of specialist housing need submitted with any proposal, as well as any special characteristics of the site and the results of borough-wide and local area monitoring of recently completed development. <u>As such, acceptable forms of evidence to support a departure from the specified mix may include,</u></p>	<p>Also to cross reference in the supporting text to London Plan Policy H10, in particular Part 6.</p>

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>but are not limited to:</u></p> <ul style="list-style-type: none"> • <u>Specialist housing need assessments prepared by suitably qualified professionals, including evidence of identified needs for specific groups.</u> • <u>Analysis of special site characteristics that may justify a variation to the policy-compliant mix, such as physical, environmental or infrastructure related constraints;</u> • <u>Local monitoring evidence, including data demonstrating patterns of delivery, uptake or occupancy in comparable recent developments within the local area;</u> • <u>Engagement with Registered Providers, evidenced through written correspondence indicating challenges in securing a provider for the policy compliant mix;</u> • <u>Local demographic or socioeconomic data, where this indicates an atypical need or demand profile relevant to the proposal or its location.</u> <p>Family sized accommodation proposed in the borough is required to reflect the London Plan</p>	

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				definition which is homes that generally provide three bedrooms or more.	
EiP_C5_09	SC4 Scale and Density of New Housing Development	C	112	Having regard to Requiring proposals to be in accordance with the design-led approach to density contained within the London Plan Policy D3 to help guide the design and scale of new housing developments.	To clarify that London Plan Policy D3 is a requirement.
EiP_C5_10	SC5 Ensuring Suitable Internal and External Space	D	114	Demonstrate through a clear design rationale how the benchmark external space standards contained in Figure SC 5.1 have been considered and in cases where it is concluded that the benchmark standards cannot feasibly be met, provide robust evidence to demonstrate this. The evidence will need to state to what extent that the standards can be met, provided as an area in square metres, and also demonstrate the amenity space will be of high quality. The exact area and character of external amenity space will vary according to the size and use of the dwelling unit;	To ensure the policy is effective.
EiP_C5_11	SC5 Ensuring Suitable Internal and External Space	H	115	H. Design open space and public realm proposals in accordance with having regard to the guidance in Council Supplementary Planning Documents and guidance	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
					during the Stage 1 hearing sessions.
EiP_C5_12	SC5 Ensuring Suitable Internal and External Space	F	114	In family sized units, there should be direct and easy access to a good sized private <u>outdoor amenity space or</u> garden;	To ensure the policy is effective.
EiP_C5_13	SC6 Managing Building Conversions and Sub-division of the Existing Housing	G	118	G. Have regard to <u>Be in accordance with</u> the internal and external space standards referred to in Policy SC5 of this Plan;	To ensure the policy is effective.
EiP_C5_14	SC6 Managing Building Conversions and Sub-division of the Existing Housing	H	118	H. Provide a good standard of living conditions and amenity for future occupiers and also have regard to <u>be in accordance with</u> Policy CC2 of this Plan, which sets out requirements for privacy, daylight and outlook;	To ensure the policy is effective.
EiP_C5_15	SC6 Managing Building Conversions and Sub-division of the Existing Housing	I	118	I. Be of a high quality design <u>in accordance with Policy D4 of the London Plan 2021 and Policy CC2 of this Plan;</u>	To provide cross reference to design standards in the London Plan and Local Plan, for effectiveness.
EiP_C5_16	SC6 Managing Building Conversions and Sub-division	K	118	K. Ensure that there is no undue <u>unacceptable</u> loss of amenity for neighbouring occupiers and the surrounding area.	For clarity.

Modification code	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C5_01]</i>					
	of the Existing Housing				
EiP_C5_17	SC7- Residential Extensions and Alterations	D	120	<p>D. Demonstrate that they would minimise harm to avoid adverse impacts on the neighbouring residents such as avoiding an unacceptable loss of daylight/sunlight (with reference to the BRE 209 2022 Edition guidance, or any superseding guidance), outlook, overlooking or by creating an unacceptable sense of enclosure of neighbouring properties, and also to future occupants through high quality design;</p> <p>D. Demonstrate that they would minimise harm to avoid adverse impacts on neighbouring residents such as avoiding an unacceptable loss of daylight/sunlight (with reference to the BRE 209 2022 Edition guidance, or any superseding guidance), outlook, overlooking or by creating an unacceptable sense of enclosure of neighbouring properties (with reference to the BRE 209 2022 Edition guidance, or any superseding guidance), and also to future occupants through high quality design;</p>	For clarity and to ensure the policy is effective.
EiP_C5_18	SC7- Residential Extensions and Alterations	H	120	H. Have regard to the design standards set out in the Local Plan and Supplementary Planning Documents where the development of outbuildings, extensions and alterations are	To ensure the policy is effective.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				carried out under householder permitted development rights. Where proposing an extension or alteration to a heritage asset, be in accordance with Policy CC4 of this Plan.	
EiP_C5_19	SC7- Residential Extensions and Alterations	5.32	121	5.32 The scope for the scale and appearance of an extension should reflect the building, setting and local context and character rather than achievement of a uniform borough-wide 'standard'. Supplementary Planning Documents including the Character Sustainably and Design Codes SPD as well as other guidance prepared by the Council provides guidance an essential basis that designs should seek to reflect.	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C5_20	SC8 Specialist and Supported Housing for Older People and Vulnerable People	B	122	B. Addressing the need for 17 care and nursing home bedspaces per annum in the borough as identified in the Hounslow Local Housing Needs Assessment (2024) through carefully considering proposals for nursing and care homes including whether alternative forms of provision to meet that need could be more suitable, and in cases where it is clearly robustly demonstrated that nursing or care home accommodation is required, only supporting such proposals where they are appropriately located in an area with good public transport accessibility and of a high quality design;	To ensure the policy is effective.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C5_21	SC8 Specialist and Supported Housing for Older People and Vulnerable People	C	122	C. Supporting other appropriate well designed specialist accommodation that will meet identified local needs including for young and working age residents who have complex health and social care needs (for example, supported housing for people with learning disabilities, mental health problems, homeless people with support needs, and young people with support needs) including but not limited to the groups covered by Part A 1-8 of Policy H12 of the London Plan 2021;	To ensure the policy is effective and in general conformity with the London Plan 2021.
EiP_C5_22	SC8 Specialist and Supported Housing for Older People and Vulnerable People	H	123	H. Robustly Clearly demonstrate how the provision will meet the needs of the borough's residents;	To ensure the policy is effective.
EiP_C5_23	SC8 Specialist and Supported Housing for Older People and Vulnerable People	After Part J (forms new Part K)	123	<u>K. Have access to good levels of public transport, and to shops, services and leisure facilities appropriate to the needs of the intended occupiers.</u>	For clarity in relation to suitable locations for Specialist and supported housing for older and vulnerable people.
EiP_C5_24	SC8 Specialist and Supported Housing for Older People	Supporting text after paragraph 5.37 (insert new paragraph 5.38).	124	<u>5.38. Older and vulnerable people are generally more reliant on public transport, and without good access, living on their own can lead to isolation and loneliness. The location of specialist old persons</u>	To provide explanation for how Part K of Policy SC8 will be applied and to provide further details for the approach taken to

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	and Vulnerable People			<u>accommodation and care and nursing homes in accessible locations is therefore important to ensure occupants are able to be as independent as possible and have easy access to key local services such as community and health facilities as well as local shops, which is key to their general health and well-being. This access should therefore be within a 15-minute (400 metre) walking distance. As such, these types of accommodation will be directed to locations with a good level of access to public transport (PTAL 4 or higher).</u>	establishing suitable locations for Specialist and supported housing for older and vulnerable people.
HLP_C5_05	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	A	126	A. Allocating sites to meet a significant proportion of our identified specialist housing needs for the Gypsy and Traveller and Travelling Showpeople communities over the plan period; A. <u>Setting a 10 year target to deliver 26 Gypsy and Traveller pitches and 12 Travelling Showpeople plots by 2030 to meet the identified specialist housing needs set out in the Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTTSANA) (2019).</u>	To include the borough's 10 year pitch and plot target for Gypsy, Traveller and Travelling Showperson accommodation, in Policy SC9. As per representation from the Mayor of London.
HLP_C5_06	SC9 Accommodation for Gypsies,	B	126	B. <u>Identifying two new sites to provide 20 additional pitches to meet the future needs of Gypsies and Travellers and 12</u>	For clarification, moving Part C to Part B of Policy SC9 to set the scene for meeting

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	Travellers and Travelling Showpeople			<u>additional plots to meet the future needs of Travelling Showpeople;</u> C. Identifying two new sites to provide additional pitches to meet the future needs of Gypsies and Travellers and additional plots to meet the future needs of Travelling Showpeople;	the 10 year pitch and plot target and including the number of pitches and plots that will be delivered on site allocations. As per representation from the Mayor of London.
HLP_C5_07	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	C	126	B. C. Safeguarding and supporting the enhancement of the borough's existing Gypsy and Traveller and Travelling Showperson sites and, where appropriate <u>feasible, intensifying and/or</u> expanding <u>the existing Hartlands sites in the West of the Borough to contribute to meeting the remainder of the borough's 10 year pitch target and supporting their enhancement;</u>	To explain further requirements that will be undertaken to meet the borough's 10 year pitch and plot target. As per representation from the Mayor of London.
HLP_C5_08	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	Part D	126	Considering proposals for additional pitches or plots on alternative sites in the medium-long term beyond 2030 , where there is an identified unmet need and the use of the site would have no serious adverse impact on the amenity of occupiers of adjoining land, and no serious adverse impact on the visual amenity of the locality;	For clarification, to provide a specific point in time from which Part D of Policy SC9 will apply, which is beyond the 10 year pitch and plot target. As per representation from the Mayor of London.
HLP_C5_09	SC9 Accommodation for Gypsies, Travellers and	5.38	127	5.38 Gypsy and Traveller accommodation is a specialist form of housing suitable for meeting the needs of qualifying people, for which adequate provision should be made to meet	For clarification, to explain why a 10 year pitch and plot target is required. As per

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	Travelling Showpeople			evidenced need in accordance with national planning policies and the London Plan. <u>The London Plan requires the Local Plan to include a 10-year target for permanent Gypsy and Traveller pitches and Travelling Showpeople plots, based on a needs assessment.</u>	representation from the Mayor of London.
HLP_C5_10	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	5.40	127	5.40 The GTTSANA 2019 identifies a need of 33 Gypsy and Traveller pitches, and 26 Travelling Showpeople plots in Hounslow over the plan period 2020 to 2041. This includes 11 existing plots at the Baber Bridge Yard in Feltham that will be protected as a Travelling Showpeople site, which therefore reduces Travelling Showpeople housing needs to 15 plots in the borough. <u>The GTTSANA 2019 informs the borough's 10 year target to deliver 26 Gypsy and Traveller pitches and 12 Travelling Showpeople plots by 2030.</u>	For clarification, to explain Hounslow's 10 year pitch and plot target. As per representation from the Mayor of London.
HLP_C5_11	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	5.42	127	<u>5.42 To contribute to meeting the remaining 6 pitches of the 10 year Gypsy and Traveller pitch target, where feasible, the existing Hartlands Gypsy and Traveller site in the West of the Borough will be intensified and/or expanded.</u>	To add further explanation for the approach that will be taken to meet the borough's 10 year pitch and plot target. As per representation from the Mayor of London.
EiP_C5_25	SC9 Accommodation for Gypsies, Travellers and	Part D	126	Considering proposals for additional pitches or plots on alternative sites in the medium-long term beyond 2030, where there is an <u>that will help meet the identified pitch and plot unmet</u>	To provide clarity to applicants promoting traveller sites within the Plan period but outside of

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	Travelling Showpeople			needs set out in paragraph 5.40 of this Plan, and the use of the site would have no serious adverse impact on the amenity of occupiers of adjoining land, and no serious adverse impact on the visual amenity of the locality;	allocations.
EiP_C5_26	SC9 Accommodation for Gypsies, Travellers and Travelling Showpeople	Part F	126	<p>F. Meet the requirements of the national Planning Policy for Travellers Sites (PPTS) by considering the <u>issues referred to in paragraph 25 of the PPTS (December, 2024) and the following criteria which expects sites to:</u></p> <p>I. be available and deliverable</p> <p><u>II. make effective use of previously developed, untidy or derelict land as far as possible;</u></p> <p>III. <u>Where possible be located within existing settlement areas and, for sites that come forward outside of settlement areas,</u> be well related to existing settlements, and have regard to residential amenity;</p> <p><u>IV. Provide a design and layout including soft landscaping, which positively enhances the environment and positively contributes to the site's openness;</u></p> <p><u>V. promote opportunities for healthy</u></p>	To update the criteria in Part F of Policy SC9 to better reflect paragraphs 13, 25, 26 and 27 of the PPTS (December 2024 version).

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>lifestyles, such as ensuring adequate landscaping and play areas for children, where feasible;</u></p> <p><u>VI. use site boundary treatments and hard landscaping arrangements that avoid isolating the site from the surrounding community;</u></p> <p><u>VII. help promote peaceful and integrated co-existence between the site and the local community through the site's design and location</u></p> <p><u>IX. have suitable access to appropriate health services;</u></p> <p><u>X. have suitable access to educational facilities helping enable children to attend school on a regular basis;</u></p> <p><u>XI. provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment;</u></p> <p><u>XII. help avoid negative impacts from environmental pollution on the health and well-being of site residents and surrounding</u></p>	

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<p><u>communities through on-site mitigation measures;</u></p> <p><u>XIII. avoid placing undue pressure on local infrastructure and services;</u></p> <p><u>XIV. be designed in a way that enables traditional lifestyles such as on-site work spaces can contribute to sustainability.</u></p> <p>II. not have unacceptable environmental effects;</p> <p><u>XV.</u> be well located in relation to the highway network with adequate vehicular and pedestrian access, and have provision for parking and circulation;</p> <p>IV. have good access to essential services including health and education facilities and access to local shops;</p> <p><u>XVI.</u> be located outside of areas at high risk of flooding, including functional floodplains; And</p> <p><u>XVII.</u> with regards to sites for Travelling Showpeople, include appropriate provision for</p>	

Modification code	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C5_01]</i>					
				the safe storage and maintenance of equipment.	
EiP_C5_27	SC10 Housing in Multiple Occupation, hostels, bed and breakfast, temporary emergency accommodation	C	130	C. Where clearly robustly demonstrated that it is required, supporting the delivery of suitable emergency accommodation in appropriate locations (outlined in 'H' below) that meets the accommodation needs of Hounslow residents, is of highest design quality and provides a good standard of living for its residents including families and young people, and retrofitting existing emergency accommodation to ensure it is of a good standard;	To ensure the policy is effective.
HLP_C5_12	SC10 Housing in Multiple Occupation, hostels, bed and breakfast, temporary emergency accommodation	H	130	H. For purpose built or retrofitted temporary emergency accommodation, be located within close proximity of a designated town centre or in very limited cases exceptional circumstances , a large neighbourhood centre (as defined in Policy TC1 of this Plan), with good access to public transport, amenities and services, and close to relevant supporting facilities;	For clarity and to ensure the policy is effective.
HLP_C5_12	SC10 Housing in Multiple Occupation, hostels, bed and breakfast, temporary	I	130	I. For purpose built or retrofitted temporary emergency accommodation proposals, have regard to the Morris on + Company Family Emergency Accommodation Guidance document;	Correction

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	emergency accommodation				
EiP_S5_28	Policy SC10 Housing in Multiple Occupation, hostels, bed and breakfast, temporary emergency accommodation	Paragraph 5.49	130	5.49 This policy supports the conversion of houses to HMO (rather than flats as provided for in Policy SC6) in certain locations only, and where the 'original' floor area of the dwelling is in excess of 130sqm. Original Floor Area is defined in the Local Plan Glossary. The conversion of properties that only achieve a total floorspace of more than 130sqm because of previous or proposed extension will not be supported. In the latter case, the impact of multiple-occupation on the residential amenity and character of the surrounding area is likely to give rise to serious harmful impact. In making planning decisions the Council will consider the cumulative impact of the proposal together with other similar developments in the surrounding area upon residential amenity and character.	To provide clarification on how the original floor area of a property should be calculated for conversions when applying Policy SC10 Part J.
EiP_C5_29	SC11 Other Forms of Housing	D	133	D. Ensuring that the development does not have a detrimental impact on the amenity of the local area, and will include agreement of a management and maintenance plan for the accommodation to demonstrate how the amenity of neighbouring properties will be protected and what steps would be taken to	For clarification and to ensure the policy is effective.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				minimise the impact of the accommodation on neighbouring uses.	
EiP_C5_30	SC11 Other Forms of Housing	Our Approach – final paragraph	133	The borough Local Housing Needs Assessment demonstrates that there is extremely limited need for Large-scale Purpose-Built Shared Living Accommodation in Hounslow. It is therefore considered that this type of accommodation is not suitable in a local context and proposals for Large-scale Purpose-Built Shared Living Accommodation will therefore only be permitted in circumstances where clear and demonstrable need is shown exceptional cases.	For clarity and to ensure the policy is effective.
EiP_C5_31	SC11 Other Forms of Housing	F	133-134	F. Resisting proposals for Large-Scale Purpose-Built Shared Living Accommodation except in exceptional cases circumstances where it can be robustly clearly demonstrated with independently prepared evidence that there is a specifically identified local market demand for the type of housing proposed and that it would not constrain the delivery of conventional residential uses. There will generally be a presumption against the availability of there being genuine evidence setting out this position, given the borough Local Housing Needs Assessment demonstrates there is extremely limited need for this type of accommodation in Hounslow.	For clarity and to ensure the policy is effective.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C5_32	SC11 Other Forms of Housing	J	134	J. Contribute toward meeting an identified need for student housing that is supported by robust <u>clear</u> evidence;	To ensure the policy is effective.
EiP_C5_33	SC11 Other Forms of Housing	P	135	For Large-Scale Purpose-Built Shared Living Accommodation: P. In exceptional cases <u>circumstances</u> where a proposal can robustly <u>clearly</u> demonstrate with independently prepared evidence that there is a specifically identified local market demand for Large-Scale Purpose-Built Shared Living Accommodation, proposals will only be permitted where it is suitably demonstrated that they:	For clarity and to ensure the policy is effective.
EiP_C5_34	SC11 Other Forms of Housing	Paragraph 5.55	136	5.55 In exceptional cases , <u>circumstances</u> where it can be demonstrated that proposals for PBSA that are located further away from town centres would still be within close proximity of the primary university campus that their resident students would attend, this may also be considered a suitable location. Such sites must still be located within a minimum of PTAL 4.	For clarity and to ensure the policy is effective.
EiP_C5_35	SC11 Other Forms of Housing	O. I)	135	For Build to Rent Accommodation: O. Be secured in perpetuity and: I. deliver affordable housing in accordance with Policy SC2 of this Plan <u>and Policies H4 and H5 of the London Plan 2021</u> ;	To clearly cross reference to the London Plan in relation to affordable housing as part of Build to Rent housing proposals.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C5_36	SC11 Other Forms of Housing	5.63	137	5.63 Longer tenancies (three years or more) should be available to all tenants. These should have break clauses, which allow the tenant to end the tenancy with a month's notice, any time after the first six months. Within these tenancies any rent increases there should also be formula linked rent increases that are and made clear to the tenant when the property is let. and There should be no up-front fees apart from deposits or rent-in advance.	For clarity and to better reflect the wording in Policy H11 of the London Plan 2021.
EiP_C5_37	SC11 Other Forms of Housing	5.65, 5.66	137-138	5.65 Having regard to the evidence in the borough Local Housing Needs Assessment, development proposals for Large-Scale Purpose-Built Shared Living will only be supported where there is an identified local market demand for such provision, and they will not lead to a proliferation of this type of housing locally. Given the context for Hounslow, it is considered that this will only be in exceptional cases circumstances where compelling justification is provided . This will also help to prevent against speculative development which does not adequately respond to local need. 5.66 Applicants will be required to submit clear robust independently prepared evidence of	To ensure the supporting text to the policy is effective and does not include additional requirements beyond the policy wording.

Modification code <i>e.g. [HLP_C5_01]</i>	Policy; map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				market demand in Hounslow for the type of provision proposed. along with evidence to demonstrate that the development will not result in a <u>This should help to avoid the</u> proliferation of Purpose-Built Shared Living Accommodation in any specific locality within the borough.	

CHAPTER 6 – CONTEXT AND CHARACTER

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
HLP_C6_01 (Superseded as shown below in EIP_C2_01)	CC1 Context and Character	B	140	Insert clause H of CC4 after B (and remove from CC4): H. Conserving and enhancing the strategic and local views identified in the Hounslow Characterisation and Growth Study and the Tall Buildings Study, or any subsequent update, that give the borough its character, visual richness and coherence; and by maintaining and updating a schedule of views;	Move to policy CC1 is in response to comments from RBGK and Historic England that views are not of themselves heritage assets and the management of them is more to do with their context, and therefore would better sit in CC1 to enhance clarity of the policy.
EIP_C6_01	CC1 Context and Character	B	140	Insert clause H of CC4 after B (and remove from CC4), with wording amendments to read as follows: <u>C. Protecting and enhancing local views, that give the borough its character, visual richness and coherence, and by maintaining and updating a schedule of views;</u>	Move to policy CC1 is in response to comments from RBGK and Historic England that views are not of themselves heritage assets and the management of them is more to do with their context, and therefore would better sit in CC1 to enhance clarity of the policy. Amendments to align with local views proposed amendments, as set out in Matter 8 Note. Amendments required to policy numbering to facilitate additions.
HLP_C6_02 (Superseded as shown below in EIP_C2_02)	CC1 Context and Character	E	140	Optimising redevelopment opportunities, whilst respecting conserving and enhancing the area's distinctive character and historic environment	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect,

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				including designated and non-designated heritage assets and their setting; and	preserve, respect, safeguard in line with the NPPF and London Plan.
EIP_C6_02	CC1 Context and Character	E	140	E. F. Optimising redevelopment opportunities, whilst respecting and enhancing the area's <u>Borough's</u> distinctive characters <u>and conserving</u> the and historic environment including designated and non-designated heritage assets and their setting; and	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan. Further clarifications to wording
HLP_C6_03 (Superseded as shown below in EIP_C2_03)	CC1 Context and Character	F	140	Monitoring and updating the <u>historic environment evidence base</u> , Hounslow Characterisation and Growth Study and Character, Sustainability and Design Codes SPD	Response from RBGK that the monitoring commitment is extended to the historic environment evidence base. Clarification to refer to all relevant evidence base.
EIP_C6_03	CC1 Context and Character	F	140	F. G. Monitoring and updating <u>the historic environment evidence base, and</u> Hounslow Characterisation and Growth Study and Character, Sustainability and Design Codes SPD	Response from RBGK that the monitoring commitment is extended to the historic environment evidence base. Clarification to refer to all relevant evidence base. Removal of reference to updating the SPD, in light of national policy changes.
HLP_C6_04 (Superseded as shown below in EIP_C2_04)	CC1 Context and Character	G III	141	Insert clause CC of CC4 after G) III) (and remove from CC4) and amend wording as follows for consistency with the rest of CC1. CC1 G) IV. Conserve and enhance any strategic or local views identified in the Hounslow Characterisation and Growth Study and Character, Sustainability and Design Code SPD and undertake	Response from Richmond and Kew that the phasing 'adverse impacts' does not reflect the NPPF and should instead read as 'demonstrate no harmful impacts' Move to policy CC1 is in response to comments from RBGK and Historic England that views are not of themselves heritage

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<p>a visual impact assessment to demonstrate no adverse harmful impacts on the designated view or on views from Royal Botanic Gardens Kew World Heritage Site or the buffer zone. Avoid any further harm to the setting and views of the Thames, ensuring any identified significant linear and panoramic views of the Thames are tested to understand the impact of development.</p> <p>Amend clause lettering to match formatting.</p>	<p>assets and the management of them is more to do with their context, and therefore would better sit in CC1 to enhance clarity of the policy.</p>
EIP_C6_04	CC1 Context and Character	G III	141	<p>Insert clause CC of CC4 after G) III) (and remove from CC4) and amend wording as follows for consistency with the rest of CC1.</p> <p><u>IV. Conserves and enhances any strategic or local views and undertakes a visual impact assessment to demonstrate no harmful impacts on the designated view or on views from Royal Botanic Gardens Kew World Heritage Site or the buffer zone. Avoids any further harm to the setting and views of the Thames, ensuring any identified significant linear and panoramic views of the Thames are tested to understand the impact of development;</u></p>	<p>Response from Richmond and Kew that the phasing ‘adverse impacts’ does not reflect the NPPF and should instead read as ‘demonstrate no harmful impacts’</p> <p>Move to policy CC1 is in response to comments from RBGK and Historic England that views are not of themselves heritage assets and the management of them is more to do with their context, and therefore would better sit in CC1 to enhance clarity of the policy.</p> <p>Amendments to wording to align with local views proposals in Matter 8.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
HLP_C6_05	CC1 Context and Character	G IV	141	Makes best use of redevelopment opportunities whilst respecting <u>conserving</u> and enhancing the <u>significance of the area's historic environment and respecting the area's</u> distinctive character and historic environment <u>as</u> -set out in the Hounslow Characterisation and Growth Study and Character, Sustainability and Design Codes SPD, or any subsequent update.	Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.
HLP_C6_06	CC1 Context and Character	G VIII	141	Insert clause N) X of CC3 after VIII (and remove from CC3) and amend wording as follows for consistency with the rest of CC1 IX) Clearly demonstrates <u>through</u> appropriate townscape analysis and verified views, how <u>the</u> proposals enhance the townscape, the setting of surrounding heritage assets and local landmarks and positively contribute to the overall skyline and views and protect short, mid and long range views in addition to significant linear and panoramic views and the setting of the Thames;	Responses by LB Richmond and Historic England states that this policy should explain the way views contribute to character and context to enhance clarity of the policy. To avoid repetition this is moved from CC3.
EIP_C6_05	CC1 Context and Character	Our Approach	140	We will recognise the context and varied character of the borough's places, and seek to ensure that all new development conserves and <u>is well-designed</u> takes opportunities to enhance existing places, building on their individual identities, strengths, their special qualities and heritage <u>through a design-led approach to optimising density</u> . The Council will also seek to transform	General conformity with NPPF.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				those areas where opportunities exist to establish a high quality coherent urban form and character by working with developers and partners to establish a series of places.	
EIP_C6_06	CC1 Context and Character	B	140	B. Sustaining and conserving enhancing those areas which have a high quality, well established and coherent character that is sensitive to change;	General conformity with NPPF.
EIP_C6_07	CC1 Context and Character	G (I)	141	I. Responds to the design recommendations for all development proposals, and those for each area, neighbourhood and site type within which their development proposal is located;	Clarification of meaning
EIP_C6_08	CC1 Context and Character	G (II)	141	II. Understand and respond to the wider context and history of the area, the needs, culture and aesthetic experience of local and future communities, the townscape setting of the site, strategic and local views , its natural landscape, its sense of place, and its urban structure, built form and function;	Response by Historic England state that this policy should explain the way views contribute to character and context.
EIP_C6_09	CC1 Context and Character	G (III)	141	III. Conserves and takes opportunities to enhance particular features or qualities that contribute positively to an area's character, e.g. mature trees;	Clarification of meaning
EIP_C6_10	CC1 Context and Character	G (V) – (VIII)	141	V. VI. Provides opportunities to help form a new character or improve the poor aspects of an	Minor formatting amendments

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>existing character that could benefit from enhancement; and</p> <p>VI. <u>VII.</u> Respects and responds to the local design context and character and any local architectural vernacular that contributes to an area’s character, including the prevailing rhythm and articulation of frontages, local building materials and colour and locally distinctive architectural detailing that promotes and reinforces local distinctiveness, for example bay windows. The Council will require high quality, durable, robust and sustainable building materials that contribute to local character.;</p> <p>VII. <u>VIII.</u> Celebrates the cultural diversity of communities and places through promoting associated artistic architectural and typological expressions.;</p> <p>VIII. <u>IX.</u> Embeds sustainability from the outset of a scheme’s design, taking account of layout, topography, orientation, massing and movement hierarchy to create developments that minimise resource consumption and are adapted to a future climate.</p>	
EIP_C6_11	CC1 Context and	6.2	141	Opportunities for change and transformation, through new building forms and typologies,	Typographic correction

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
	Character – Supporting Text			should be informed by an understanding of a place’s distinctive character, recognising that not all elements of a place are special and valued. A map of these areas can be found in the Characterisaton <u>Characterisation</u> and Growth Study Evidence Base.	
HLP_C6_07	CC2 Urban Design and Architecture	E	143	Working with developers, local communities and other partners to understand and improve the urban design and sustainability of their areas through, for example design codes, design guidance, Supplementary Planning Documents and neighbourhood plans and promote the use of our Design Review Panel to encourage high quality, creative and contemporary design solutions to deliver liveable and connected places with their own strong characters and identities, which are sympathetic to <u>conserve</u> and take opportunities to enhance the area’s existing heritage and character;	Historic England’s representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.
HLP_C6_08	CC2 Urban Design and Architecture	O	144	Create, connect and improve places and the public realm to ensure that they are easy and pleasant to get to and through, foster active lifestyles, are easy to understand and navigate and feel safe <u>(and are perceived to be safe)</u> during the day and night, with a particular focus on <u>walking and cycling</u> pedestrians and cyclists .	Representation from TfL which gives greater clarity on the Policy clause and emphasizes the need for safe spaces.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
HLP_C6_09	CC2 Urban Design and Architecture	V	145	Ensure buildings and spaces (including car parks) are designed to stand the test of time and are easily adaptable and resilient to social, economic, technological and climate change, and can accommodate movement, cycle parking and car parking (including alternative uses for car parking) in a safe and useable way.	Representations from TfL which clarifies that the buildings and spaces which are adaptable include car parks.
HLP_C6_10 (Superseded as shown below in EIP_C2_12)	CC2 Urban Design and Architecture	EE	146	Make well-designed, high-quality provision for bicycles, and the acceptable storage of recycling and refuse, having regard to policies EQ7 and EC2, the Character, Sustainability and Design Codes SPD, relevant London Plan Policy, London Cycling Design Standards and any other relevant guidance. Enclosures should be robust, well ventilated and attractively integrated with the site and screened for privacy and security.	Representation from TfL which provides text that gives the Policy greater clarity by providing relevant London Plan references.
EIP_C6_12	CC2 Urban Design and Architecture	EE	146	EE. X. Make well-designed, high-quality provision for bicycles, and the acceptable storage of recycling and refuse, having regard to in line with policies EQ7 and EC2, London Plan Policy TC5, and having regard to the Character, Sustainability and Design Codes SPD, London Cycling Design Standards and any other relevant guidance. Enclosures should be robust, well ventilated and attractively integrated with the site and screened for privacy and security;	Representation from TfL which provides text that gives the Policy greater clarity by providing relevant London Plan references. To correctly refer to other policies in the plan, the London Plan and to guidance documents in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_13	CC2 Urban Design and Architecture	A	143	A. Ensuring proactive urban design forms an integral part of council development plans, programmes and processes, and prioritising design guidance to improve design and sustainability, reviewing built and proposed developments, and implementing decisions and advice to help raise design standards and awareness of the value of good design;	Policy text from C inserted into A in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_14	CC2 Urban Design and Architecture	E	143	E. B. Working with developers, local communities and other partners to understand and improve the urban design and sustainability of their areas through, for example design codes, design guidance, Supplementary Planning Documents and neighbourhood plans and promote the use of our Design Review Panel to encourage high quality, contextual design; creative and contemporary design solutions to deliver liveable and connected places with their own strong characters and identities, which are sympathetic to and take opportunities to enhance the area's existing heritage and character;	Clarification of actions for the council, as per the Inspector's requests during the Stage 1 Local Plan Examination hearings. To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EIP_C6_15	CC2 Urban Design and Architecture	B	143	B. C. Working with applicants at an early stage (pre-application) to guide and shape the design of development proposals, including estate regeneration;	Policy text from D incorporated into this clause clauses in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_16	CC2 Urban Design and Architecture	U	143	U-E. Supporting high-quality shop front design and signage that makes a positive contribution to the existing and future townscape, including delivering high-quality, active, façade design and maximising the delivery of positive frontages with particular attention paid to corners, entrances and openings, having regard to the Character, Sustainability and Design Codes SPD;	Clarification of actions for the council, as per the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_17	CC2 Urban Design and Architecture	C & D	143	C. Reviewing built and proposed developments, decisions and advice to help raise design standards and awareness of the value of good design; D. Working with housing providers to improve the design and sustainability of estates as part of wider regeneration programmes;	Policy clauses removed in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings. Amendments required to policy numbering to facilitate amendments.
EIP_C6_18	CC2 Urban Design and Architecture	F	143	F. Working with partners to promote enhancements to and deliver a create new public realm in and local centres, including creating new public squares, and spaces and promoting enhancements to existing public realm that respects, enhances and creates local character and distinctiveness, such as improvements to shopfronts; with well-designed landscaping, well designed and generous pavements, landscaping and tree planting, a consistent high quality palette of materials for pavement, walking and cycling facilities, street furniture, public art, signage and	Clarification of actions for the council, as per the Inspector's requests during the Stage 1 Local Plan Examination hearings.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				lighting, and active and attractive frontages to adjoining streets.	
EIP_C6_19	CC2 Urban Design and Architecture	G & H	143	G. Promoting a range of public realm and shopfront improvements in conservation areas and Neighbourhood and Local Centres; H. Supporting the creation of vibrant and welcoming public squares at key locations which can help deliver a strong sense of place to the area and offer respite from the busy environment;	Policy clauses removed in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_20	CC2 Urban Design and Architecture	J	143	J. Taking a comprehensive and coordinated approach to development, including consideration of existing site constraints such as utilities or other infrastructure that may be affected.	Policy clauses removed in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_21	CC2 Urban Design and Architecture	GG	146	GG. H. Be subject to a high quality and comprehensive design process, where appropriate using the Council's Design Review Panel to result in high-quality design outcomes; and	Reordering of policy clauses in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_22	CC2 Urban Design and Architecture	Q	144	Q. I. Respond meaningfully and sensitively to the site context , its characteristics and constraints, existing townscape, the layout, grain, scale, massing, form and surrounding building heights of surrounding development, the local street pattern, local landmarks and skyline.	Reordering of policy clauses in order to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_23	CC2 Urban Design and Architecture	M	144	M. J. Deliver the right land use mix, amount and density in the right places to support the rejuvenation of our town centres settlements and the creation of healthy, diverse and varied places and consider future uses in order that the development is able to respond to changes over time, N. H. include good design measures to optimise land use and mitigate against potential impacts between co-location of employment and residential uses in line with the Agent of Change principle;	Alignment with London Plan and correction of a previous typographical error.
EIP_C6_24	CC2 Urban Design and Architecture	R	144	R. K. Ensure the orientation of buildings and uses on sites makes best use of opportunities for passive design, incorporates adequate separation distances and does not adversely impact on existing and new resident's amenity, privacy, access to daylight/sunlight, vehicle, cycle and pedestrian movements, should be considered, in addition to impacts on and the micro-climate, and minimises direct overlooking and overshadowing, light spillage and vehicle, cycle and pedestrian movements ;	To clarify policy meaning for effectiveness.
EIP_C6_25	CC2 Urban Design and Architecture	S	144	S. L. Provide a clear distinction between private, semi-private and public space, through an understanding of fronts and backs of buildings, ground floor uses, and continuity of street	To clarify policy meaning for effectiveness.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				frontages and considers the enclosure of space to help foster comfortable, usable and safe places;	
EIP_C6_26	CC2 Urban Design and Architecture	K	143	K. M. Understand, integrate, protect, and enhance, restore or introduce natural landscape, including the topography, and geology, respecting any existing green and blue infrastructure, landscape context, ecological assets, and biodiversity, local flora and fauna and wider ecological setting of an area . Schemes should ensure that trees are suitably sited, protected during detailed design and construction, and provide amenity for the long term through effective maintenance arrangements, having regard to in line with Policy GB4;	To clarify actions of development proposals and to correctly reference GB4, in line with the Inspector's requests during the Stage 1 Local Plan Examination.
EIP_C6_27	CC2 Urban Design and Architecture	L	144	L. N. Create green and amenity spaces that are designed to improve health and wellbeing for a diverse range of people all , for example through integrating play or social spaces, and are designed to encourage sustainable living, for example through providing connected active travel routes;	For effectiveness
EIP_C6_28	CC2 Urban Design and Architecture	P	144	P. Q. Function well in themselves and in their effect on surrounding areas, have a positive impact on and do not have a detrimental impact on the amenity of current and future residents, visitors and passers-by and other users and help	To clarify policy requirements for effectiveness in line with the Inspector's requests during the Stage 1 Local Plan Examination.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				create Lifetime Neighbourhoods that foster social interaction and capital ;	
EIP_C6_29	CC2 Urban Design and Architecture	T (I)	144	I. Ensuring the design of the public realm is an integral part of the scheme's design; III. Delivering public realm that through responding to and enhancing positive aspects of the character of the area, its surroundings and local landscapes and activates unused land connecting with surrounding streets;	Merging of policy clauses to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_30	CC2 Urban Design and Architecture	T (II)	144	II. Ensuring a coordinated approach across the streetscene between sites to provide setbacks, maintaining a consistent building line, including where the building line is setback , using clear, well-defined private boundary and building lines to that positively interact with street frontages; and animate the public realm ;	To clarify policy requirements for effectiveness in line with the Inspector's requests during the Stage 1 Local Plan Examination.
EIP_C6_31	CC2 Urban Design and Architecture	T (IX)	144	IX. III. Supporting the a Activation and animating of the public realm by maximiz ing the use of positive and/or active frontages and where relevant, including a well-designed public square at key locations which are sheltered from road noise, have a sunny aspect, offer a range of public space amenities, and are overlooked by development and animated by active ground floor uses;	To clarify policy requirements for effectiveness in line with the Inspector's requests during the Stage 1 Local Plan Examination.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_32	CC2 Urban Design and Architecture	T (V)	145	V. Ensure the design of public realm is well-integrated into its surroundings and local landscape context, and provides a high-quality landscape that enhances the quality of green and blue assets making them more wildlife friendly, facilitates soft landscaping and introduces urban greening;	To reduce repetition in policy to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_33	CC2 Urban Design and Architecture	T(VII l)	145	VIII. VII, Ensuring good levels of direct sunlight on streets, squares, parks and open spaces and ensuring surrounding development does not hinder openness to the sky; and <u>and</u>	To clarify policy requirements for effectiveness in line with the Inspector's requests during the Stage 1 Local Plan Examination.
EIP_C6_34	CC2 Urban Design and Architecture	T(X)	145	X. VIII, Using coordinated high-quality durable, adaptable and sustainable materials, finishes and details; and	Minor formatting amendments to facilitate movement of policy clauses.
EIP_C6_35	CC2 Urban Design and Architecture	T(XI)	145	XI. Referring to the Council's Supplementary Planning Documents and Design Guidance.	To reduce repetition in policy to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_36	CC2 Urban Design and Architecture	X	145	X. U. Development should a Adapt to and mitigate against the effects of climate change and consider sustainable design and construction strategies from the outset, having regard to <u>in line with</u> policy EQ1 and EQ2 and <u>having regard to</u> the Council's <u>Climate Change Mitigation and Adaptation, and Character, Sustainability and Design Codes</u> Supplementary Planning Documents;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_37	CC2 Urban Design and Architecture	Y	145	V. V. Carefully consider external appearance, its composition and arrangement, through the use of high quality, durable materials and finishes and careful, considered detailing for building facades which add visual interest and richness to the street scene and indicate how buildings are used and occupied , referring to the Characterisation and Growth Study and the Character, Sustainability and Design Codes SPD or any subsequent update superseding document ;	To correctly refer to other policies in the plan and to guidance documents in line with changes to plan-making in relation to the phase out of SPDs, and the Inspectors' requests during the Stage 1 Local Plan Examination hearings.
EIP_C6_38	CC2 Urban Design and Architecture	U	145	W. Support Where relevant, incorporate high-quality shop front design and signage that makes a positive contribution to the existing and future townscape, including delivering high-quality, active, façade design and maximising the delivery of positive frontages with particular attention paid to corners, entrances and openings, having regard to the Character, Sustainability and Design Codes SPD;	To clarify that policy requirements are where relevant, for effectiveness.
EIP_C6_39	CC2 Urban Design and Architecture	Z, CC, DD	146	Z. A clear indication of how buildings are used and occupied should be presented, seizing opportunities for passive design wherever possible; CC. Provide appropriate outlook, minimise overbearingness and overshadowing, and ensure sufficient levels of sunlight and daylight to	Removal of clauses where they have been merged with others to make the policy more concise in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				proposed and adjoining/adjacent dwellings. All residential dwellings should be dual aspect (except in exceptional circumstances); DD. Respect the amenity of neighbouring development; provide adequate levels of privacy and minimise direct overlooking through the careful layout, design, separation and orientation of buildings and spaces;	
EIP_C6_40	CC2 Urban Design and Architecture – Supporting Text	6.7	143	The council has prepared more detailed design guidance for specific places, types of development and design topics in the Character, Sustainability and Design Codes SPD, and in masterplans for the Town Centres and in the Public Realm Design Guidance . The council aims to prepare further guidance on other topics, such as public realm design guidance .	To update policy text following publication of the Public Realm Design Guidance.
HLP_C6_11 (Superseded as shown below in EIP_C2_41)	CC3 Tall Buildings	Fig CC3.1	152	Amendment to the Map at Figure CC3.1: Extend Lower Scale Tall Building Definition (green mask) to cover all areas of the borough not covered by the Higher Scale Tall Building Definition. Move the Brentford Label to sit on top of Brentford Town centre instead of over the GWC.	Response from GLA that the mapped definitions should cover the whole borough (including open spaces). Historic England’s rep expresses some confusion, saying that Brentford appears in the lower scale definition in the text, however in the higher scale on the map. This is because the Brentford label is placed on the GWC.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_41	CC3 Tall Buildings	Fig CC3.1	152	Amendment to the Map at Figure CC3.1: Extend Lower Scale Tall Building Definition (green mask) to cover all areas of the borough not covered by the Higher Scale Tall Building Definition. Labels removed for clarity	Response from GLA that the mapped definitions should cover the whole borough (including open spaces). Labels removed for clarity
HLP_C6_12 (Superseded as shown below in EIP_C2_42)	CC3 Tall Buildings	Table CC3.2	152	Amend title for table CC3.2 as follows: CC3.2: Maximum permissible Appropriate heights for each location Reformatting of table to highlight header rows.	Response from the GLA that the plan should use the term 'appropriate heights' as per policy D9 Historic England representation seeking clearer presentation of table.
EIP_C6_42	CC3 Tall Buildings	Table CC3.2	152	Amend title for table CC3.2 as follows: CC3.2: Maximum permissible Appropriate heights for each location, <u>subject to detailed, site specific assessments of impacts:</u> Reformatting of table to highlight header rows.	Response from the GLA that the plan should use the term 'appropriate heights' as per policy D9 Historic England representation seeking clearer presentation of table.
HLP_C6_13	CC3 Tall Buildings	Table CC3.2	152	Amend heading in table CC3.2 as follows: Maximum Appropriate Building Height,	Response from the GLA that the plan should use the term 'appropriate heights' as per policy D9
HLP_C6_14	CC3 Tall Buildings	Table	152	Swap labels for F3 and F4 around. Browells lane is F4 and Shopping Centre is F3.	To correct a mistake in tall building table.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
		e CC3. 2			
HLP_C6_15 (Superseded as shown below in EIP_C2_43)	CC3 Tall Buildings	Fig CC3. 3	155- 157	Amend Map at Figure CC3.3 as follows: Map of the full borough with all tall building sites indicated (ie. Figs 3.4-3.8 will be deleted and included on this map) with site boundaries, tall building cluster outlines, focal buildings and local landmarks. Online version to be interactive. Map will also only include the cluster/site codes (removing the height ranges & AOD labels).	Response from GLA that requests that a single borough-wide map illustrating areas that may be suitable for tall buildings is more practical than the series of individual maps, and that the maps should avoid identifying detailed indicative layouts and massing scenarios. Response from LB Richmond and Historic England in reference to clarity of mapping
HLP_C6_16 (Superseded as shown below in EIP_C2_43)	CC3 Tall Buildings	Fig CC3. 3	155- 157	Removal of existing tall building dots, views and approach views from the tall building maps for clarity and consistency.	For clarity – presentational change.
EIP_C6_43	CC3 Tall Buildings	Fig CC3. 3	155- 157	Amend Map at Figure CC3.3 as follows: Map of the full borough with all tall building sites indicated with site boundaries, tall building cluster outlines, local and district scale tall buildings. Map will also only include the cluster/site codes (removing the height ranges & AOD labels). Appendix to be included with zoomed in versions of the maps (i.e. removing CC3.4-CC3.8 and moving updated versions, as above, to an appendix).	Response from GLA that requests that a single borough-wide map illustrating areas that may be suitable for tall buildings is more practical than the series of individual maps, and that the maps should avoid identifying detailed indicative layouts and massing scenarios. Response from LB Richmond and Historic England in reference to clarity of mapping

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				Figure CC 3.3: Map showing cluster/site codes within the Great West Corridor <u>areas identified as having potential for tall buildings and associated cluster/site codes:</u>	
HLP_C6_17 (Superseded as shown below in EIP_C2_44)	CC3 Tall Buildings	A	149	Supporting a limited number of tall buildings in Feltham town centre. Tall buildings in this location should be carefully designed to avoid impacting <u>conserve and enhance</u> the setting significance <u>including any contribution made by setting</u> of St. Catherine's Church tower and should improve the arrival experience into and the legibility and permeability of the town centre;	Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting. Historic England's representation seeking clarity that that it is the significance (including the contribution of setting) of the grade II church tower that needs conserving and enhancing, in particular, its landmark status.
EIP_C6_44	CC3 Tall Buildings	A	149	Supporting a limited number of tall buildings in Feltham town centre. Tall buildings in this location should be carefully designed to avoid impacting <u>conserve and enhance</u> the setting significance <u>including any contribution made by setting of heritage assets including Feltham Green Conservation Area, the Town Centre Conservation Area and</u> St. Catherine's Church tower and should improve the arrival experience into and the legibility and permeability of the town centre;	Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting. Historic England's representation seeking clarity that that it is the significance (including the contribution of setting) of the grade II church tower that needs

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
					conserving and enhancing, in particular, its landmark status.
HLP_C6_18 (Superseded as shown below in EIP_C2_45)	CC3 Tall Buildings	B & C	149	<p>Supporting a limited number of tall buildings in Brentford town centre. These should be designed carefully and placed sensitively located and designed so as to avoid so as not to have a significant adverse impact on <u>harm to the significance, including any contribution made by setting of, views from and between</u> heritage assets including particularly the Royal Botanic Gardens Kew World Heritage Site, Syon Park and the Thames foreshore landscape. They should also respect <u>conserve</u> and respond to the area's special townscape and heritage value and protect <u>conserve protected</u> views across the Thames, <u>including those from Richmond;</u></p> <p>C. Supporting tall buildings along sections of the A4 Golden Mile frontage. These should be carefully placed <u>sensitively located and designed</u> so as not to create a wall of tall buildings, ensuring they relate sensitively to surrounding residential areas and do not have a <u>avoid harm to the significance, including any contribution made by setting, adverse impact on the setting of, or views from of</u> heritage assets including Gunnersbury Park, Royal Botanic Gardens Kew World Heritage Site, Syon Park and Osterley Park.</p>	<p>Representations from RBGK, HE and LB Richmond which requested that harm should be referred to instead of significant adverse impact to align with the NPPF. Requests to clarify wording to make meaning clearer</p> <p>Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting.</p> <p>LB Richmond's representation seeks clarity on the terms shoulder height which are set out in the GWC masterplan and how this relates to the policy.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>The remainder of the Corridor has set shoulder heights to protect the significance of heritage assets, as outlined in the Great West Corridor Masterplan;</u>	
EiP_C6_45	CC3 Tall Buildings	B	149	<p>B. Supporting a limited number of tall buildings in Brentford town centre. These should be designed carefully and placed sensitively <u>located and designed so as to avoid</u> so as not to have a significant adverse impact on <u>harm to the significance, including any contribution made by</u> the setting of, views from and between heritage assets including Royal Botanic Gardens Kew World Heritage Site, Syon Park and the Thames foreshore landscape. They should also respect <u>conserve</u> and respond to the area's special townscape and heritage value and <u>conserve</u> protect views across the Thames, <u>including those from Richmond</u>;</p> <p>C. Supporting tall buildings along sections of the A4 Golden Mile frontage. These should be carefully placed <u>sensitively located and designed</u> so as not to create a wall of tall buildings, ensuring they relate sensitively to surrounding residential areas and do not have a <u>avoid harm to the significance, including any contribution made by setting</u>, adverse impact on the setting of, or views from of heritage assets including Gunnersbury Park, Royal Botanic Gardens Kew World Heritage</p>	<p>Representations from RBGK, HE and LB Richmond which requested that harm should be referred to instead of significant adverse impact to align with the NPPF. Requests to clarify wording to make meaning clearer</p> <p>Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting.</p> <p>LB Richmond's representation seeks clarity on the terms shoulder height which are set out in the GWC masterplan and how this relates to the policy.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				Site, Syon Park and Osterley Park. <u>In the remainder of the Corridor, building heights should be informed by the 'shoulder heights' outlined in the GWC masterplan, whilst also responding to townscape and heritage considerations;</u>	
HLP_C6_19	CC3 Tall Buildings	D and J	149-150	Supporting tall buildings in Hounslow Town Centre that deliver a coherent skyline, aid in legibility and wayfinding and respects and responds to the existing built context; Tall buildings are defined based on their location, taking into consideration the local built -context. There are two definitions of tall buildings in the Borough	Historic England's representation stating that to conform with D9 the reference to built should be removed to ensure all context is considered.
HLP_C6_20 (Superseded as shown below in EIP_C2_46)	CC3 Tall Buildings	F	149	Preserving the predominantly 2 to 3 storey (less than 10m) building heights across the rest of the borough with some limited scope for 4 to 6 storey (up to <u>below 20m including plant and lift overrun</u>) buildings/ elements in identified locations <u>where it is considered they would complement local context</u> , to assist with way-finding <u>and where informed by a full HIA from the applicant</u>	Amendment to provide clarity to the policy in response to reps from HE, RBGK and LB Richmond. Ecworld make the point that this will align with London Plan and this is agreed.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_46	CC3 Tall Buildings	F	149	F. Preserving the predominantly 2 to 3 storey (less than 10m) building heights across the rest of the borough with some limited scope for 4 to 6 storey (up to below 201m including plant and lift overrun) buildings/ elements in identified locations; where it is considered they would complement local context, to assist with way-finding and where informed by a full HIA from the applicant where the opportunity exists for higher density development;	Amendment to provide clarity to the policy in response to reps from HE, RBGK and LB Richmond. Ecworld make the point that this will align with London Plan and this is agreed.
HLP_C6_21	CC3 Tall Buildings	H	149	H. Undertaking more detailed design analysis including a study to identify spatial sensitivities; and	In response to LB Richmond response for correction to the policy to align with the existing evidence base.
HLP_C6_22 (Superseded as shown below in EIP_C2_47)	CC3 Tall Buildings	K	150	Be located in the areas identified as having potential for tall buildings, as shown in Fig CC3.1 CC3.3-3.8;	To correct a mistake in the Reg 19 version which referenced the incorrect figure.
EIP_C6_47	CC3 Tall Buildings	K	150	K. J. Tall buildings may be appropriate in the Be locations ed in the areas identified as having potential for tall buildings, as shown in fig CC 3.13 , subject to meeting other requirements of the Local Plan and London Plan;	For effectiveness and to correct a mistake in the Reg 19 version which referenced the incorrect figure.
HLP_C6_23 (Superseded as shown in EIP_C2_56)	CC3 Tall Buildings	M	150	Add to policy after M and re-letter clauses in turn: Be informed by the guidance contained in the ICOMOS method of HIAs, in addition to the London Plan and London Plan Planning Practice	Response from RBGK requesting that it is made clear that references to these guidance documents are made.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				Note on Heritage Impact Assessment and the Setting of Heritage Assets;	
HLP_C6_24 (Superseded as shown in EIP_C2_56)	CC3 Tall Buildings	N VIII	150-151	VIII) Demonstrate that development does not harm adversely impact , either individually or cumulatively, on the microclimate of the surrounding area, including wind vortices, noise, the urban heat island effect and over-shadowing- Impacts, which should not have an adverse impact on the development site , adjacent sites and public space. Changes to wind microclimate resulting from the development should not be such that the development site, adjacent sites and adjacent public spaces are no longer comfortable for their intended use. Developers should refer to the Character, Sustainability and Design Codes SPD for further guidance related to microclimate; XI) Carefully consider the façade and overall detailing to ensure visual interest, vertical and horizontal rhythms, an indication of how the building is inhabited, internal thermal comfort and the visual break-up of the building visually at varying scales;	In response to LB Richmond response that requests text clarifications.
HLP_C6_25 (Superseded as	CC3 Tall Buildings	N X	151	Clearly demonstrate through appropriate townscape analysis, and verified views and, where applicable heritage impact assessment , how	Amendments in response to reps from HE, RBGK and LB Richmond that policy is amended to separate out the assessment

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
shown in EIP_C2_56)				proposals conserve and enhance the townscape, the significance including any contribution made by setting of surrounding heritage assets and local landmarks and positively contribute to the overall skyline and views and protect conserve and enhance short, mid and long range views in addition to significant line	requirements for each topic (townscape, visual and heritage assessment) for clarification. Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting.
HLP_C6_26	CC3 Tall Buildings	N XI	151	Add below X: XI) Undertake a visual impact assessment to ensure all relevant views are examined as part of the application. Amend the lettering of the remainder of the policy	Amendments in response to reps from HE, RBGK and LB Richmond that policy is amended to separate out the assessment requirements for each topic (townscape, visual and heritage assessment)
HLP_C6_27 (Superseded as shown in EIP_C2_56)	CC3 Tall Buildings	N	150	Amend N to part M I)	Correction in response to LB Richmond response that noticed a formatting error.
HLP_C6_28 (Superseded as shown in EIP_C2_57)	CC3 Tall Buildings	O	151	Buildings that do not meet the tall building definition, but which are still considered prominent in their surrounding context, for example two to three times the contextual reference height (local scale tall building), must respond appropriately to local contextual building	In response to reps from LB Richmond and Historic England seeing clarity.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				heights and be compatible to their surroundings and the character of the area.	
HLP_C6_29	CC3 Tall Buildings	P	151	Add new point to end of list: <u>Demonstrate consideration of public safety requirements as part of the overall design.</u>	Omission in reg 19 version
HLP_C6_30	CC3 Tall Buildings	6.11	158	6.11 The borough is predominantly low rise, characterised by two to three storey buildings giving a general building height of up to 10m. The majority of medium rise buildings can be found in and around town centres or along main routes such as the London Road. The tall buildings definition in Hounslow is based on local context, with the majority of the Borough being covered by a lower scale tall building definition, which is defined as any building or structure which is over 21m <u>or over</u> in height measured from the ground plane to the roof including the height of any rooftop plant. In parts of the borough where the existing building context height is greater (typically areas with context heights above 15m) there is a higher scale tall building definition, which is defined as any building or structure which is over 30m in height as measured from the ground plane to the roof, including the height of any rooftop plant. Some parts of the Borough are more sensitive to tall buildings, such as within	Amendment to provide clarity in response to reps from HE, RBGK and LB Richmond.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				Chiswick and Brentford town centres where there are many heritage designations and within the Thames Policy Area. Whilst the building context height in these areas exceeds 15m, the lower scale tall building definition applies. <u>The Tall Building definitions are underpinned by the evidence in the Tall Buildings Study, which takes into consideration the Great West Corridor Masterplan when defining tall buildings in this area.</u>	
HLP_C6_31 (Superseded as shown below in EIP_C2_48)	CC3 Tall Buildings	6.15	159	6.15 Where buildings are proposed that do not meet the definition of higher or lower scale tall buildings, but are still taller than their surroundings, proposals should be informed by an understanding of the surrounding built context <u>and a full HIA</u> , referring to other relevant policies in the Local Plan, the Character, Sustainability and Design Codes SPD and the Tall Buildings Study for an understanding of context heights. Tall buildings can be classified into different height categories based on the context height ratio. The following tall buildings classification is established in relation to the context height: ☐ Local Scale Tall Building— 2 to 3x context height; ☐ District Scale Tall Building— 3 to 5x context height; and ☐ Metropolitan Scale Tall Building— 5x and above context height.	Amendment to provide clarity in response to reps from HE, RBGK and LB Richmond. Historic England’s representation stating that to conform with D9 the reference to built should be removed to ensure all context is considered.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>6.16 The area used to establish the context height and the context height ratio will need to reflect the extent of the tall building's impact. Local scale tall buildings can use the context height of their immediate local and wider surroundings, while district scale tall buildings will need to consider heights across a wider area.</p>	
EiP_C6_48	CC3 Tall Buildings	6.15	159	<p>Where buildings are proposed that do not meet the definition of higher or lower scale tall buildings, but are still taller than their surroundings, proposals should be informed by an understanding of the surrounding built context and a full Historic Impact Assessment (HIA), referring to other relevant policies in the Local Plan, and have regard to the Character, Sustainability and Design Codes SPD and the Tall Buildings Study for an understanding of context heights. Tall buildings can be classified into different height categories based on the context height ratio. The following tall buildings classification is established in relation to the context height:</p> <ul style="list-style-type: none"> • Local Scale Tall Building – 2 to 3x context height; 	<p>Historic England's representation stating that to conform with D9 the reference to built should be removed to ensure all context is considered.</p> <p>To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<ul style="list-style-type: none"> • District Scale Tall Building – 3 to 5x context height; and • Metropolitan Scale Tall Building – 5x and above context height. 	
EiP_C6_49	CC3 Tall Buildings	6.16	159	<p>New paragraph below 6.16</p> <p><u>6.17 Tall buildings are one way of highlighting the importance of a place. The scale and height of tall buildings should provide cues to the role and importance of a place in the hierarchy of the settlement and wider area, as when they are seen from further away, a tall building usually denotes a concentration of activity, In general, local scale tall buildings should be located and designed to mark places or functions of local importance, such as a strategic street corner, a public space or a particular function, such as a station. District scale tall buildings should be located and designed to mark places of district wide importance, such as strategic infrastructure nodes, centres with a mix of uses or public institutions, while metropolitan tall buildings should be</u></p>	Additional supporting text to give further clarity to the policy text on where the different scales of tall building should be located, for effectiveness.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				<u>reserved for the exceptional occasion, located in existing tall building clusters within areas that have regional or city wide importance, such areas that have a wider economic roles.</u>	
HLP_C6_32 (Superseded as shown below in EIP_C2_50)	CC3 Tall Buildings	6.17	159	Views, <u>including those from outside the borough boundary</u> , are identified within relevant sections of the Great West Corridor Masterplan, the Tall Buildings Study, the Character, Sustainability and Design Codes SPD and the Royal Botanic Gardens, Kew World Heritage Site Management Plan (2020-2025). All proposals for tall buildings must include an assessment of consider the individual and cumulative visual impacts of proposal in identified views and other locally important views deemed relevant to the proposal, <u>in addition to full leaf winter versions of all views, that include 3D massing models.</u>	LB Richmond response which asks the text to refer to views from outside LBH for clarity.
EIP_C6_50	CC3 Tall Buildings	6.17	159	6.17 6.18 Views, <u>including those from outside the borough boundary</u> , are identified within relevant sections of the Great West Corridor Masterplan, the Tall Buildings Study, the Character, Sustainability and Design Codes SPD and the Royal Botanic Gardens, Kew World Heritage Site Management Plan (2020-2025). All proposals for tall buildings must include an assessment of	LB Richmond response which asks the text to refer to views from outside LBH for clarity. Amendments to add clarity to meaning.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				consider the individual and cumulative visual impacts of proposal in identified views and other locally important views deemed relevant to the proposal. <u>,in addition to full leaf and winter versions of all views, that include 3D massing models.</u>	
HLP_C6_33	CC3 Tall Buildings	Supporting facts	159-160	The Character, Sustainability and Design Codes SPD (2024), within part A4, provides design guidance relating to tall buildings, presenting design principles for tall building form, <u>including guidance for form, clusters, local character, visualisation, consideration of the natural environment, their relationship to public realm design and how their design should address micro-climatic and sustainability aspects considerations.</u>	LB Richmond's representation seeks text that brings in the greater nuance from the tall buildings section of the CSD
HLP_C6_34 (Superseded as shown below in EIP_C2_51)	CC3 Tall Buildings	Supporting facts	160	Add after last bullet: <u>The building shoulder height, is the sheer height of a building at the back of the footway up to the eaves or parapet height. It is recognised that many buildings may have one or more additional storeys above this height as a set-back element.</u>	LB Richmond's representation seeks clarity on the terms shoulder height which are set out in the GWC masterplan and how this relates to the policy.
EIP_C6_51	CC3 Tall Buildings	Supporting facts	160	<u>• The building shoulder height is the sheer height of a building at the back of the footway up to the eaves or parapet height. It is recognised that many buildings may have one or more additional</u>	LB Richmond's representation seeks clarity on the terms shoulder height which are set out in the GWC masterplan and how this relates to the policy.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				<u>storeys above this height as a set-back element that would also include plant equipment.</u>	Further amendments for clarity and effectiveness.
EIP_C6_52	CC3 Tall Buildings	K.	150	We will expect tall building <u>Requirements of</u> development proposals to: K. J. Tall buildings may be appropriate in the <u>Be</u> locations ed in the areas identified as having potential for tall buildings, as shown in fig CC 3.13, <u>subject to meeting other requirements of the Local Plan and London Plan;</u>	For effectiveness
EIP_C6_53	CC3 Tall Buildings	L	150	L. K. Tall buildings should be of an appropriate height, as indicated in <u>Not exceed the maximum building heights for that site or area, as set out</u> Table CC 3.2;	For effectiveness
EIP_C6_54	CC3 Tall Buildings	L	150	Insert new policy text: <u>L. Tall buildings are likely to be an inappropriate form of development in areas with constraints to tall buildings, as shown on Fig CC3.4. Proposals for tall buildings in these areas as well as proposals that adversely impact Local Views will be resisted.</u>	For effectiveness Amendments required to policy numbering to facilitate additions.
EIP_C6_55	CC3 Tall Buildings	M	150	Insert new policy text: <u>M. Where metropolitan tall buildings are proposed (those that are five times the context height and above), they are more likely to be suitable in areas where there is an existing cluster of tall buildings to help</u>	For effectiveness

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>mediate and visually build up to its height and in areas that have a regional importance;</u>	
EIP_C6_56	CC3 Tall Buildings	M - XV	150-151	<p>M. N. Proposals for tall buildings are only acceptable where they fully satisfy the following criteria <u>All proposals for tall buildings must adequately address all the criteria in London Plan Policy D9C, including in terms of acceptable cumulative visual, environmental and functional impacts;</u></p> <p>N. O. Have regard to any site-specific design principles set out in the relevant site allocations, design codes, Great West Corridor Masterplan and Tall Buildings Study; <u>In addition, all proposals for tall buildings must adequately address the following local criteria:</u></p> <p><u>I. Be informed by the guidance contained in the UNESCO method of HIAs, in addition to the London Plan and London Plan Planning Practice Note on Heritage Impact Assessment and the Setting of Heritage Assets;</u></p> <p>I. Be sensitively located and be of a height and scale that is in proportion to its location and setting, and carefully relate and respond to the character of the surrounding area. Proposals should refer to the Character, Sustainability and</p>	For effectiveness

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>Design Codes SPD and the Tall Buildings Study or any subsequent update, for guidance on local character and tall building design.</p> <p>II. Be of an exemplary architectural design and standard;</p> <p>III. II. Be attractive, robust and sustainable, integrating sustainable and passive design strategies and principles from an early stage;</p> <p>IV. III. Be of a scale that reflects their relevance and hierarchical importance when located within a grouping/cluster of tall buildings;</p> <p>V. Be designed to give full consideration to its form, massing and silhouette, including any cumulative impacts, and the potential impact of this on the nearby, immediate and wider context;</p> <p>VI. IV. Protect or enhance the legibility and identity of the area by creating a positive landmark within the townscape, creating a strong sense of place;</p> <p>VII. V. Relate heights to widths of spaces to achieve comfortable proportions, and provide a positive edge to the public realm and a human scale through the careful treatment of ground</p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p data-bbox="813 376 1395 440">floors and lower levels, in addition to integrating permeable streets that encourage active travel;</p> <p data-bbox="813 483 1413 978">VIII. Demonstrate that development does not adversely impact, either individually or cumulatively, on the microclimate of the surrounding area, including wind vortices, noise, the urban heat island effect and over shadowing. Impacts should not have adverse impact on the development site, adjacent sites and public space. Changes to wind microclimate resulting from the development should not be such that the development site, adjacent sites and adjacent public spaces are no longer comfortable for their intended use. Developers should refer to the Character, Sustainability and Design Codes SPD for further guidance related to microclimate.</p> <p data-bbox="813 1021 1413 1158">IX. VI. Provide for biodiversity within the building form and be sensitive to surrounding open spaces and waterways to ensure minimal impact, including through overshadowing;</p> <p data-bbox="813 1201 1413 1372">X. VII. Clearly demonstrate through appropriate townscape analysis and visual impact assessment verified views and, where applicable a heritage impact assessment, how proposals: - Conserve and enhance the townscape,</p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>- <u>Conserve and enhance the significance</u> the setting of surrounding heritage assets, <u>including any contribution made by setting</u>,</p> <p>- Respect and local landmarks and positively contribute to the overall skyline and views and protect short, mid and long range views in addition to significant linear and panoramic views and the setting of the Thames;</p> <p><u>VII. Undertake a visual impact assessment to ensure all relevant views are examined as part of the application.</u></p> <p>XI. VIII. Carefully consider the façade and overall detailing to ensure visual interest, vertical and horizontal rhythms, an indication of how the building is inhabited, internal thermal comfort and the visual break-up of the building visually at varying scales;</p> <p>XII. IX. Use materials and finishes that are robust, durable and of the highest quality, with facades providing innate interest, variety and function;</p> <p>XIII. X. Carefully consider the design of roof-top mechanical or telecommunications equipment and any corresponding architectural screens to ensure that they are integrated with the overall design of</p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>the building and that they positively contribute to the appearance of the building top;</p> <p>XIV. XI. Incorporate innovative approaches to provide high quality, usable and biodiverse private and communal amenity space, especially where residential uses are proposed; and</p> <p>XV. Comply with the requirements of the Public Safety Zone.</p> <p><u>XII. Demonstrate consideration of public safety requirements as part of the overall design.</u></p> <p><u>P. All proposals for tall buildings should comply with any site specific design principles set out in the relevant site allocations. Proposals should have regard to the Character, Sustainability and Design Codes SPD, Great West Corridor Masterplan and Tall Buildings Study or any superseding document, for guidance on local character and tall building design, , including in relation to height, scale, form, massing and silhouette.</u></p>	
EIP_C6_57	CC3 Tall Buildings	O	151	<p><u>Contextually tall buildings</u></p> <p>Q. Buildings that do not meet the tall building definition, but which are still considered</p>	For effectiveness

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>prominent in their surrounding context for example two to three times the contextual reference height (local scale tall building), must respond appropriately to local contextual building heights and be compatible to their surroundings and the character of the area. <u>are required to meet the following criteria:</u></p> <p><u>I. Where of a local scale (two to three times the context height), be located and designed to mark special locations in the townscape, such as a strategic street corner, a public space or a particular function, such as a station;</u></p> <p><u>II. Where of a district scale (three to five times the context height), be located in areas that are of district wide importance, such as strategic infrastructure nodes or public institutions;</u></p> <p><u>III. Be located and designed to step down to surrounding existing and proposed buildings;</u></p> <p><u>IV. Be designed to have a height, scale, mass and volume that is proportionate to its role, function and the importance of its location;</u></p> <p><u>V. Be designed and located sensitively to respond positively to the character of area,</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p><u>including the scale, width and proportion of adjacent streets and watercourses;</u></p> <p><u>VI. Use materials and detailing in their design which respond to local character and reinforce distinctiveness;</u></p> <p><u>VII. Establish a positive relationship and interface with the street space, providing well-defined edges, active frontages and transparent facades;</u></p> <p><u>VIII. Conserve and enhance the significance of heritage assets and their settings and mitigate adverse impacts, in accordance with policy CC4;</u></p> <p><u>IX. Respond to views and their valued characteristics, including Local Views and those in Conservation Area Appraisals;</u></p> <p><u>X. Provide amenity space for occupants, including the provision of some communal outdoor space; and</u></p> <p><u>XI. Mitigate adverse impacts on the local microclimate, including overshadowing, high wind speeds, solar glare and light pollution.</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
EIP_C6_58	Table CC3.2	n/a	152	<p>Correction to name of Cluster CL1 Wyke Green Cluster <u>Tesco Osterley Cluster</u> (CL1)</p> <p>Addition of cluster <u>Syon Lane (CL1A)</u> and associated heights: <u>Up to 30 metres (up to 49.4m AOD)</u></p> <p>Correction of site name: Phoenix site <u>Business Park</u> (FB4)</p> <p>Addition of '<u>up to</u>' for sites: F1, F2, F3, F4, F5, C1, HW2,</p> <p>Correction to heights in Brentford Stadium West Cluster (CL5): between 36<u>1</u> and 45 metres high (up to 53.7m AOD)</p> <p>Correction to heights in H3 cluster: Between 26m (44m AOD) and up to 36m (54m AOD)/ between 8-11 storeys</p> <p>Zoomed in maps to be provided in appendix with the following titles Figure CC 3.3 (a): Map showing <u>areas identified as having potential for tall buildings and associated cluster/site codes</u> within the Great West Corridor:</p>	<p>For clarity</p> <p>For clarity</p> <p>Erroneous omission in Reg 19 version.</p> <p>For clarity</p> <p>To clarify appropriate heights, for effectiveness</p> <p>Erroneous in Reg 19 version.</p> <p>For clarity and effectiveness</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>Figure CC 3.4 3 (b): Map showing <u>areas identified as having potential for tall buildings and associated</u> cluster/site codes for Feltham:</p> <p>Figure CC 3.5 3 (c): Map showing <u>areas identified as having potential for tall buildings and associated</u> cluster/site codes for Bath Road:</p> <p>Figure CC 3.6 3 (d): Map showing <u>areas identified as having potential for tall buildings and associated</u> cluster/site codes for Hounslow Town Centre & London Road, Isleworth:</p> <p>Figure CC 3. 7 3 (e): Map showing <u>areas identified as having potential for tall buildings and associated</u> cluster/site codes for West Middlesex University Hospital and Brentford Town Centre:</p> <p>Figure CC 3. 8 3 (f): Map showing <u>areas identified as having potential for tall buildings and associated</u> cluster/site codes for Chiswick Town Centre Area:</p>	
EIP_C6_59	CC3- Tall Buildings	CC3. 4	156	Insert a new figure to show constraints to tall buildings, showing the following: Green Belt, open space and Metropolitan Open Land, the Royal Botanic Gardens, Kew World Heritage Site Buffer Zone, the Public Safety Zone, the Thames Policy	In response to inspector's requests during the Stage 1 Local Plan Examination

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>Area, Conservation Area Appraisals, Grade I listed buildings, Scheduled Monuments (those that are not archaeological) and protected Local Views.</p> <p>Title of table: <u>Figure CC3.4: Constraints to Tall Buildings (other constraints, such as heritage assets and their settings may also be applicable).</u></p>	
EiP_C6_60	CC3- Tall Buildings	6.14	158	<p>6.14 The sites identified as appropriate for tall buildings have been informed by a detailed local urban design assessment, which took into account a variety of considerations including public transport accessibility levels, green and blue infrastructure, planned growth and <u>locations of heritage assets</u> amongst other factors to understand areas where there is potential for tall buildings. The remit of this study did not include assessment of all the potential impacts of a tall buildings, such as sunlight and daylight impacts <u>or a full assessment of harm to heritage assets through a detailed site specific assessment</u>, therefore tall buildings are not automatically acceptable on the identified sites in Table CC 3.2 and will be required to justify their approach towards height and built form and evaluate the benefits and justification for a tall building in relation to surrounding context, <u>This should</u></p>	To clarify policy requirements.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>include an assessment of impacts on the significance of heritage assets, including any contribution made by their settings,</u> views and townscape.	
EiP_C6_61	CC3- Tall Buildings	Notes	160	<ul style="list-style-type: none"> • AOD stands for 'above ordnance datum'. AOD heights (ie. 65m AOD) indicate the total height of the building/structure <u>in meters</u> above sea level (which is a sum of the above sea level height of the land where the building stands and the height of the building on its own), while the building heights (ie. 45m high) indicate the height of the building on its own (ie. from the lowest point above the ground to its highest point). 	For clarity
HLP_C6_35	CC4 Heritage	B	161	Conserving and taking opportunities to enhance the significance, <u>including any contribution made by setting,</u> made of the borough's network of designated and non-designated heritage assets and their settings , identifying new assets where appropriate and recognising the cumulative positive impact of heritage assets in a given area in consultation with the borough's local history societies and residents. We will use Article 4 directions where appropriate to enhance conservation of character or fabric;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
HLP_C6_36 (Superseded as shown below in EIP_C2_62)	CC4 Heritage	D	161	Working with Royal Botanic Gardens Kew World Heritage Site, London Borough of Richmond and Historic England and the Thames Landscape Strategy to conserve and enhance the outstanding universal values of The Royal Botanical Gardens Kew World Heritage Site, its buffer zone and its setting, including views to and from this asset. This includes assisting in the drafting and implementation of the World Heritage Site Management Plan and its provisions, giving appropriate weight to the provisions of the Management Plan in the decision making process, asking developers to consult and meet with Kew during formulation of their proposals both before and during any pre-application process and following any eventual submission of a proposal for consideration for planning permission, to ensure the OUV of Kew is not harmed unless there are wholly exceptional circumstances in accordance with the NPPF;	Comments from RBGK and LB Richmond that the policy should support early meaningful pre-app engagement by the applicant with appropriate levels of details where there is the potential for the WHS to be impacted. The representations also request that the policy states that appropriate weight is given to the provisions in the Management Plan during the decision making process.
EIP_C6_62	CC4 Heritage	D	161	Working with Royal Botanic Gardens Kew World Heritage Site , London Borough of Richmond, and Historic England and the Thames Landscape Strategy to conserve and enhance the e Outstanding u Universal v Values of The Royal Botanical Gardens, Kew World Heritage Site, its buffer zone and its setting, including views to and from this asset. This includes assisting in the	Comments from RBGK and LB Richmond that the policy should support early meaningful pre-app engagement by the applicant with appropriate levels of details where there is the potential for the WHS to be impacted. The representations also request that the policy states that appropriate weight is given to the

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				<u>drafting and</u> implementation of the World Heritage Site Management Plan <u>and its provisions, giving appropriate weight to the provisions of the Management Plan in the decision making process, asking developers to consult and meet with Royal Botanic Gardens, Kew during formulation of their proposals both before and during any pre-application process and following any eventual submission of a proposal for consideration for planning permission, to ensure the OUV of Royal Botanic Gardens, Kew is not harmed;</u>	provisions in the Management Plan during the decision making process. Further clarifications for effectiveness.
HLP_C6_37	CC4 Heritage	E	161	Promoting the appropriate re-use of vacant or underused historic buildings, heritage assets and settings , including improvements to open spaces and public realm and supporting schemes that conserve the significance of, and provide the heritage asset with a sustainable, long-term use;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
HLP_C6_38 (Superseded as shown below in EIP_C2_63)	CC4 Heritage	F	161	Bring heritage assets back into meaningful use where they have been left empty, abandoned or underused, including using enabling development where appropriate <u>as a final option</u> and consistent with their conservation;	Historic England's response asking that reference to enabling development where appropriate is removed as it should only be as a last resort- policy changes clarify this approach.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
EIP_C6_63	CC4 Heritage	F	161	F. Bring heritage assets back into meaningful use <u>consistent with their conservation</u> where they have been left empty, abandoned or underused. <u>This may include using enabling development as a last resort</u> where appropriate and consistent with their conservation;	Historic England's response asking that reference to enabling development where appropriate is removed as it should only be as a last resort- policy changes clarify this approach. Further clarifications for effectiveness and to for alignment with NPPF.
HLP_C6_39 (Superseded as shown below in EIP_C2_64)	CC4 Heritage	K	162	Conserve <u>the significance of heritage assets, giving great weight (and the more important the asset, the greater the weight should be) to a designated heritage asset's conservation and balanced weight to the conservation of a non-designated heritage asset.</u> , safeguard and take opportunities to enhance any heritage asset, its historic integrity, character, appearance and its setting in a manner appropriate to its significance, giving great weight to the assets conservation and avoid any further harm to the setting, views and significance of designated heritage assets; O. Have full regard to any harm to, or loss of, the significance of a non-designated heritage asset, including from both direct and indirect effects. Non-designated heritage assets include locally listed buildings, Archaeological Priority Areas and areas of special local character.	Historic England's representation seeking clarity that the policy also includes non-designated heritage assets. Deletion of O to avoid repetition.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_64	CC4 Heritage	K	162	<p>K. Conserve, safeguard and take opportunities to enhance any the significance of heritage assets, its historic integrity, character, appearance and its including any contribution made by their settings in a manner appropriate to its significance, giving great weight by seeking to avoid or minimise harm, including cumulative harm. Great weight should be given to the conservation of designated heritage assets (and the more important the asset, the greater the weight should be). the asset's conservation and avoid any further harm to the setting, views and significance of designated heritage assets;</p> <p>Q. Have full regard to any harm to, or loss of, the significance of a nondesignated heritage asset, including from both direct and indirect effects. Non-designated heritage assets include locally listed buildings, Archaeological Priority Areas and areas of special local character.</p>	<p>Historic England's representation seeking clarity that the policy also includes non-designated heritage assets. Deletion of O to avoid repetition.</p> <p>Further clarifications made to text for effectiveness.</p>
HLP_C6_40	CC4 Heritage	L	162	<p>Retain, conserve. Restore and reuse a heritage asset in a manner appropriate to its value and significance</p>	<p>Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest,</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
					value, and sole references to setting (because setting is not separate to significance)
HLP_C6_41 (Superseded as shown below in EIP_C2_65)	CC4 Heritage	M	162	Demonstrate that substantial harm to or loss of a heritage asset, <u>its significance</u> is avoided in the first instance...	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EIP_C6_65	CC4 Heritage	M	162	M. Demonstrate that substantial harm to or <u>total</u> loss of, <u>the significance of a designated</u> heritage asset is avoided in the first instance, and e Consent will be refused, unless it can be demonstrated that the harm was necessary to achieve substantial public benefits that outweigh the harm <u>or loss</u> ;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance) Further clarifications made for effectiveness.
HLP_C6_42	CC4 Heritage	R	162	CC4.R Have full regard to the significance of the heritage assets including the setting of, and views to and from, such assets; and	Historic England's representation requesting clarification as to why this is included as a separate criterion when it is

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				Amend policy numbering to align with this	the key metric and should be clear throughout.
HLP_C6_43	CC4 Heritage	S and Z	162, 164	<p>Consult the historic environment record, whoever is administering it, Greater London Historic Environment Record (GLHER) when developing proposals.</p> <p>CC4.Z We will require any nationally important remains and their settings to be preserved permanently in situ, subject to consultation with Historic England the Greater London Archaeological Advisory Service as the borough's archaeological adviser. If preservation in situ is required the development proposal will need to accommodate this, including an appropriate setting, public access and interpretation in the design.</p>	<p>Historic England's representation seeks a correction to the name of the historic environment record.</p> <p>Historic England advise correction to the text that conserving a setting in situ is not meaningful and should further clarify this statement.</p>
HLP_C6_44 (Superseded as shown below in EIP_C2_66)	CC4 Heritage	T	163	<p>I. It is in keeping with the character of the building and harmonious with its surroundings and the wider character of the area; and, with particular respect to listed buildings or identified aspects of locally listed buildings, it preserves conserves their special architectural or historic character and any features they may possess. significance;</p>	<p>Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>CC4.T III. Opportunities to mitigate or adapt to climate change through the retention, retrofit, reuse or adaptation are maximised as long as this is not to the detriment of important aspects of character; <u>significance;</u></p> <p>CC4.T IV That it maintains the character <u>significance</u> of interiors...</p>	Historic England's representation seeking clarity that any
EIP_C6_66	CC4- Heritage	T(I) (III) & (IV)	162	<p>I. It is in keeping with the character of the building and harmonious with its surroundings and the wider character of the area; and, with particular respect to listed buildings or identified aspects of locally listed buildings, it preserves <u>conserves</u> their <u>significance including any contribution made by their setting</u> special architectural or historic character and any features they may possess;</p> <p>III. Opportunities to mitigate or adapt to climate change through the retention, retrofit, re-use or adaptation are maximised as long as this is not to the detriment of <u>significance</u> important aspects of character;</p> <p>IV. That it maintains the <u>significance</u> character of interiors and retain internal features of interest</p>	<p>Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)</p> <p>Further modifications for effectiveness</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				including layouts, methods and means of construction where these are important;	
HLP_C6_45	CC4 Heritage	U	163	Any development within or affecting a Conservation Area must conserve and take opportunities to enhance the character significance of the area and respect the grain, scale, form....	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EIP_C6_67	CC4 Heritage	U	163	U.S. Any development within or affecting a Conservation Area should must conserve and take opportunities to enhance the significance character and appearance of the area, and respect the grain, scale, form, proportions, and materials of the surrounding area and existing architecture, where these make a positive contribution to the area ; and	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance) Further modifications for conformity with NPPF.
HLP_C6_46 (Superseded as shown below in EIP_C2_68)	CC4 Heritage	W	163	Conserve, and enhance and safeguard the historic integrity, character and appearance and avoid any further harm to the internationally recognised the Outstanding Universal Value, authenticity and	In response to reps from LB Richmond and Historic England that the policy text is aligned with the terminology used in the PPG in relation to WHS and their OUV.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p><u>integrity</u> of the Royal Botanic Gardens Kew World Heritage Site, its Buffer Zone and its significance, setting, including views to and from the site.</p> <p><u>World Heritage sites are of the highest significance and their conservation should be given the greatest weight.</u></p> <p>Add to 6.20: We will expect heritage statements to accompany all proposals affecting heritage assets and Heritage Impact Assessments to accompany all major proposals affecting heritage assets. These should include a description of the significance of any heritage assets and their settings affected and an analysis of the resultant impact of the development on the significance of the heritage asset and its setting. The level of detail of this material should be proportionate to the significance of the asset affected. <u>Applications for development proposals likely to have an impact on the Royal Botanic Gardens Kew World Heritage Site or its Buffer Zone will be required to provide 3D massing models to enable assessment of cumulative impact of development where relevant. It is expected that there will be meaningful engagement with the London Borough of Richmond upon Thames and Royal Botanic Gardens Kew early in the process, and with an appropriate amount of detail</u></p>	Supporting text added to clarify the policy text additions.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ CI ause	Page	Modification	Reason for modification
				<p><u>accompanying an application, where development is likely to impact on the Royal Botanic Gardens Kew World Heritage Site or its buffer. Developers are strongly encouraged to engage in pre-application discussions early in their thinking prior to submitting a planning application likely to impact on the Royal Botanic Gardens Kew World Heritage Site and its Buffer Zone. This process should involve engagement in a planning performance agreement (PPA) that sets a framework for the Council's consideration of a proposal and engagement with an appropriate Design Review Panel.</u></p>	
EIP_C6_68	CC4 Heritage	W	163	<p>W. U. Conserve, and enhance and safeguard the historic the Outstanding Universal Value, authenticity and integrity, character and appearance and avoid any further harm to the internationally recognised Outstanding Universal Value of the Royal Botanic Gardens Kew World Heritage Site, its Buffer Zone and its significance, setting, including views to and from the site. <u>World Heritage Sites are of the highest significance and their conservation should be given the greatest weight;</u></p>	<p>In response to reps from LB Richmond and Historic England that the policy text is aligned with the terminology used in the PPG in relation to WHS and their OUV. Supporting text added to clarify the policy text additions.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p>6.20 6.24 We will expect heritage statements to accompany all proposals affecting heritage assets and Heritage Impact Assessments to accompany all major proposals affecting heritage assets. These should <u>be undertaken by qualified heritage professionals and</u> include a description of the significance of any heritage assets, <u>including contribution made by setting, and their settings</u> affected and an analysis of the resultant impact of the development on the significance of the heritage asset and its setting. The level of detail of this material should be proportionate to the significance of the asset affected -, <u>sufficient to understand the potential impact on significance and consider cumulative effects.</u></p> <p><u>6.25 Applications for development proposals that may affect the Outstanding Universal Value of the Kew World Heritage Site:</u></p> <p><u>i) Should be informed by informed by a Heritage Impact Assessment undertaken in line with the Guidance and Toolkit for Impact Assessment in a World Heritage Context (or any successor document) and engage with Historic England early in the process.</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Cause	Page	Modification	Reason for modification
				<p><u>ii) Appropriate weight will be given to implementing the provisions of the World Heritage Site Management Plan when considering planning applications.</u></p> <p><u>iii) Applications for development proposals likely to have an impact on the Royal Botanic Gardens Kew World Heritage Site or its Buffer Zone will be required to provide 3D massing models to enable assessment of cumulative impact of development where relevant.</u></p> <p><u>iv) It is expected that there will be meaningful engagement with the London Borough of Richmond upon Thames, Historic England and Royal Botanic Gardens Kew early in the process, and with an appropriate amount of detail accompanying an application, where development is likely to impact on the Royal Botanic Gardens Kew World Heritage Site or its buffer.</u></p> <p><u>(v) This process should involve engagement in a planning performance agreement (PPA) that sets a framework for the Council's consideration of a proposal and engagement with an appropriate Design Review Panel.</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
HLP_C6_47	CC4 Heritage	X-Z	163	CC4 x-z: SITES OF ARCHAEOLOGICAL IMPORTANCE <u>HERITAGE ASSETS OF ARCHAEOLOGICAL INTEREST</u>	Historic England's rep seeking correction to the title for consistency and accuracy.
HLP_C6_48 (Superseded as shown below in EIP_C2_69)	CC4 Heritage	X and BB	163-164	X: We will expect the development proposal to submit an Archaeological Evaluation Report <u>Desk Based Assessment (DBA)</u> if the proposal falls within or adjacent to an Archaeological Priority Area, with advice on the appropriate mitigation measures in cases where excavation <u>further investigation</u> is justified. CC4.BB Conserve and enhance a scheduled monument and its setting if affected. Proposals must assess and submit an evaluation report a <u>Desk Based Assessment (DBA)</u> if the proposal affects a scheduled monument, with advice on the appropriate mitigation measures in cases where excavation <u>further investigation</u> is justified.	Historic England's representation seeking correction to terminology of a desk based assessment and to amend terminology of evacuation to further investigation for clarity.
HLP_C6_49 (Superseded as shown below in EIP_C2_69)	CC4 Heritage	BB	163	Conserve and enhance <u>the significance, including any contribution made by setting, of</u> a scheduled monument and its setting .	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
					(because setting is not separate to significance)
EIP_C6_69	CC4 Heritage	X and BB	163- 164	<p>X: We will expect the development proposal to submit an Archaeological Evaluation Report Desk Based Assessment (DBA) if the proposal falls within or adjacent to an Archaeological Priority Area, with advice on the appropriate mitigation measures in cases where excavation further investigation is justified.</p> <p>BB. AA. Conserve and enhance a the significance of, a scheduled monument, and including any contribution made by setting and its setting if affected. Proposals must assess and submit an evaluation report if the proposal affects a scheduled monument, with advice on the appropriate mitigation measures in cases where excavation is justified.</p>	<p>Historic England’s representation seeking correction to terminology of a desk based assessment and to amend terminology of evacuation to further investigation for clarity</p> <p>Further amendments to BB to align with NPPF.</p>
HLP_C6_50 (Superseded as shown below in EIP_C2_70)	CC4 Heritage		164	<p>REGISTERED HISTORIC PARKS AND GARDENS CC4.DD. Where appropriate, non-designated historic parks are required to be assessed for registration or local listing. Consider adding to the list and encouraging pConservation and enhancement are required through appropriate management measures.</p>	<p>Representation from Historic England that seeks a correction to the title and clarification that there is one criterion requiring that non-designated parks are assessed for registration</p> <p>Historic England’s representation seeks a correction that the terms conserve and</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
					enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan.
EIP_C6_70	CC4 Heritage	DD	163-164	Registered Historic Parks and Gardens DD. CC. Where appropriate, non-designated historic parks should be assessed for registration or local listing. Consider adding to the list and encouraging preservation Conservation and enhancement of historic parks and gardens through appropriate management measures, will be encouraged.	Representation from Historic England that seeks a correction to the title and clarification that there is one criterion requiring that non-designated parks are assessed for registration Historic England's representation seeks a correction that the terms conserve and enhance should replace the terms protect, preserve, respect, safeguard in line with the NPPF and London Plan. Further amendments to align with NPPF.
HLP_C6_51 (Superseded as shown below in EIP_C2_71)	CC3 Tall Buildings	6.14	158-159	The sites identified as appropriate for tall buildings have been informed by a detailed local urban design assessment, which took into account a variety of considerations including public transport accessibility levels, green and blue infrastructure, planned growth and locations of heritage assets amongst other factors to understand areas where there is potential for tall buildings. The remit of this study did not include assessment of all the potential impacts of a tall buildings, such as sunlight and daylight impacts, therefore tall buildings are not automatically	Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting. Historic England's representation seeking clarity on wording on the scope of the Tall Building's Study's assessment of historic assets.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				acceptable on the identified sites in Table CC 3.2 and will be required to justify their approach towards height and built form and evaluate the benefits and justification for a tall building in relation to surrounding context, <u>impacts on significance, including any contribution made by setting of heritage assets</u> , views and townscape.	
EIP_C6_71	CC3 Tall Buildings	6.14	158-159	The sites identified as appropriate for tall buildings have been informed by a detailed local urban design assessment, which took into account a variety of considerations including public transport accessibility levels, green and blue infrastructure, planned growth and <u>locations of</u> heritage assets amongst other factors to understand areas where there is potential for tall buildings. The remit of this study did not include assessment of all the potential impacts of a tall buildings, such as sunlight and daylight impacts <u>or a full assessment of harm to heritage assets through a detailed site specific assessment</u> , therefore tall buildings are not automatically acceptable on the identified sites in Table CC 3.2 and will be required to justify their approach towards height and built form and evaluate the benefits and justification for a tall building in relation to surrounding context. <u>This should include an assessment of impacts on the significance of heritage assets, including any</u>	Historic England's representation stated that the term significance should replace other terms, such as character and appearance, architectural/historic/special interest, value and sole references to setting. Historic England's representation seeking clarity on wording on the scope of the Tall Building's Study's assessment of historic assets.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>contribution made by their settings</u> , views and townscape.	
HLP_C6_52 (Superseded as shown below in EIP_C2_72 & 74)	CC4 Heritage	6.19	164	Listed Buildings <u>Heritage</u> at Risk Add new para below 6.19: <u>Archaeological Priority Areas (APAs) are defined areas where there is a significant known archaeological interest or potential for new discoveries. A total of 28 new Archaeological Priority Areas have been identified within the London Borough of Hounslow. These comprise five Tier 1 APAs, twenty-one Tier 2 APAs and two Tier 3 APAs. The tiers vary depending on the archaeological significance and potential of that area and indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance. The type of planning application and the tier level it is in indicate the likelihood that archaeology will be a consideration in reaching a planning decision. Information on the APAs and their heritage significance can be found in the Hounslow Archaeological Priority Areas Appraisal (2023).</u>	Representation from Historic England seeking correction to title to include all heritage assets. Representation from Historic England seeking clarification in the supporting text on what the APAs are and how they are tiered.
EIP_C6_72	CC4 Heritage	EE	164	Listed Buildings <u>Heritage</u> at Risk	Representation from Historic England seeking correction to title to include all heritage assets.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
HLP_C6_53 (Superseded as shown in EIP_C2_73)	CC4 Heritage	6.18 – 6.20	164- 165	<p>6.18 The borough enjoys a network of heritage assets and aspects that defines its origins and illustrates distinctiveness. A heritage asset can be a landscape, place, building, monument or feature that has been identified as having special architectural or historic interest. Within the borough, these range from Grade I statutorily Listed Buildings such as Syon House, located with other listed buildings in registered Syon Park and lying within Isleworth Riverside’s designated conservation area, to individual or groups of buildings that are locally listed for their contribution to an area’s character.</p> <p>Break for new para:</p> <p>6.19 Outside the borough, the Royal Botanic Gardens, Kew World Heritage Site lies in the London Borough of Richmond. Its international importance is set out in the Statement of Outstanding Universal Value and part of its buffer zone falls within the London Borough of Hounslow. <u>Buffer Zones are identified in the Operational Guidelines for the Implementation of the World Heritage Convention (2017) as an optional</u></p>	<p>Comments from RBGK that reference to the ICOMOS guidance on HIAs is added to supporting text.</p> <p>Historic England’s representation that the supporting text should be expanded to explain the other designated assets that cover particular aspects of the WHS and an overview of elements of setting that contribute to the OUV of the WHS both within and beyond the buffer zone and what the arcadian Thames is and its relationship to Kew. They state that this would be in line with London Plan Policy HC2.A.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p><u>measure for protecting the OUV of World Heritage Sites. Not all World Heritage Sites have a Buffer Zone nor do all sites require them. The buffer zone of the RBG Kew WHS encompasses areas of land with strong historical relationships to the Gardens (the Old Deer Park, Syon Park and Kew Green), some locations that are important to the protection of significant views (e.g. Syon Park); and areas that have a bearing on the character and setting of the gardens (the River Thames and its islands between Isleworth Ferry Gate and Kew Bridge; and approaches to the Gardens from the east). These assets, including RBGK, all form part of the Arcadian Thames Landscape (itself a heritage asset), whose character is further detailed in the Thames Landscape Strategy. Development in and outside this Buffer Zone may threaten the setting and significance of RBGK. Furthermore, the buffer zone does not encompass all of the setting of the WHS and change outside of the buffer zone could affect the setting of the WHS.</u></p> <p>New paragraph:</p> <p>6.20 Syon Park is specifically mentioned as being the focus of one of the garden vistas on the opposite banks of the Thames. Its setting includes,</p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				<p>affects and contributes to the borough, including Syon Park. We have a duty to assist in preserving Royal Botanic Gardens Kew’s Outstanding Universal Value which includes a rich and diverse historic landscape and an iconic architectural legacy, which in turn provides benefit in <u>significance, including contribution made by setting to views and character to, and recognition of</u> the assets of the London Borough of Hounslow. <u>The International Council on Monuments and Sites (ICOMOS) method of Heritage Impact Assessment for World Heritage Sites as well as the London Plan and the Mayor of London's SPG on London's World Heritage Sites will be taken into account when assessing proposals. Proposals will be carefully scrutinised for their likely effect on the Royal Botanic Gardens, Kew World Heritage Site or its setting where these occur within the defined buffer zone and wider and more extensive setting of the World Heritage Site, including views to and from the site.</u></p> <p>Amend paragraph numbering to fit format</p>	<p>Historic England’s representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)</p>
HLP_C6_54 (Superseded as shown below in EIP_C2_75)	CC4 Heritage	6.20	165	<p>These should include a description of the significance of any heritage assets, <u>including contribution made by setting, and their settings</u> affected and an analysis of the resultant impact of</p>	<p>Historic England’s representation should state that the term significance or significance including contribution made by setting should replace other terms such as</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				the development on the significance of the heritage asset and its setting	character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
HLP_C6_55 (Superseded as shown below in EIP_C2_75)	CC4 Heritage	6.20	165	We will expect heritage statements to accompany all proposals affecting heritage assets and Heritage Impact Assessments to accompany all major proposals affecting heritage assets. These should <u>be undertaken by qualified heritage professionals</u> and include a description and understanding of the significance of any heritage assets and their settings affected and an analysis of the resultant impact of the development on the significance of the heritage asset and its setting. The level of detail of this material should be proportionate to the significance of the asset affected, <u>sufficient to understand the potential impact on significance and consider cumulative effects.</u>	Historic England's representation which seeks clarification that the HIAs should be undertaken by qualified professionals and understand cumulative impacts.
EIP_C6_73	CC4 Heritage-supporting text	6.18	164-165	6.18 The borough enjoys <u>benefits from</u> a network of heritage assets and aspects that defines its origins and illustrates distinctiveness. A heritage asset can be a landscape, place, building, monument or feature that has been identified as having special architectural or historic interest. Within the borough, these range from Grade I	Historic England's representation that the supporting text should be expanded to explain the other designated assets that cover particular aspects of the WHS and an overview of elements of setting that contribute to the OUV of the WHS both within and beyond the buffer zone and

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ CI ause	Page	Modification	Reason for modification
				<p>statutorily Listed Buildings such as Syon House, located with other listed buildings in registered Syon Park and lying within Isleworth Riverside's designated conservation area, to individual or groups of buildings that are locally listed for their contribution to an area's character.</p> <p>6.19 Outside the borough, the Royal Botanic Gardens, Kew World Heritage Site lies in the London Borough of Richmond <u>upon Thames</u>. Its international importance is set out in the Statement of Outstanding Universal Value and part of its buffer zone falls within the London Borough of Hounslow. <u>Five attributes that contribute to the Outstanding Universal Value of the Royal Botanic Gardens, Kew WHS are set out in the Kew WHS Management Plan. Of these five, attributes i 'a rich and diverse historic cultural landscape providing a palimpsest of landscape design' and ii 'an iconic architectural legacy' engage the planning process with regard to setting. Policy CC4 (together with the other policies in the plan) are designed to protect Kew Gardens from the visual impact of tall buildings and, to a lesser extent, other impacts such as noise and traffic associated with new development.</u></p>	<p>what the arcadian Thames is and its relationship to Kew. They state that this would be in line with London Plan Policy HC2.A.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ CI ause	Page	Modification	Reason for modification
				<p><u>6.20 Part of the Royal Botanic Gardens, Kew WHS's buffer zone falls within the London Borough of Hounslow. Buffer Zones are identified in the Operational Guidelines for the Implementation of the World Heritage Convention (2017) as an optional measure for protecting the OUV of World Heritage Sites. Not all World Heritage Sites have a Buffer Zone, nor do all sites require them. The buffer zone of the RBG Kew WHS encompasses areas of land with strong historical relationships to the Gardens (the Old Deer Park, Syon Park and Kew Green), some locations that are important to the protection of significant views (e.g. Syon Park); and areas that have a bearing on the character and setting of the gardens (the River Thames and its islands between Isleworth Ferry Gate and Kew Bridge; and approaches to the Gardens from the east). These assets, including Royal Botanic Gardens, Kew WHS, all form part of the Arcadian Thames Landscape (itself a heritage asset), whose character is further detailed in the Thames Landscape Strategy. Development in and outside this Buffer Zone may threaten the setting and significance of RBGK. Furthermore, the buffer zone does not encompass all of the setting of the WHS and change outside of the buffer zone could affect the setting of the WHS.</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<p>6.21 Syon Park is specifically mentioned as being the focus of one of the garden vistas on the opposite banks of the Thames. Its setting includes, affects and contributes to the borough, including Syon Park. We have a duty to assist in preserving Royal Botanic Gardens Kew’s Outstanding Universal Value which includes a rich and diverse historic landscape and an iconic architectural legacy, which in turn provides benefit in views and character to, and recognition of, significance, including contribution made by setting to the assets of the London Borough of Hounslow. <u>The UNESCO method of Heritage Impact Assessment for World Heritage Sites as well as the London Plan and the Mayor of London's SPG on London's World Heritage Sites will be taken into account when assessing proposals. Proposals will be carefully scrutinised for their likely effect on the Royal Botanic Gardens, Kew World Heritage Site or its setting where these occur within the defined buffer zone and wider and more extensive setting of the World Heritage Site, including views to and from the site. The International Council on Monuments and Sites (ICOMOS) UNESCO method of Heritage Impact Assessment for World Heritage Sites as well as the London Plan and the Mayor of London's SPG</u></p>	

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<p><u>on London's World Heritage Sites will be taken into account when assessing proposals. Proposals will be carefully scrutinised for their likely effect on the Royal Botanic Gardens, Kew World Heritage Site or its setting where these occur within the defined buffer zone and wider and more extensive setting of the World Heritage Site, including views to and from the site.</u></p>	
EIP_C6_74	CC4 Heritage- supporting text	6.19	165	<p>After paragraph 6.19 (now 6.22) insert the following: <u>6.23 Archaeological Priority Areas (APAs) are defined areas where there is a significant known archaeological interest or potential for new discoveries. A total of 28 new Archaeological Priority Areas have been identified within the London Borough of Hounslow. These comprise five Tier 1 APAs, twenty-one Tier 2 APAs and two Tier 3 APAs. The tiers vary depending on the archaeological significance and potential of that area and indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance. The type of planning application and the tier level it is in indicate the likelihood that archaeology will be a consideration in reaching a planning</u></p>	To give further clarification on the APAs for effectiveness.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>decision. Information on the APAs and their heritage significance can be found in the Hounslow Archaeological Priority Areas Appraisal (2023). Tier 1 APAs indicate the potential for nationally important archaeological remains which, if found, would be subject to the policies for designated heritage assets in accordance with the NPPF.</u>	
EIP_C6_75	CC4 Heritage- supporting text	6.20	165	6.20 6.24 We will expect heritage statements to accompany all proposals affecting heritage assets and Heritage Impact Assessments to accompany all major proposals affecting heritage assets. These should <u>be undertaken by qualified heritage professionals and</u> include a description of the significance of any heritage assets, <u>including contribution made by setting,</u> and their settings affected and an analysis of the resultant impact of the development on the significance of the heritage asset and its setting . The level of detail of this material should be proportionate to the significance of the asset affected -, <u>sufficient to understand the potential impact on significance and consider cumulative effects.</u>	To clarify terminology and to clarify policy requirements for effectiveness.
EIP_C6_76	CC4 Heritage-	6.20	165	Add below 6.20:	In response to reps from LB Richmond and Historic England that the policy text is

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
	supporting text			<p><u>6.25 Applications for development proposals that may affect the Outstanding Universal Value of the Kew World Heritage Site:</u></p> <p><u>i) Should be informed by informed by a Heritage Impact Assessment Undertaken in line with the Guidance and Toolkit for Impact Assessment in a World Heritage Context (or any successor document) and engage with Historic England early in the process.</u></p> <p><u>ii) Appropriate weight will be given to implementing the provisions of the World Heritage Site Management Plan when considering planning applications.</u></p> <p><u>iii) Applications for development proposals likely to have an impact on the Royal Botanic Gardens Kew World Heritage Site or its Buffer Zone will be required to provide 3D massing models to enable assessment of cumulative impact of development where relevant.</u></p> <p><u>iv) It is expected that there will be meaningful engagement with the London Borough of Richmond upon Thames, Historic England and Royal Botanic Gardens Kew early in the process, and with an appropriate amount of detail accompanying an application, where development is likely to impact on the Royal Botanic Gardens Kew World Heritage Site or its buffer.</u></p>	<p>aligned with the terminology used in the PPG in relation to WHS and their OUV. Supporting text added to clarify the policy text additions.</p> <p>Amendments required to supporting text numbering to facilitate additions.</p>

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
				<u>(v) This process should involve engagement in a planning performance agreement (PPA) that sets a framework for the Council’s consideration of a proposal and engagement with an appropriate Design Review Panel.</u>	
HLP_C6_56	CC4 Heritage	Notes	166	The Royal Botanic Gardens Kew has published a range of guidance to inform planning decisions relating to heritage, including the Royal Botanic Gardens Kew World Heritage Site Management Plan (2020-2025) <u>and the CBA Royal Botanic Gardens Kew World Heritage Site Setting Study (2019). The UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022) should be referred to for conducting and reviewing impact assessment for all World Heritage properties. and the Statement of Outstanding Universal Value. Other relevant documents include the Thames Strategies and documents that are part of the Council’s evidence base including Conservation Areas Appraisals, the Great West Corridor Masterplan and the Tall Buildings Study.</u>	Representation seeking correction of the primary source for the statement of OUV and that for clarity the CBA <i>Royal Botanic Gardens Kew World Heritage Site Setting Study (2019)</i> and the UNESCO (2022) <i>Guidance and Toolkit for Impact Assessments in a World Heritage Context</i> are included, along with the APA and Thames Strategies documents and any relevant LBH strategies.
EIP_C6_77	CC4- Heritage	Our App roac h	161	We will identify, conserve and take opportunities to enhance the historic environment and significance of the borough’s heritage assets as a	For clarity

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para graph/ CI ause	Page	Modification	Reason for modification
				positive means of supporting an our area's distinctive character and sense of history.	
EIP_C6_78	CC4- Heritage	H	162	H. Conserving and enhancing the strategic and designated local views identified in the Hounslow Characterisation and Growth Study and the Tall Buildings Study, or any subsequent update, that give the borough its character, visual richness and coherence and considering local views when assessing development proposals and by maintaining and updating a schedule of views;	Modifications to align with Local Views proposed modifications as set out in the Matter 8 note.
EIP_C6_79	CC4- Heritage	I.	162	I. Conserving and enhancing the borough's beneficial and historic landmarks identified in the Hounslow Characterisation and Growth Study, the Character, Sustainability and Design Codes SPD and the Tall Buildings Study, or any subsequent update superseding document , which provide a strong visual and physical presence in the townscape; and	To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EIP_C6_80	CC4- Heritage	N	162	N. Demonstrate that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (see Glossary) , this harm will be weighed against the public benefits of the proposal, including, where appropriate, securing the site or heritage asset's optimum viable use; or	For effectiveness

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_81	CC4- Heritage	P	162	P. O. Be consistent with the aims of conservation of the heritage asset's significance, including, where appropriate , securing its optimum viable use, where both in terms if any changes of use that are proposed and any alterations that are required resulting from the proposed use;	For effectiveness.
EIP_C6_82	CC4- Heritage	Q	162	Q. P. Be of the highest quality of architectural; design and materials to contribute positively to the built heritage and design quality image of the borough;	For effectiveness.
EIP_C6_83	CC4- Heritage	V	162	V. T. Retain and reuse any building in a conservation area which makes or can be adapted to make a positive contribution to the character of the area, or better reveal its significance . Where a building makes little contribution to the area or does not contribute to significance , consent for demolition will not be given unless there are approved plans for redevelopment or reuse of the land which will conserve and where possible enhance the character of the area. Sustainability and salvage aspects should be factored into proposals.	For conformity with the NPPF.
EIP_C6_84	CC4- Heritage	AA	164	Add new policy clause below AA:	Historic England requests that the policy requires

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				<u>Z. Where development will result in loss of archaeological remains, developers will be required to record and advance understanding of their significance and make this information publicly available.</u>	recording of any loss of areas of archaeological interest. Amendments required to policy numbering to facilitate additions.
EIP_C6_85	CC4- Heritage	CC	164	Strategic and Local views CC-BB.-Consider local views when developing development proposals and conserve and enhance any strategic or local views identified in Map CC4.1. the Hounslow Characterisation and Growth Study and Character, Sustainability and Design Code SPD and undertake a visual impact assessment to demonstrate no adverse impacts on the designated view or on views from Royal Botanic Gardens Kew World Heritage Site. Avoid any further harm to the setting and views of the Thames, ensuring any identified significant linear and panoramic views of the Thames are tested to understand the impact of development. <u>Local views</u> <u>CC-BB.-Consider local views when developing development proposals and conserve and enhance any strategic or local views identified in Map CC4.1. the Hounslow Characterisation and Growth Study and Character, Sustainability and Design Code SPD and undertake a visual impact assessment to demonstrate no adverse impacts on the designated view or on views from Royal Botanic Gardens Kew World Heritage Site. Avoid any further harm to the setting and views of the Thames, ensuring any identified significant linear and panoramic views of the Thames are tested to understand the impact of development.</u>	Amendments to align with proposed modifications as set out in Matter 8.
EIP_C6_86	CC4- Heritage	New Figu re	165	Insert new Figure with Local Views with caption as follows: <u>Figure CC4.1: Local Views</u>	Amendments to align with London Plan.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/Cl ause	Page	Modification	Reason for modification
EIP_C6_87	CC4- Heritage	Not es	166	<ul style="list-style-type: none"> Historic England has published a range of planning advice guidance documents to inform planning decisions relating to heritage assets, including the Good Practice Advice Notes and Historic England Advice Notes. <u>When proposing retrofit and adaptation of historic buildings, it is important that developers are aware of the difference between modern buildings and buildings of traditional construction (generally pre-1919). Historic England provides a wide range of guidance on 'Energy Efficiency and Retrofit in Historic Buildings' which can be found online.</u> 	To raise awareness of the important considerations when adapting or retrofitting historic or traditionally constructed buildings
EIP_C6_88	CC4- Heritage	App endi x		Add Hounslow Local Plan Views Schedule as an appendix to the local plan	To align with the proposed amendments made to CC4, for effectiveness.
HLP_C6_57	CC5 Advertiseme nt Panels, Hoardings and Structures	B	167	Ensuring that advertisements do not adversely impact on the setting-significance of heritage assets, <u>including any contribution made by setting</u> , the skyline or the amenity of residential properties. Any impact will be assessed in terms of its significance;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
HLP_C6_58	CC5 Advertiseme	J	168	Demonstrate that the advert is sensitively placed and designed to not adversely impact sensitive	Historic England's representation should state that the term significance or

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
	nt Panels, Hoardings and Structures			heritage locations, the <u>significance setting</u> of heritage assets, <u>including any contribution made by setting</u> , and strategic or local views;	significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
HLP_C6_59	CC5 Advertiseme nt Panels, Hoardings and Structures	L	168	Demonstrate that the advertisement, its illumination, and associated structure makes a positive contribution to amenity and will not adversely impact (or cumulatively impact) on the amenity of residential areas or pedestrians and vehicle movement and safety by being sensitively designed in terms of their size, location and degree of illumination, their impact on the local context, street-scene, the building on which some are displayed, <u>the significance of</u> designated and non- designated heritage assets including <u>contribution made by</u> their settings and wider townscape;	Historic England's representation should state that the term significance or significance including contribution made by setting should replace other terms such as character, architectural appearance, architectural/ historical/ special interest, value, and sole references to setting (because setting is not separate to significance)
EiP_C6-89	CC5 Advertiseme nt Panels, Hoardings and Structures	L	168	Demonstrate that the advertisement, its illumination, and associated structure makes a positive contribution to amenity and will not adversely impact (or either individually or cumulatively impact) on the amenity of residential areas or pedestrians and vehicle movement and safety by being sensitively designed in terms of	For effectiveness

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Para grap h/CI ause	Page	Modification	Reason for modification
				their size, location and degree of illumination, their impact on the local context, street-scene, the building on which some are displayed, the significance of designated and non- designated heritage assets including contribution made by their settings and wider townscape;	
EiP_C6_90	CC5 Advertiseme nt Panels, Hoardings and Structures	6.23	168	There is continuing demand for outdoor advertisements in commercial areas of the borough and along the major arterial routes. In particular, the Great West Road and M4 - stretching from Chiswick through Brentford - already has a significant number of tall advertisement structures. The council has consistently and successfully resisted and enforced against inappropriate advertisement installations that are unacceptable in terms of safety and amenity, for reasons including the unacceptable addition of visual clutter, dominance of the area, detrimental impact to the pedestrian and cycling experience, or impact upon the skyline due to their height. The luminosity or visual impact because of intensity/frequency of any digital display is also a significant factor. The council may seek to provide additional guidance on siting and design of advertisements through a Supplementary Planning Document	To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C6_01]</i>	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
HLP_C6_60	Heritage Designation Map	Fig CC1	170	<p>Include the APA tiers coloured to their importance</p> <p>Amend key to say Scheduled Monuments</p> <p>Amend key to say Registered Parks and Gardens</p> <p>Add tall building higher and lower definition zones.</p>	<p>Historic England's representation seeking a correction in reference to 'Scheduled Ancient Monuments', which should be amended to 'Scheduled Monuments' and to clarify that the map is showing just Registered Parks and Gardens.</p> <p>Representation also seeks that listed and locally listed buildings are shown on the map</p>
HLP_C6_61 (Superseded as shown in EIP_C2_53)	CC3	L	150	<p>Not exceed there (replace maximum with appropriate building heights for that site or area, as set out Table CC 3.2.</p>	<p>Comment from Gillette site and to align with London Plan policy.</p>

CHAPTER 7 – GREEN AND BLUE INFRASTRUCTURE

Modification code	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
<i>e.g. [HLP_C7_01]</i>					
HLP_C7_01	GB4 The Green Infrastructure Network	7.15	179-180	The borough's green infrastructure network includes its open spaces and nature conservation areas, as well as residential gardens which play an important role in connecting green spaces across urban areas. Green links in the borough include the River Thames, River Brent and Grand Union Canal, the Crane Corridor and Duke of Northumberland's River, which connect with adjoining boroughs and districts. The quality of access to and along green links , chains and corridors varies across the borough, from the relatively well-maintained Thames Path (a National Trail) to less well maintained areas in the west of the borough and around the River Brent and Grand Union Canal. The Council will continue to promote initiatives to improve sustainable travel and maximise the use of green links , chains and corridors to improve access and connectivity in line with the GBIS. Guidance on actions to promote climate and environmental resilience (including adaptation measures and other nature based solutions) will be set out in the emerging Hounslow Climate Change Resilience Plan.	Consistency and clarity, as per Canal & River Trust representation.
EiP_C7_01	GB1 Green Belt and	7.6	173	NPPF paragraph 147 states that, when conducting Green Belt reviews, local	To reflect the changes to plan-making in relation to

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
	Metropolitan Open Land			<p>authorities should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. The Council will therefore seek contributions from development on released Green Belt land for compensatory improvements to land remaining in the Green Belt. <u>Applicants will be expected to work with the Council to agree an approach to such contributions.</u> The mechanism for calculating and collecting these contributions will be outlined in a subsequent SPD and the implementation of improvements will be based on the schemes outlined in <u>the relevant sections of the Hounslow Infrastructure Delivery Plan</u> Green Space Strategies and masterplans such as the Colne and Crane Valley Green Infrastructure Strategy and Council Infrastructure Delivery Plan.</p>	the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EIP_C7_02	GB1 Green Belt and Metropolitan Open Land	Part I	171-172	<p>Modify part I of the policy as follows: <u>I. When considering developments on sites in proximity to Green Belt or Metropolitan Open Land, any possible visual impacts on the character, local distinctiveness and openness of the Green Belt or Metropolitan Open Land will be taken into account,</u> Maintain the openness, setting and visual amenity where it is located near the Green Belt and</p>	To ensure consistency with national policy on Green Belts while clarifying the approach to assessing development proposals close to the Green Belt.

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				Metropolitan Open Land , with particular attention given to the location, setting, design, materials, height and landscaping. Proposals near to the Green Belt and MOL should ensure no harm to the ecological value or quality of habitats on Green Belt or MOL land.	
EiP_C7_03	GB2 Open Space	B	174	B. Protecting and enhancing Local Open Space, addressing deficiencies in quality, quantity and access in line with standards set out in London Plan policy G4, and having regard to the Hounslow Green and Blue Infrastructure Strategy (or any superseding document) and the relevant sections of the Hounslow Infrastructure Delivery Plan;	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_04	GB2 Open Space	C	174	C. Maintaining the supply of Local Open Space to meet the needs of the borough's growing population, by expecting on-site provision of publicly accessible open space, particularly in major new developments in areas of deficiency in line with London Plan policy G4;	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_05	GB2 Open Space	E	174	E. Protecting quiet and tranquil areas of Local Open Space that are relatively undisturbed by noise and are valued for their recreation amenity attributes (in accordance with Policy EQ5); and	For clarity.
EiP_C7_06	GB2 Open Space	H	174	H. Avoid the loss of or encroachment upon Local Open Space, or intrusion into an open aspect. Development ancillary to the open space use (such as pavilions, kiosks and	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				<u>maintenance sheds) should seek to</u> must preserve its predominantly open character; and	
EiP_C7_07	GB2 Open Space	I.	174	I. Enhance and enable the provision of publicly accessible Local Open Space in the borough, especially in areas of open space deficiency as identified by the Hounslow Green and Blue Infrastructure Strategy or any superseding document, <u>and as shown on the Policies Map</u> . Major developments should achieve this through on-site provision wherever possible, particularly in areas of substantial change and intensification, and secure public access via s106 obligations where appropriate	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions. The intention will be to add a new designation to the policy map 'Area of Open Space Deficiency'. This new designation will reflect the mapping in Document EBGB3 Hounslow Green & Blue Infrastructure Strategy, (Figure 6.1, p.153).
EiP_C7_08	GB4 The Green Infrastructure Network	C.	178	C. Promoting projects to improve access to the green infrastructure network and accessibility between open spaces, and to form a network for sustainable and active travel, consistent with <u>having regard to</u> the Hounslow Green and Blue Infrastructure Strategy, the Nature Recovery Action Plan and relevant supplementary planning documents; and	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_09	GB4 The Green Infrastructure Network	E.	178	E. Make <u>Seek to</u> make a positive contribution to the green infrastructure network <u>where development relates to sites within or adjacent to the network</u> by improving its	For clarity and to ensure that the status of existing Supplementary Planning Documents and other

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				quality, functions, linkages, accessibility, design, biodiversity value and management in line with . Developers should have regard to the Mayor's ALGG (or any superseding framework), the Hounslow Green and Blue Infrastructure Strategy and Nature Recovery Action Plan (or any superseding documents), and relevant supplementary planning documents;	guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_10	GB4 The Green Infrastructure Network	F.	178	F. Incorporate nature-based solutions where feasible to achieve combined outcomes for surface water management and nature recovery. This could include the delivery of SuDS, swales, green roofs and rain gardens in accordance with having regard to the Council's Supplementary Planning Documents;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_11	GB4 The Green Infrastructure Network	G.	178-179	G. Incorporating elements of green infrastructure on site to integrate into the wider network of green infrastructure, and assist in the greening of the borough. Major residential and commercial development proposals should follow the Urban Greening Factor (UGF) approach set out in the London Plan, with development schemes achieving the Mayor's interim target scores (0.4 for predominantly residential schemes and 0.3 for predominantly commercial schemes) until local	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				Hounslow UGF target scores have been established through a supplementary planning document. Major industrial (B2 and B8) schemes should set out what measures have been taken to achieve urban greening on-site, and quantify what their UGF score will be post-development;	
EiP_C7_12	GB4 The Green Infrastructure Network	7.19	180	7.19 This policy adopts the Urban Greening Factor (UGF) approach set out in London Plan policy G5. Until such time as a local approach is introduced, Development proposals should achieve the Mayor's recommended interim targets scores of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). Taking forward the guidance set out in the London Plan, industrial developments should set out what measures have been taken to achieve urban greening on-site, and quantify what their UGF score will be post-development. It is the Council's ambition to introduce local borough-wide targets through a supplementary planning document, whilst retaining the calculation methodology, surface cover types and surface cover factor scores set on in the London Plan. Urban greening should also be wildlife friendly and biodiversity supporting as per policy GB7 Biodiversity and,	To reflect the changes to plan-making in relation to the phasing out of SPDs, to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				having regard to guidance set out in the Mayor of London and London Wildlife Trust's Urban Greening for Biodiversity Net Gain: A Design Guide (2021)	
EiP_C7_13	GB6 Residential Moorings	Our approach	185	Our approach We will consider support proposals for new permanent residential moorings where they are compatible with waterways and their surrounding environment in accordance with the London Plan .	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_14	GB6 Residential Moorings	A	185	A. Directing residential moorings to more urban stretches of waterways, where they relate to existing settlements, where possible ;	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_15	GB6 Residential Moorings	E	185	E. Have regard to the context and character of the waterway and wider landscape in line with London Plan policies SI 16 and SI 17 ;	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_16	GB6 Residential Moorings	F	185	F. Provide adequate servicing where appropriate, including provisions for water, electricity, waste and sewage in line with London Plan policies SI 16 and SI 17 ;	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_17	GB6 Residential Moorings	H	185	H. Demonstrate that the mooring and associated development and servicing do not impede other waterside uses, paths or access to the waterway policies SI 16 and SI 17 ; and	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.
EiP_C7_18	GB7 Biodiversity	K.	187	K. Prepare ecological plans and strategies where major developments are proposed on sites either containing or adjacent to existing habitat sites or nature recovery opportunity sites as set out in the LNRS , in order to	For clarity, and as directed by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C7_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				demonstrate how proposals have addressed impacts and have had consideration for achieving strategic nature recovery objectives;	
EiP_C7_19	GB9 Playspace, Outdoor Sports Facilities and Burial Space	J	192	J. Contribute to the improvements or expansion of play and informal recreation spaces, and provide new play spaces and child-friendly public realm in areas of deficiency, where appropriate and in accordance with the standards set out in the London Plan, and having regard to associated Mayoral guidance, the Hounslow Character, Sustainability and Design Codes SPD and emerging Public Realm Design Guidance.	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

CHAPTER 8 – COMMUNITY INFRASTRUCTURE

Modification code <i>e.g. [HLP_C8_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
HLP_C8_01	CI 1 Providing and Protecting Community Facilities	8.1	196	<p>Accessible community facilities offering a wide range of uses in sustainable locations increase the opportunity for our residents to lead healthy, prosperous and socially cohesive lives. By protecting against the loss of existing community facilities that serve the community, these uses can continue to operate alongside wider regeneration or redevelopment, or have the opportunity to benefit from upgraded, accessible and co-located facilities through new development schemes. The council must be sufficiently assured that a given community use is not appropriate to continue on a site, or that an equivalent is being provided elsewhere, to permit a change of use which would result in a loss of a community facility. This should be demonstrated either by the submission of evidence of sufficient marketing and other robust evidence that the use is no longer required by the operator and the catchment area. Where agreed, or by the inclusion within the development proposal of the details of the re-provision of the existing community use elsewhere at an equivalent capacity should be provided with the development proposal. The</p>	For clarity and consistency, as per Sport England representation.

Modification code <i>e.g. [HLP_C8_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				marketing evidence should include the following to be considered sufficient: · Agent(s) and media used (press articles and advertisements); · Interest in the site/premises (including reasons for prospective tenants not taking up space and how these problems have been addressed); · Evidence that the rental levels offered have been competitive (including the offer of renewal of lease to existing tenants at a reasonable rate); and · Flexibility in space offered including dividing up large areas of floorspace where this is possible.	
HLP_C8_02	CI5 Places of Worship	B., V.	204	There will be sufficient off-street car parking to accommodate the anticipated users of the place of worship at both normal and peak times of use, while Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite') in accordance with the standards set out in Policy T6 of the London Plan.	Alteration to the Policy wording in accordance with representation received from TfL to ensure that car free development should be the starting point where sites are well connected with car-lite elsewhere.
EIP_C8_03	Policy CI4 - Culture and Leisure Facilities	J.	202	J. Locate leisure and cultural facilities in accessible places <u>in line with locational criteria set out at Policy CI1 (clause F)</u> , and ensure they	For clarity, and as directed by the Inspectors during the

Modification code <i>e.g. [HLP_C8_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				such facilities are designed to enable access to all potential users; and	Stage 1 hearing sessions.
EIP_C8_04	Policy CI4 - Culture and Leisure Facilities	K.	202	K. Undertake appropriate assessments for noise and any other potential impacts, and provide appropriate mitigation if necessary, in line with the Agent of Change principle and policies EQ5 and EQ6 , including where temporary permission is sought for large scale events.	For clarity and consistency, and as directed by the Inspectors during the Stage 1 hearing sessions.

CHAPTER 9 – ENVIRONMENTAL QUALITY

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
HLP_C9_01	EQ10 Minerals	9.28	230	<p>Following a search for suitable locations, two sites have been allocated for potential aggregate extraction: Rectory Farm and Land South of Western International Market in the borough’s west. The Minerals Background Report 2011 also identifies other sites with mineral reserves and a railhead used for aggregate distribution and associated operations (namely, the site at Transport Avenue) which will be safeguarded. This safeguarding will not necessarily preclude other forms of development, rather establishing the presence of mineral resources <u>in the case of safeguarded minerals sites</u>, or <u>the rail head infrastructure and</u> associated distribution/processing facilities in the case of the railhead.</p> <p><u>9.29 In the context of the Transport Avenue site, safeguarding for the bulk transport and handling of minerals, the manufacture of concrete and the handling, processing and distribution of recycled and secondary aggregate material is required by both the NPPF and Policy S110 Aggregates of the London Plan on the basis that this is vital to the sustainable movement of such materials. By safeguarding the Minerals Railhead</u></p>	<p>Clarity.</p> <p>As per Day Group Ltd representation.</p>

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				<u>facility, the Council will ensure that any development either within the site or in the surrounding area does not prejudice the existing or future operation of the safeguarded site and the operations it supports.</u>	
EiP_C9_01	EQ10 Minerals	9.28	230	[new para added to end of 'new' para 9.29 introduced via HLP_C9_01 above] <u>[9.30] The Council will support the principle of redevelopment which facilitates the future use of the minerals railhead and associated operation at Transport Avenue. A small area of MOL is located within the northern part of the safeguarded area. This area has been historically developed and is occupied by rail sidings and associated structures. This developed part of the site serves operational needs that are required to be located near the railhead in the absence of alternative rail served sites. The Council acknowledges that there are associated sustainability and environmental benefits arising from the activities taking place on this site. For the purposes of decision-making, and with reference to London Plan policy G3, A, 1), the minerals railhead and associated operation should be considered to constitute both an engineering operation and/or local transport infrastructure as set out</u>	For clarity and as discussed within the Stage 1 hearing sessions, and thereafter agreed with Day Group Ltd (as per Inspector's direction).

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				<p><u>in national policy. As such, any re-development which preserves openness and does not conflict with the purposes of including land within it may be considered to be not inappropriate. There is also a small proportion of the site along the northern boundary which overlaps with a SINC designation ('M006 London's Canals'). Consideration should be given to the fact that the SINC area which overlaps with the safeguarding area has been subject to historic development and therefore no longer functions as SINC. However, development proposals should have due regard to protecting the adjoining SINC land as per Policy GB7 and London Plan Policy G6.</u></p> <p><u>[9.31]</u> Should extraction take place at Rectory Farm, Land South of Western International Market, or indeed any other sites, negative impacts, such as transport movements, should be mitigated. Legacy should be considered through aftercare, restoration and reuse.</p>	
EiP_C9_02	EQ1	E.	205	E. Meet the carbon emission reduction requirements set out in the London Plan to achieve net zero carbon development, with:	For clarity, and as suggested by the Inspectors during the Stage 1 Matter 7 hearing sessions.

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				<p>I. Major and minor residential developments achieving the minimum London Plan improvement target (35% over Part L 2021), and seeking to achieve benchmark on-site improvements of 65% over Part L 2021;</p> <p>II. Major non-residential developments achieving the following benchmark minimum on-site improvements:</p> <ul style="list-style-type: none"> i. Offices – 25% improvement over Part L 2021 ii. Schools – 35% improvement over Part L 2021 iii. Hotels – 10% improvement over Part L 2021; <p>III. Major Industrial developments aiming to achieve London Plan non-residential fabric efficiency targets for any conditioned (cooled or heated) spaces (15% over Part L 2021 benchmark), and any ancillary office spaces should achieve the above benchmark minimum target for offices (25% over Part L 2021 benchmark);</p>	
EiP_C9_03	EQ1	F.	206	F. Maximise on-site carbon reductions as far as possible, and set out all options pursued to achieve this within an Energy Statement. Where there is a justifiable shortfall, schemes will be	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				<p>required to make a cash in lieu contribution to the Council’s Carbon Offset Fund for any residual emissions, or deliver reductions directly via an off-site reduction scheme in line with the London Plan. The Council’s carbon offset contribution is to be calculated over a period of 30 years at the following prices:</p> <p>Major developments</p> <p>i. A higher rate of £370/tCO2 for all residual emissions;</p> <p>Minor residential development</p> <p>ii. A lower rate of £95/tCO2 for all residual emissions</p> <p>The Hounslow carbon offset price will be reviewed regularly and any changes will be published in future supplementary planning documents;</p>	the Inspectors during the Stage 1 hearing sessions.
EiP_C9_04	EQ1	H.	206	H. Produce an Energy Statement to demonstrate how the net zero carbon target will be met, and how the potential for internal overheating and reliance on air conditioning systems will be reduced in accordance with the London Plan cooling hierarchy. Energy Statements should also determine and report on Energy Use Intensity (EUI) and space heating demand in line with .	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				having regard to GLA Energy Assessment Guidance;	
EiP_C9_05	EQ1	9.5	207-208	9.5 The London Plan includes detailed policies on these measures and the Mayor’s suite of London Plan guidance documents provide further technical guidance on how these policies should be implemented. While the Council sees the benefit of following the zero carbon framework set out by the Mayor, policy EQ1 seeks to go beyond the London Plan by requiring developments to not only meet London Plan minimum on-site reduction targets for residential schemes (35% beyond Part L 2021), but also by establishing a higher benchmark reduction target for on-site improvements of 65% over Part L 2021 for residential development , and by extending the requirement to apply to minor new build residential schemes (comprising 9 units and under) . Policy EQ1 also sets out a range of targets above Part L 2021 for different non-residential typologies . This is in line with the findings of the Delivering Net Zero Carbon Study (2023) which indicates that the current London Plan approach is not sufficient to maximise on-site emissions reductions, or carbon reductions more generally. The study also finds that, following changes introduced by Part L 2021 in relation to different modelling calculation	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				<u>methodologies for residential and non-residential buildings, a range of distinct policy targets for different non-domestic buildings is more effective and will maximise potential carbon savings. This seeks to update the position and provide further clarity with regard to Part L 2021, which was introduced after London Plan Policy SI 2 was drafted (see London Plan footnote 154).</u>	
EiP_C9_06	EQ2	A.	209	A. Promoting sustainable design and construction, consistent with <u>having regard to</u> the principles established in the London Plan, supplementary planning documents and guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C9_07	EQ2	D.	209	D. Incorporate established principles for sustainable design and construction as set out in the London Plan and <u>as detailed in</u> associated guidance, including: passive design, water efficiency standards (including water consumption targets), sustainable urban drainage (SuDS), the reuse and recycling of construction materials at the highest value level possible (in line with circular economy principles), reducing overheating and reliance on air conditioning systems, the incorporation of green roofs and	For clarity and to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				urban greening, and energy planning and monitoring. Schemes referable to the Mayor of London will also have to demonstrate how they have incorporated Circular Economy and Whole Life-Cycle Carbon principles as per London Plan policies, and should have regard to associated guidance;	
EiP_C9_08	EQ4	F.	216	F. Carry out air quality assessments (AQAs) where major developments or proposals involving a change of use to air quality sensitive uses are proposed, considering the potential impacts of air pollution from the development on the site and neighbouring areas, the potential for end users to be exposed to air pollution, and how the development will comply with the criteria set out in London Plan Policy SI 1 and have regard to associated guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C9_09	EQ4	I.	217	I. Incorporate adequate design-stage mitigation measures in preference to post-design or retro-fitted solutions where air quality assessments show that developments could cause or exacerbate air pollution, or where end users could be exposed to air pollution. In line with the London Plan, where it is clearly demonstrated that emissions cannot be further reduced by on-site measures alone, off-site measures to improve local air quality may be considered acceptable providing that equivalent air quality benefits can	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C9_01]</i>	Policy, clause / map/ figure	Paragraph / Clause	Page	Modification	Reason for modification
				be demonstrated within the area affected by the development. Where off-site mitigation measures cannot be secured, an offset payment in line with Defra's Damage Costs approach will need to be agreed with the Council, as per having regard to guidance within the Mayor's Air Quality Neutral LPG; and	
EiP_C9_10	EQ7	D.	223	D. Incorporate suitable on-site arrangements for waste management, including the location, size and design of waste, recycling and composting facilities, and convenient access for its deposit and collection, in consultation with the Council's waste services, and in line with the London Plan, and having regard to the Council's Recycling and Refuse Guidance (or any subsequent update or superseding document), and the Character, Sustainability and Design Codes SPD	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C9_11	EQ7	E.	223	E. Undertake Pursue early engagement with Thames Water to ensure the development would not adversely impact the sewer system. Major developments must should seek to evidence this engagement and put in place any measures suggested by the operator to mitigate impacts.	For clarity and consistency, and as directed by the Inspectors during the Stage 1 hearing sessions.

CHAPTER 10 – ENHANCING CONNECTIVITY

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
HLP_C10_01	EC1 Strategic Transport Connections	Table EC1.1	234	<p><u>Improving Orbital and Overground Rail Connections</u></p> <p>‘This proposed scheme would provide a connection to Crossrail <u>the Elizabeth line and HS2 could be completed by the early 2030s, providing improved transport capacity and connectivity to the strategic Old Oak Common area</u> and is connected to the wider business case for High Speed Two, though the connection could be implemented earlier.’</p> <p><u>Improving Surface Level Access to Heathrow Airport</u></p> <p>‘Proposed southern public transport improvements to Heathrow Airport, with services originating from London Waterloo <u>Clapham Junction</u> using the South West Railway network and serving stations within the borough.</p>	As requested by TfL rep these proposed modifications give greater clarity.
EiP_C10_01	EC1	Supporting text	233	10.2 Supporting Text EC1: The scoping of Transport Assessments (TA) for major development sites identified within the Local Plan <u>shall form the basis for the calculation of contributions to take place. These TAs will also</u> be agreed with adjoining LPAs where	To help with clarity and consistency in accordance with request from the Inspectors from the EIP hearing session and subsequent Note request.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				appropriate. In cases where a TA subsequently concludes there to be any cross-boundary impact on the local transport network in the adjoining LPA, it should be ensured that there is a mechanism for contributions or other suitable mechanisms such as legal agreements under the Highways Act or Grampian style planning conditions, towards appropriate improvements beyond the Borough boundary.	
HLP_C10_02	EC2	A	236	Promoting 'car-free' or 'low car' development where appropriate , as well as car clubs and car sharing schemes where appropriate in line with London Plan Policy T6 and T6.1 – T6.5 .	As requested by TfL rep these proposed modifications give greater clarity.
HLP_C10_03	EC2	C	236	Preparing site specific development briefs where relevant, for strategic sites that include existing publicly accessible car parks, to ensure that where justified public sufficient car parking is retained to meet essential local needs.	As requested by TfL rep these proposed modifications give greater clarity.
HLP_C10_04 (now superseded by post hearings proposed modification EIP_C10_02)	EC2	I	236	'Developments should provide a minimum number of cycle parking spaces and an appropriate maximum number of car parking spaces consistent with the standards in the London Plan, London Cycling Design Standards and the WestTrans West London Cycle Parking Guidance and any subsequent guidance.'	As requested by TfL rep these proposed modifications give greater clarity.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C10_02	EC2	I	236	Developments should provide a minimum number of cycle parking spaces and an appropriate maximum number of car parking spaces consistent with the standards in the London Plan, and having regard to London Cycling Design Standards and the WestTrans West London Cycle Parking Guidance and any subsequent guidance.	As requested by TfL rep these proposed modifications give greater clarity. Further modification required to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C10_03	EC2	L	237	EC2 (I) Demonstrate that severe traffic and significant unacceptable road safety impacts on the transport network are avoided, including the preparation of Transport Assessments for all major schemes, and providing contributions or improvements to transport networks if required, in accordance with Paragraphs 114 and 115 of the NPPF or any subsequently amended NPPF Paragraphs. Where transport improvements or remedial actions are identified as required through consideration of a planning application, these will be secured through section 106 planning obligations, conditions or section 278 agreements in accordance with the planning obligations tests in the NPPF (para 57).	To help with clarity and consistency in accordance with request from the Inspectors at the EIP hearing session and subsequent Note request.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
HLP_C10_05	EC2	P	237	Add in the words 'or equal equivalent' to Policy EC2 (P) to give further clarity on CLOCS. "Construction Logistics Plans should be submitted for larger schemes or sites in sensitive locations and the developers and contractors are expected to follow CLOCS (Construction Logistics and Community Safety) or equivalent; "	As requested by SEGRO in rep.
HLP_C10_06(now superseded by post hearings proposed modification EIP_C10_04)	EC2	N	237	'Prepare Travel Plans, Healthy Streets Checks and Assessments and Active Travel Zone assessments and Parking Design and Management Plans in accordance with latest guidance from Transport for London or any subsequently adopted guidance.'	As requested by TfL rep these proposed modifications give greater clarity.
EiP_C10_04	EC2	N	237	Prepare Travel Plans, Healthy Streets Checks and Assessments, and Active Travel Zone assessments and Parking Design and Management Plans in accordance with having regard to the latest guidance from Transport for London and in accordance with Paragraph 117 of the NPPF and Policy T4 of the London Plan or any subsequently adopted guidance;	As requested by TfL rep these proposed modifications give greater clarity. Further modification required to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected and to link the need for Travel Plans to London Plan and NPPF, as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
EiP_C10_05	EC2	O	237	O. Incorporate on-site design measures and facilities to promote walking, wheeling and cycling, including safe and comfortable access to building, in line with the London Plan and having regard to the Council's Supplementary Planning Documents and guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C10_06	EC2	P	237	Ensure that the construction phase activity has been adequately considered and would not have an undue unacceptable impact on the highway network or neighbours' amenity. Construction Logistics Plans should be submitted for larger major schemes or sites in sensitive locations and the developers and contractors are expected to follow CLOCS (Construction Logistics and Community Safety);	For clarity as discussed at the EiP hearing sessions
HLP_C10_07	EC3	C	239	Giving due consideration to the International Civil Aviation Authority's Organisation (ICAO) Guidance on the Balanced Approach to Aircraft Noise Management when making decisions regarding the airport or those parts of the borough affected by the airport;	To give correct reference to the "International Civil Aviation Organisation (ICAO)" as per TfL's rep.
HLP_C10_08	EC3	E	239	Promoting increased surface access provision to Heathrow Airport, by working with partners to improve public transport connections, walking and cycle infrastructure, and utilising the road network more efficiently.	To give greater clarity in regards to journey trips to Heathrow as per TfL's rep.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
HLP_C10_09	EC4	E	242	Demonstrate that adverse impacts to the significance of on heritage assets, conservation areas, archaeological sites, and to open spaces and Green Belt, areas of landscape importance and biodiversity are avoided and minimised ; and	In response to Historic England's representation which seeks correction of terminology related to impacts on the significance of heritage assets.
HLP_C10_10	Enhancing Connectivity	Fig EC1	243	The map of strategic transport connections and improvements could be enhanced to clearly illustrate the Council's aspirational walking and cycling network in line with the Sustainable Transport, Walking and Cycling London Plan Guidance, published in November 2022.	In response to GLA Rep in order to improve clarity and consistency of EC1.1
HLP_C10_11	Enhancing Connectivity	Fig EC1	243	Change label 'Brent River & Grand Union Canal Walk'	For accuracy and consistency As requested by the Canal & River Trust (Reg19 rep).
HLP_C10_12	Enhancing Connectivity	Fig EC1	243	The map of strategic transport connections and improvements needs to be updated to better illustrate the West London Orbital rail link (eg remove spur to Kew Bridge station, add and label station locations). It would also be helpful if strategic cycleway improvements could be shown more clearly. The map should show the aspirational walking and cycling networks including strategic and cross boundary links and	Amend map as per TfL rep.

Modification code <i>e.g. [HLP_C10_01]</i>	Policy/ map/ figure	Paragraph/Clause	Page	Modification	Reason for modification
				existing routes that need upgrading to meet new quality criteria from TfL.	

CHAPTER 11 – IMPLEMENTING STRATEGY

Modification code	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
e.g. [HLP_C11_01]					
HLP_C11_01(now superseded by post hearings proposed modification EIP_C10_03)	IMP3	K	248	Mitigate the impacts of the development on the area through a section 106 agreement, where necessary or appropriate, having regard to the Planning Obligations and CIL supplementary planning document; and	Correction
HLP_C11_02	IMP3	N	248	Mitigate the impacts of development on the transport highway network, including through securing any necessary <u>public transport and active travel infrastructure, service improvements to provide capacity or improved accessibility and connectivity, and/or</u> highways works in agreement with the appropriate highways authority.	For clarification and consistency, in line with TfL representation.
EiP_C11_01	IMP3	C	247	C. Preparing supplementary planning documents <u>guidance or supplementary plans</u> where required to support policies in the Local Plan; and setting out what form this will take in the Local Development Scheme (LDS), or any alternative framework;	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EIP_C11_02	IMP3	F	247	F. Reviewing the Local Plan, the West London Waste Plan and the CIL Charging Schedule in whole or in part within five years of adoption, <u>and undertaking an earlier partial or full review if material external changes arise that affect the spatial</u>	Suggestion made during the Stage 1 of the hearings to include a clause/supporting text that covers the need for a partial/full review of Plan upon

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<u>strategy, including the adoption of a new London Plan or Government progression of a third runway at Heathrow Airport;</u>	certain external criteria being met (new London Plan; third runway)
EiP_C11_03	IMP3	K	248	K. Mitigate the impacts of the development on the area through a section 106 agreement, where necessary or appropriate, <u>as set out in paragraphs 11.4 to 11.7 having regard to the Planning Obligations and CIL supplementary planning document;</u> and	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C11_04	IMP3	11.3	248	11.3 A range of tools will be required to coordinate the sustainable development outlined through the Local Plan and ensure that this development is plan-led. New development within the borough will add incrementally to the need for new infrastructure and the overall picture of infrastructure need is set out in the borough's Infrastructure Delivery Plan (IDP). To support this growth, the borough will need to provide new infrastructure and in some cases maintain and upgrade elements of the existing infrastructure. The way in which development contributes towards infrastructure has and will continue to change. Guidance on negotiating obligations and setting CIL rates to secure necessary infrastructure is set out in the Planning Obligations and CIL supplementary planning document, whilst the local CIL rates are set out in the Hounslow CIL charging schedule. These documents will be reviewed and updated periodically to ensure they continue to help inform negotiations and set	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				appropriate local CIL rates to deliver the infrastructure required to support growth.	
EiP_C11_05	IMP3	Additional paragraphs 11.4 -11.7	248	<p><u>11.4 Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. NPPF (para 56) highlights that planning obligations must only be sought where they meet all of the following tests:</u></p> <ul style="list-style-type: none"> A) <u>necessary to make the development acceptable in planning terms;</u> B) <u>directly related to the development; and</u> C) <u>fairly and reasonably related in scale and kind to the development.</u> <p><u>11.5. Planning obligations can help to contribute to the success of a development and achieving the Council's aims for a site, the local area and the Borough as a whole. They can enhance the quality of a development and enable proposals to go ahead that would otherwise be refused. Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a</u></p>	This change was made in response to give clear explanation of the Council's approach to identifying and negotiating planning obligations. As discussed during the Stage 1 hearing sessions by the Inspectors.

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<p><u>condition on a planning permission.</u></p> <p><u>11.6 The items sought through a planning obligation will vary depending on the development scheme and its location. Considerations that may require S106 include:</u></p> <ul style="list-style-type: none"> • <u>improvements to public transport infrastructure, systems and services (Policies EC1 and EC2);</u> • <u>contributions to the carbon offset fund where development can demonstrably not meet net zero carbon policy requirements on site (Policy EQ1, and London Plan policy SI 2);</u> • <u>education provision (Policy CI2);</u> • <u>affordable or specialist housing (Policies SC2, SC8 and IMP2);</u> • <u>health facilities (Policy CI3);</u> • <u>small business accommodation and training programmes to promote local employment and economic prosperity (Policy ED1);</u> • <u>town centre regeneration, promotion, management and physical environmental improvements (Policies TC3 and TC4);</u> • <u>improvements to highways and sustainable forms of transport including cycling, walking and wheeling (Policies EC1 and EC2);</u> • <u>Off-site measures to improve air quality, where it can be demonstrated that emissions cannot be reduced by on-site measures alone (Policy EQ4, and London Plan policy SI 1);</u> 	

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<ul style="list-style-type: none"> • <u>provision of public open space including improved outdoor sports facilities and improving access to public open space (Policies GB2 and GB9);</u> • <u>other community facilities in line with the Infrastructure Delivery Plan (Policies C11 and C14);</u> • <u>commitments to energy supply infrastructure such as decentralised energy (Policy EQ1);</u> • <u>affordable workspace contributions (Policy ED1) (A financial contribution would only be sought if the development does not meet the required standard onsite);</u> • <u>Travel Plan Monitoring contributions (Policies EC1 and EC2) ;</u> • <u>The improvement and expansion of play spaces and child-friendly public realm (Policy GB9).</u> • <u>Contributions for Green Belt compensatory improvements (Policy GB1)</u> • <u>Tree replacement contributions for off-site delivery where replacement trees cannot be provided on-site (Policy GB4)</u> • <u>Securing public access to open spaces (including sports fields and facilities) in educational use through Community Use Agreements (Policy GB3)</u> • <u>Allotment improvement measures in line with Hounslow Allotment Strategy (Policy GB8)</u> • <u>BNG monitoring contribution for applicable schemes (Policy GB7)</u> 	

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				<p><u>11.7 Details for how these considerations will be identified and negotiated for Hounslow are set out as guidance in the Planning Obligations and CIL SPD (2015), or any superseding document.</u></p>	
EiP_C11_06	IMP3	11.3	248	<p>11.3 <u>11.8 The local CIL rates are set out in the Hounslow CIL charging schedule. This will be reviewed and updated periodically to ensure it continues to help inform negotiations and set appropriate local CIL rates to deliver the infrastructure required to support growth. This is in accordance with the approach set out in London Plan Policy DF1 (Delivery of the Plan and Planning Obligations).</u></p>	<p>This modification relates to part of paragraph 11.3. This text has been moved from paragraph 11.3 so that it now follows the newly added paragraphs 11.4–11.7 as it sits more appropriately here. Minor wording adjustments have also been made to ensure the relocated text reads smoothly and integrates clearly.</p> <p>Furthermore, a modification which includes an explicit reference to London Plan Policy DF1 as requested by the Inspector during the Stage 1 hearing sessions to strengthen</p>

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
					alignment with the London Plan. Lastly, changes to the paragraph numbering due to additional paragraphs added above (paragraph 11.4-11.7).
EiP_C11_07	IMP3	11.4	248	11.4 11.9 A governance structure is in place to oversee the infrastructure delivery programme, ensuring that CIL and section 106 contributions are used appropriately, as identified through the IDP and to support the key priorities of the Council. Applications for infrastructure funding will be both internal and external to the council and so this body should include external infrastructure delivery partners.	Changes to the paragraph numbering due to additional paragraphs added above (paragraph 11.4-11.7).
EiP_C11_08	IMP3	11.5	248	11.5 11.10 The Council will seek to support community led Neighbourhood Plans where these are being progressed. There are currently three designated neighbourhood areas within the borough: Butts Farm, Hounslow Town Centre and Osterley.	Changes to the paragraph numbering due to additional paragraphs added above (paragraph 11.4-11.7).
EiP_C11_09	IMP3	11.6	248	11.6 11.11 Supplementary planning documents may be prepared to elaborate on key policies and assist with their	To reflect the changes to plan-making in relation to the

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				delivery. <u>Supporting planning guidance may be prepared to elaborate on key policies and assist with their delivery.</u> The designations of Conservation Areas and heritage assets will also be reviewed. The council will produce assessments of need and other evidence, and Annual Monitoring Reports to support the 'plan, monitor and manage' process.	phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C11_10	IMP3	11.7	249	11.7, 11.12 It will be important for developers to work with the Council and with the relevant infrastructure, and utility service providers to secure infrastructure improvements that may be required for the development at the earliest possible opportunity, particularly in relation to electricity supply, water utilities connections, <u>and necessary transport infrastructure.</u>	Changes to the paragraph numbering due to additional paragraphs added above (paragraph 11.4-11.7). Furthermore, an additional change was made in response to issues raised during the Stage 1 hearing sessions to remove ambiguity particularly regarding the paragraphs applicability to transport infrastructure.
EiP_C11_11	IMP3	11.8	249	11.8 <u>11.13</u> Thames Water will work with developers and local authorities to ensure that any necessary infrastructure reinforcement is delivered ahead of occupation. In some circumstances Thames Water may seek the inclusion of phasing conditions in order to avoid adverse amenity impacts for existing or future users such as internal and external sewer flooding, pollution of land and water courses and / or	Changes to the paragraph numbering due to additional paragraphs added above (paragraph 11.4-11.7).

Modification code e.g. [HLP_C11_01]	Policy/ map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
				issues with water supply in the form of no or low water pressure. To minimise the likelihood of requiring such conditions developers are advised to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme.	

CHAPTER 12 – SITE ALLOCATIONS

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]					
HLP_SA1_01	1- SKY CAMPUS BRENTFORD	Final sentence of “Heritage Constraints ” section	258	Development is required to conserve/preserve, and/or seek opportunities to enhance the historic environment where potential impacts upon heritage have been identified.	For correction – to remove duplicated text.
HLP_SA3_01	3 – GILLETTE FACTORY	Key Proposal	262	Gillette Corner will become a major new creative hub drawing on its unique heritage to deliver flexible creative film, digital and media including studios and their supporting uses making the most of the building’s large floorplates and attractive features. <u>The site is a mixed use allocation which as a result removes the Strategic Industrial Location (SIL) designation from part of the site which therefore becomes non-designated, as shown on the Hounslow Local Plan 2020-2041 Policies Map.</u>	Wording to be added after the first sentence of the key proposal section for clarification. To provide clarity regarding how the previous Strategic Industrial Location (SIL) designation at the site will change. As per representation from the Mayor of London.
HLP_SA5_01	5 – WEST CROSS CAMPUS	Key Proposal	266	The West Cross Campus will become a high-quality mixed-use quarter of industrial and other employment uses, in a range of unit sizes, co-located with housing and shared amenities creating a sense of an ‘industrial life’. <u>The site is a mixed use allocation which as a result removes the Strategic Industrial Location (SIL) designation from part of the site which therefore becomes non-designated, as shown on the Hounslow Local Plan 2020-2041 Policies Map.</u> It is a major opportunity for	Wording to be added after the first sentence of the key proposal section for clarification. To provide clarity regarding how the previous Strategic Industrial Location (SIL) designation at the site will change. As per representation from the Mayor of London.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
				transformation and intensification to take forward the Mayor of London's Policy for industrial intensification and co-location with residential uses.	
HLP_SA6_01	6 - BSS BRENTFORD	Planning designations	267	<p><u>Strategic Industrial Location (SIL): Part of the site is designated SIL. Proposals within SIL should, where feasible, intensify uses suitable for broad industrial-type activities and make consideration of impact of development on existing occupiers in accordance with the agent of change principle. Colocation of residential development with industrial development is supported in the allocation outside the boundary of the SIL.</u></p> <p>Site is also adjacent to SIL and access route; consideration of impact of development on existing occupiers in accordance with the agent of change principle and regard had to the impact of traffic movements servicing these.</p>	Wording to be added at the start of the Planning designations section to clarify that part of the site is a Strategic Industrial Location (SIL) designation, to set out requirements that will be expected for proposals within SIL and to provide clarity that the area of the site located outside of SIL is suitable for colocation development. As per representation from the Mayor of London.
HLP_SA6_02	6 - BSS BRENTFORD	Key Proposal	268	The BSS Brentford Site will be redeveloped and intensified to support a broader range of uses. <u>The site is a mixed use allocation which as a result removes the Strategic Industrial Location (SIL) designation from part of the site which therefore becomes non-designated, as shown on the Hounslow Local Plan 2020-2041 Policies Map.</u>	Wording to be added after the first sentence of the key proposal section for clarification. To provide clarity regarding how the previous Strategic Industrial Location (SIL) designation at the site will change. As per representation from the Mayor of London.
HLP_SA7_01	7 – PROFILE WEST	Key Proposal	270	The Profile West Car Park will form a key link between Boston Manor Park and the Golden Mile	Wording to be added after the first sentence of the key proposal

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
	BRENTFORD CAR PARK			Station and an attractive entrance to Transport Avenue. The Strategic Industrial Location (SIL) designation is removed from the site, which therefore becomes non-designated, as shown on the Hounslow Local Plan 2020-2041 Policies Map.	section for clarification. To provide clarity regarding how the previous Strategic Industrial Location (SIL) designation at the site will change. As per representation from the Mayor of London.
HLP_SA9_01	9 – SYON LANE INDUSTRIAL ESTATE	“Key proposal” section	274	The Syon Lane Industrial Estate will be redeveloped to increase industrial uses on the site while protecting conserving the Grade II listed Syon Clinic building.	For correction – to remove the term ‘protect’ from allocation wording and replace this with conserve, in line with the NPPF and London Plan. As per Historic England’s representation.
HLP_SA13_01	13 – HARLEQUIN AVENUE SUB STATION	Key Proposal	280	Harlequin Avenue sub-station will be redeveloped to provide a number of residential units with modern and flexible business floorspace which integrates with the surrounding business uses. The Strategic Industrial Location (SIL) designation is removed from the site, which therefore becomes non-designated, as shown on the Hounslow Local Plan 2020-2041 Policies Map.	Wording to be added after the first sentence of the key proposal section for clarification. To provide clarity regarding how the previous Strategic Industrial Location (SIL) designation at the site will change. As per representation from the Mayor of London.
HLP_SA27_01	27 - KEW BRIDGE DISTRIBUTION CENTRE	Movement and Access	301	‘Development is to conform to the maximum parking standards in the London Plan while maximising access by walking, cycling and public transport’	Wording to be added in the Movement and Access section for clarity and consistency as per the representation from TFL.
HLP_SA27_02	27 - KEW BRIDGE	Existing Use	301	Research and Product Development (B1(b) E(g)ii) Light industrial (B1(c) E(g)iii); General Industrial (B2) and Warehousing (B8)	For correction. To reflect the use classes order (as amended in 2020).

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]					
	DISTRIBUTION CENTRE				
HLP_SA27_03	27 - KEW BRIDGE DISTRIBUTION CENTRE	Land Uses	302	Light Industrial (B1(C) E(g)iii), Industrial (B2/8), Business (B1a/b E(g)i/ii) , Residential (C3)	For correction. To reflect the use classes order (as amended in 2020).
HLP_SA43_01	43 - HEATHROW INTERNATIONAL TRADING ESTATE	Movement and Access	322	Access to the site should be maintained from Green Lane, with any proposed vehicular access to the A312 to be agreed with TfL. Access should not increase road danger and should be designed to minimise impact on active travel modes. Access should also contribute towards meeting the modal shift targets in the London Transportation Plan by providing safe and pedestrian friendly walking and cycling accesses and routes to and from nearby centres and public transport hubs, and rebalancing design in favour of pedestrians and cyclists to the site through features such as pavement width, separated routes, landscaping, lighting and other measures.'	Wording to be added in the Movement and Access section for clarity and consistency as per the representation from TfL.
HLP_SA48_01	48 – VACANT LAND AT DICK TURPIN WAY	Movement and Access	329	Appropriately designed vehicular access to the site should be provided from the A30 Great South West Road or Faggs Road . Vehicular access should be designed to minimise impact on active travel modes. Pedestrian and cycle access should be provided to the Great South West Road, Dick Turpin Way and Faggs Road. It should also contribute towards	Wording to be added to give greater flexibility to determine safest access on to the site in accordance with TfL rep.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
				meeting the modal shift targets in the London Transportation Plan by providing safe and pedestrian friendly walking and cycling accesses and routes to and from nearby centres and public transport hubs, and rebalancing design in favour of pedestrians and cyclists to the site through features such as pavement width, separated routes, landscaping, lighting and other measures.'	
HLP_SA49_01	49 – SITE AT FAGGS ROAD	Key Proposal	332	The site at Faggs Road will be extended to provide additional industrial business space and units to support the borough's future employment needs. <u>The western area of the site which was previously designated part of the Metropolitan Green Belt has been released for employment development and is no longer part of the Green Belt, as shown in Appendix 2 (Land Proposed to be Released from the Green Belt to Meet Development Needs) of the Hounslow Local Plan 2020-2041 and on the Hounslow Local Plan 2020-2041 Policies Map.</u>	Wording to be added after the first sentence of the key proposal section for clarification. To provide clarity that part of the proposed site allocation is located within the Metropolitan Green Belt and will be released from the Green Belt so that the allocation falls entirely outside of the Green Belt designation. As per representation from the Mayor of London.
HLP_SA50_01	50 – TESCO DUKES GREEN AVENUE	First paragraph of Site Requirements section	334	Development should apply the agent of change principle in relation to adjacent industrial land, including proposals for <u>site ref 57 – Land at Hatton fields</u> the Airport Business Park to ensure the development does not prejudice uses proposed on these sites, and should ensure it protects the	Correction.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
				continued operation of the office and law court uses to the south of Dukes Green Avenue.	
HLP_SA57_01	57 – LAND AT HATTON FIELDS	Illustrative diagram for Land at Hatton Fields	342	Amend Illustrative diagram for Land at Hatton Fields to include new Public Safety Zone boundary	Correction and clarification.
HLP_SA57_02	57 – LAND AT HATTON FIELDS	Illustrative diagram for Land at Hatton Fields	342	<i>Amend</i> Illustrative diagram for Land at Hatton Fields <i>to include parcel of land between Faggs Road and eastern site boundary within site redline</i>	Correction and clarification.
HLP_SA57_03	57 – LAND AT HATTON FIELDS	4 th paragraph in Planning Designations section	341	Development would need to accord with the Airport Business Park Place Land at Hatton Fields Policy P2 (c) which requires developments to be in compliance with DfT circular 01/2010 (including any subsequent updates) regarding control of development in airport public safety zones.	Correction. As per representation from SEGRO.
HLP_SA57_04	57 – LAND AT HATTON FIELDS	Site size section	341	56.4 Ha 55.3 Ha	For correction and clarification purposes.
HLP_SA57_05	57 – LAND AT HATTON FIELDS	5 th paragraph in Planning Designations section	341	Part of the site (19.3 17.25 hectares) is proposed to be released from the Green Belt to be developed for industrial use, with some of the area to be released being retained for the continued use of National Air Traffic Services.	For correction clarification purposes.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
HLP_SA64_01	64 – MOD Feltham	Movement and Access section	353	‘The layout should support the creation of legible streets, which follow the Healthy Streets approach, minimise the impacts of traffic generation on the surrounding streets, do not provide through routes across the site for vehicles (apart from buses) , and enhance wayfinding and the overall character of the urban form and which will allow the future extension of bus routes into the site.’	To add clarity as per representation from TfL.
HLP_SA65_01	65 – LEISURE WEST	Minimum Development Quantum Table	355	Add "leisure" to the minimum development quantum for site 65 – Leisure West that currently states "Health/Community (Sqm)", so it reads: " Leisure/ Health/Community (Sqm)"	Correction and clarification.
HLP_SA67_01	67 – UPS HOUSE	Site Requirements	358	<u>The site is home to non-designated industrial uses and as such, London Plan (2021) Policy E7 (Industrial intensification, co-location and substitution) Part C should be followed.</u>	For clarification, to include reference to Part C of Policy E7 of the London Plan, in a standalone paragraph as the final sentence of the site requirements section. As per representation from the Mayor of London.
HLP_SA72_01	72 ST. CATHERINE'S HOUSE AND CAR PARK	"Site requirements" section	364	Development should protect conserve and enhance the spire and its setting and provide a high quality design which is equivalent to the tower's importance at the end of key views in Feltham	For correction – to remove the term 'protect' from allocation wording and replace this with conserve, in line with the NPPF and London Plan. As per Historic England's representation.

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]					
HLP_SA74_01	74 – HOUNSLOW WEST STATION	Site Requirement Section		And appropriate level of short term car parking provision to serve the station and the local centre.	To delete text from the Site Requirements section in line with representation from TfL.
HLP_SA84_01	84 – HOUNSLOW CAVALRY BARRACKS	“Key proposal” section	384	Hounslow Cavalry Barracks will be redeveloped to provide a new residential area which protects conserves and enhances the historic buildings, and introduces a range of new uses to the site to support new homes.	For correction – to remove the term ‘protect’ from allocation wording and replace this with conserve, in line with the NPPF and London Plan. As per Historic England’s representation.
HLP_SA87_01	87 – EURO HOUSE	Site Requirements	388	The site is bounded by Prince Regent Road and the Kingsley Academy site opposite to the north, residential dwellings on Prince Regent Road and Cecil Road to the north-east, a mixed use residential and commercial block on High Street to the east, and Hounslow High Street to the south and Laurence Road to the west.	For correction.
HLP_SA90_01	90 – INWOOD BUSINESS PARK	Site Requirements	394	<u>The site is home to non-designated industrial uses and as such, London Plan (2021) Policy E7 (Industrial intensification, co-location and substitution) Part C should be followed.</u>	For clarification, to include reference to Part C of Policy E7 of the London Plan, in a standalone paragraph as the final sentence of the site requirements section. As per representation from the Mayor of London.
HLP_SA91_01	91- HOUNSLOW BUS GARAGE	Site requirements	395	<u>The operation of the bus garage and bus station should not be compromised by the position of, design and layout of the residential dwellings and</u>	For clarification, text added to site requirements to make it clear that the operation of the bus garage

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
				<u>amenity spaces. The agent of change principle will need to be applied to ensure that the rest of the development provides appropriate mitigation to address any impacts arising from the 24/7 operational needs of the bus garage and bus station.</u>	and bus station must not be compromised by the site allocation as per the representation received from TfL.
HLP_SA92_01	92 – UPSTAGE	Site Requirements	398	<u>The site is home to non-designated industrial uses and as such, London Plan (2021) Policy E7 (Industrial intensification, co-location and substitution) Part C should be followed.</u>	For clarification, to include reference to Part C of Policy E7 of the London Plan, in a standalone paragraph as the final sentence of the site requirements section. As per representation from the Mayor of London.
HLP_SA92_02	92 - UPSTAGE	Site requirements	398	<u>For any development proposals that come forward, TfL and the bus operator should be involved in early discussions to identify alternative provision for the bus servicing facility to help provide the same level of service in line with Policy T3 of the London Plan and the Sustainable Transport, Walking and Cycling LPG</u>	Text to be added to the Movement and Access statement to ensure bus operator is involved in discussions for alternative provision as per the representation received from TfL.
HLP_SA97_01	97 - 30 RUGBY ROAD	Site Requirements	406	<u>The site is home to non-designated industrial uses and as such, London Plan (2021) Policy E7 (Industrial intensification, co-location and substitution) Part C should be followed.</u>	For clarification, to include reference to Part C of Policy E7 of the London Plan, in a standalone paragraph as the final sentence of the site requirements section. As

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
					per representation from the Mayor of London.
HLP_SA98_01	98 – OSTERLEY STATION CAR PARK	“Heritage Considerations” section	408	Any development should protect conserve and enhance the existing listed station building and its setting through a high-quality design which protects conserves views of the station tower.	For correction – to remove the term ‘protect’ from allocation wording and replace this with conserve, in line with the NPPF and London Plan. As per Historic England’s representation.
HLP_SA98_02	98 – OSTERLEY STATION CAR PARK	“Site requirements” section	408	Any development should protect and enhance the existing listed station building and its setting through a high-quality design which protects views of the station tower.	For correction – to remove duplicated text.
HLP_SA98_03	98 – OSTERLEY STATION CAR PARK	Movement and Access	408	Disabled persons’ car parking and parking for the station users should be retained	For clarification as per representation received from TfL.
HLP_SA100_01	100 – OSTERLEY PARK HOTEL	Movement and Access	412	Movement and Access Section is to be updated to include: Appropriately designed vehicular access to the site is to be provided. From Wood Lane and/or the A4 Great West Road’	For clarification to Movement and Access section as per TfL representation.
HLP_SA101_01	101 – THE BRENTFORD GROUP PRACTICE	Site Name and address	413	Rename allocation 101 from The Brentford Group Practice to ‘The Brentford Health Centre’ , as a correction. Rename the site address as follows: The Brentford Group Practice Health Centre , Boston Manor Road, TW8 8DS	Correction. As per representation from NHS Property Services.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
HLP_SA102_01	102 Victory Business Centre	Movement and Access	416	Following text to be added to Movement and Access section. Development is to conform to the maximum parking standards in the London Plan while maximising access by walking, cycling and public transport.	For clarification to Movement and Access section as per TfL representation.
HLP_SA103_01	103 – WEST MIDDLESEX HOSPITAL	Existing Site map and Site Oblique	417	Amend site allocation redline boundary to include an additional strip of land south of O Block Therapy Centre, east of 32-37 White Lodge Close, and north of Mill Plat. Redline boundary also separated to exclude road. As shown in proposed mapping modification HLP_PM_13.	Minor correction to site allocation boundary. As per representation from the Chelsea and Westminster NHS Trust.
HLP_SA103_02	103 – WEST MIDDLESEX HOSPITAL	Movement and Access	417	The site is a functioning hospital with large amounts of parking and access routes on site, these the hospital uses must be supported and enhanced	Minor correction for clarity as per representation from TfL.
HLP_SA113_01	113 - 69 TO 77 BOSTON MANOR ROAD	“Site requirements” section	430	Redevelopment of site to introduce residential uses alongside protection conservation and enhancement of Listed Buildings for business use or further education use.	For correction – to remove the term ‘protection’ from allocation wording and replace this with conservation, in line with the NPPF and London Plan. As per Historic England’s representation.
HLP_SA117_01	117 – THE TREATY CENTRE	“Site requirements” section	439	Creative, decorative lighting and focal points of urban art and similar will protect conserve and enhance the character of the town centre where appropriate.	For correction – to remove the term ‘protect’ from allocation wording and replace this with conserve, in line with the NPPF and London Plan. As per Historic England’s representation.

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]					
HLP_SA118_01	118 – FORMER GSK SITE	Site requirements – second sentence of paragraph 3	442	Given the scale of the site, proposals should aim to conform to the highest standard of sustainability, with assessments of both operational and embodied carbon undertaken prior to commencement.	To reflect the position in the London. As per representation from Brentside Developments Ltd.
HLP_SA118_02	118 – FORMER GSK SITE	Site requirements – second sentence of paragraph 4	442	Site is designated as a Key Existing Office Location. Development which results in the loss of offices should normally accord with Local Plan Policy ED2 or any subsequent policy, however, given the immediate challenges for the office market that are acknowledged in the Employment Land Review update evidence, marketing evidence will be considered for departing from the requirement not to lose any employment floorspace in this locality.	For clarification that the 2-year marketing requirement that applies to sites in Key Existing Office Location designations is not waived in the case of allocation site ref 118. In response to representation from Brentside Developments Ltd.
HLP_SA121_01	121 – LAND SOUTH OF BEDFONT ROAD	Site requirements – paragraph 3	448	Having regard to the costs of required ground works needed to prepare the site for the development of Travelling Showpeople plots, it is considered this would necessitate the need for an enabling development on the surrounding Greenham Triangle site in the area to the south of this allocation site, north of the railway line and east west of Bedfont Road, to ensure the viable delivery of the Travelling Showpeople plots allocated.	For correction. A modification is required to correct one of the cardinal directions referred to in the Site Allocation. The third paragraph of the “site Requirements” section of the allocation should state ‘west of Bedfont Road’ rather than east of Bedfont Road. As per representation from Chrisfys Properties Ltd.

Modification code <i>e.g.</i> [HLP_SAXX_01]	Site Allocation	Section	Page no.	Modification	Reason for modification
HLP_SA121_02	121 – LAND SOUTH OF BEDFONT ROAD	Site requirements – paragraph 3	448	The enabling development should be for a demonstrated need that is suitable to be delivered at the site, which may include a B8 industrial Storage and Distribution use. The enabling development would need to be in compliance with paragraphs 153-156 of the NPPF (December 2024 version) demonstrate Very Special Circumstances exist to justify the development within the Green Belt, outside of this allocation boundary inset.	For clarification. A modification will be presented as set out in Appendix A, to amend the last sentence in the site requirements section of the proposed allocation by removing reference to the need for the enabling development to demonstrate Very Special Circumstances specifically, and instead state that the enabling development would need to be in compliance with paragraphs 153-156 of the NPPF (December 2024 version). As per representation from Chrisfys Properties Ltd.
HLP_SA121_03	121 – LAND SOUTH OF BEDFONT ROAD	Site size section in allocation table	447	Amend site size from 0.8 hectares to 0.7 hectares	Correction. As per representation from Chrisfys Properties Ltd.
HLP_SA123_01	123 - 1-83 HIGH STREET	Movement and Access	452	“Development should seek to limit car parking on the site to the minimum necessary and any pre-provided parking should be clearly justified as public parking to serve the town centre as a whole. maintain an appropriate level of car parking to serve the town centre based on current levels of use of all	To further clarify the councils stance in regards to car parking especially in relation to Retail use in this location, as per the representation received from TfL.

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]				town centre car parks and expected levels of demand. Residential development is to be car free except for provision of disabled persons parking and necessary operational parking .	
HLP_SA1-123_01	The following Site Allocation refs: 1,2,3,4,5,6,7, 8,9,10,11,13, 14,16,17,18, 19,21,22,23, 25,26,27,28, 29,30,32,33, 34,35,36,37, 51,52,59,62, 63,64,65,67, 69,70,72,74, 77,80,81,82, 83,84,90,96, 98,99,100 101,102,103, 105,106,107,	"Heritage Constraints" section	258-452	Development is required to conserve/ preserve , and/or seek opportunities to enhance the historic environment where potential impacts upon heritage have been identified.	For correction – to remove the term 'preserve' from allocation wording and retain conserve and enhance in line with the NPPF and London Plan, as per Historic England's representation.

Modification code	Site Allocation	Section	Page no.	Modification	Reason for modification
<i>e.g.</i> [HLP_SAXX_01]					
	110,111,113, 114,115,116, 117,118,122, 123				
HLP_SA51-72_01	The following Site Allocation refs: 51, 52, 55, 59, 61, 62, 63, 64, 65, 67, 69, 72	“Site source”, “movement and access”, and/or “site requirements” sections	335-364	Change references to ‘Feltham Masterplan (2017)’ to ‘Feltham Masterplan (2017) <u>or any subsequent update</u> ’	For clarification and to ensure the ongoing accuracy of the Plan.

APPENDIX 2 – LAND PROPOSED TO BE RELEASED FROM THE GREEN BELT TO MEET DEVELOPMENT NEEDS

Modification code <i>e.g. [HLP_A2_01]</i>	Map /Site	Page	Modification	Reason for modification
<i>HLP_A2_01</i>	Ron Smith Recycling and Land at Green Lane GB release		Update site polygon to reflect area that is to be released from GB. Specifically, removing the ‘spur’ in the NW corner of the site which is not currently designated as GB but is included as release. Update the hectarage to reflect new GB release area. Area change from 6.76Ha to 6.65Ha	To correct a factual mapping error.
<i>HLP_A2_02</i>	Land South of Western International Market		Update GB release polygon to reflect the correct site allocation, removing the area of warehousing in the north-west corner of the site. Update the hectarage to reflect new GB release area. Area change from 12.78Ha to 12.25Ha	To accurately reflect the correct site allocation boundary
<i>HLP_A2_03</i>	Overall map		Apply updated GB release polygons to overall map. Update GB release area figure to reflect changes in polygons. Area change from 44.81Ha to 44.17Ha	To reflect the changes made to individual GB release polygons

APPENDIX 3 – GLOSSARY

Modification code <i>e.g. [HLP_C11_01]</i>	Definition	Page	Modification	Reason for modification
EiP_A3_01	Affordable Housing	468	<p>Affordable Housing Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. – Affordable Intermediate Housing Homes for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition. This includes shared ownership and London Living Rent but not affordable rented housing. It includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. – Affordable Rented Housing Housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable). London Affordable Rent is a type of AR product introduced by the Mayor of London, with rents based on social rent levels. – Social Rented Housing Low cost rented homes provided to households whose needs are not met by the market, typically by councils and housing associations with rents set within guidelines issued by the social housing regulator. The landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</p>	To align definition with the 2023 NPPF, with additions to clarify the London Plan Affordable Housing priorities.

Modification code <i>e.g. [HLP_C11_01]</i>	Definition	Page	Modification	Reason for modification
			<p><u>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</u></p> <p><u>Affordable Housing to Rent</u> <u>Meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</u></p> <p><u>As per the London Plan 2021, the preferred forms of affordable rent are:</u> <u>London Affordable Rent and Social Rent homes for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator’s Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme funding guidance.</u></p>	

Modification code <i>e.g. [HLP_C11_01]</i>	Definition	Page	Modification	Reason for modification
			<p><u>Affordable Intermediate Housing</u> <u>Meets one of the following definitions:</u> <u>Discounted market sales housing:</u> <u>Housing that is sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p><u>Other affordable routes to home ownership</u> <u>Housing that is provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</u></p> <p><u>London Shared Ownership</u> <u>An ‘intermediate ownership product which allows London households who would struggle to buy on the open market, to purchase a share in a new home and pay a low rent on the remaining, unsold, share’.</u></p>	
EiP_A3_02	Local Open Space	473	<u>Local Open Space is land which has been designated to provide protection as open space given the contribution such land makes toward local character, context and amenity (as per policy GB2).</u>	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.

Modification code	Definition	Page	Modification	Reason for modification
<i>e.g. [HLP_C11_01]</i>				
			<u>Local Open Spaces are key elements of a multi-functional green infrastructure network, providing important contributions toward: the health and well-being of residents (through providing space for sport, physical activity and play); tranquil spaces for quiet recreation; community activities and cultural events; habitats and space for nature; and environmental resilience through assisting climate change adaptation and mitigation. The Local Open Space designation should not be confused with the Local Green Space designation set out in the NPPF (see below).</u>	
EiP_A3_03	Local Green Space	473	<u>Local Green Space is land which has been designated and protected in line with NPPF paragraphs 105-107 in order to allow communities to identify and protect green areas of particular importance to them. There are no designated Local Green Spaces in Hounslow designated through this Plan or any neighbourhood plans.</u>	For clarity, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_A3_04	Original Floor Area	475	<u>Original Floor Area (for house conversions)</u> <u>This is calculated so as to exclude any extensions, garages (including converted garages) outbuildings or loft conversions to the original (i.e. pre 1948 un-extended) property. The calculation excludes the area of outside walls but includes inside walls, partitions, cupboards and chimney breasts. Only the floor space of rooms with an existing headroom exceeding 2 metres in height is counted.</u>	To provide clarification on how the original floor area of a property should be calculated for conversions when applying Policy SC10 Part J.