LONDON BOROUGH OF HILLINGDON

GREEN BELT ASSESSEMENT UPDATE

September 2013

HILLINGDON

LONDON

Table of Contents		Page
1.0	**Introduction and Overview**	3
2.0	**Green Belt Policy Review**	4
3.0	**Methodology**	7
4.0	**Conclusion**	8
	Appendix 1: Assessment of proposed amendments to the Green Belt boundary received during the Regulation 18 call for site	9
	Appendix 2: Proposed amendments to the Green Belt boundary submitted to the Council between 1998 - 2012	26
	Appendix 3: Sites included in the London Borough of Hillingdon Unitary Development Plan Inspector's Report 1995	43

1.0   Introduction and Overview

1.1   This study has been prepared to provide an analysis of the Green Belt in Hillingdon, in the context of the National Planning Policy Framework and Part 1 of the Local Plan, as a basis for emerging Local Plan Part 2, Development Management Policies, Site Allocations and Designations and Policies Map.

1.2   The Local Plan Part 1 was adopted by the Council in November 2012 and sets the context for the management of Green Belt in the borough up to 2026. Policy EM2 of the Local Plan Part 1 states that:

The Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Notwithstanding this, Green Chains will be reviewed for designation as Metropolitan Open Land in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD and in accordance with the London Plan policies.

Minor adjustments to Green Belt and Metropolitan Open Land will be undertaken in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the Green Chain.

1.3   This review has been undertaken as an update to the Green Belt review published in 2006 and in the context of policy EM2. It does not seek to identify significant changes to Green Belt boundaries within the borough. Instead, minor adjustments are proposed where sites do not meet the purposes of including land within the Green Belt, as set out in the Government's National Planning Policy Framework (NPPF).

1.4   The document is structured as follows:

- **Section 2:** Contains an overview of relevant planning policy and how this has been applied in Hillingdon;

- **Section 3:** Sets out the methodology for the review; and

- **Section 4:** Concludes by identifying proposed amendments to the Green Belt boundary, based on the assessment of sites undertaken at Appendix 1, 2 and 3.

Scope and Background

1.5   The study has been prepared to supplement the Review of Green Belt and Major Developed Sites, which was prepared by the Council in 2006 and formed part of the evidence base for Local Plan Part 1: Strategic Policies document. The 2006 study contained and assessment of:

- Sites examined during the last UDP Review: these sites are listed in the London Borough of Hillingdon UDP Inspectors Report December 1995 Vol.1;

- Submissions received in response to the initial consultation of the UDP conducted in April 2001;

- Submissions received since April 2001;

- Sites identified in the Metropolitan Open Land and Green Chains Assessment 2004;

- Sites identified by officers which could benefit from Green Belt designation, sites which are currently in the Green Belt which do not meet the purposes of including land in the Green Belt; and

- Schools, hospitals and other Major Developed Sites located within the Green Belt.

1.6   This study updates the 2006 work and provides a review of all proposed additions and deletions to the Green Belt received by the Council since 1998. For completeness, sites that are listed in the Inspector's Report of December 1995 are attached at **Appendix 3**. Further details of the methodology for assessing the sites is contained in Section 3.

2.0   Green Belt Policy Background

The National Planning Policy Framework

2.1   The National Planning Policy Framework (NPPF) was adopted by the Government in November 2012, as a replacement for the previous system of Planning Policy Guidance Notes and Planning Policy Statements (PPGs and PPSs). This key document notes that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The five purposes of Green belt are:

- To check unrestricted sprawl of large built up areas;

- To prevent neighbouring towns merging in to one another;

- To assist safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic towns; and

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.2   The NPPF notes that new Green Belts should only be established in exceptional circumstances. If proposing new Green Belts, local planning authorities should:

- Demonstrate why normal planning and development management policies would not be adequate;

- Set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;

- Show what the consequence of the proposal would be for sustainable development;

- Demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and

- Show how the Green Belt would meet the other objectives of this framework.

2.3   The NPPF states that once established Green Belt boundaries should only be amended in exceptional circumstances, through the preparation or review of a Local Plan. At that time local authorities are advised to consider Green Belt boundaries, having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

2.4   When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

The London Plan

2.5   The Mayor of London's policy in relation to Green Belts is set out in the London Plan. Whilst the plan was adopted prior to the NPPF it reflects much of the guidance within it and states that the Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

The Unitary Development Plan

2.6   The Council's Unitary Development Plan was adopted by the Council in 1998 and policies were Saved in September 2007. Policies OL1, OL2, OL4 and OL5 relate to the Green Belt and were prepared to be in accordance with Planning Policy Guidance Note 2 (PPG2), the provisions of which applied when the Saved policies document came in to force.

2.7   Policy OL1 in the UDP states that:

WITHIN THE GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, THE FOLLOWING PREDOMINANTLY OPEN LAND USES WILL BE ACCEPTABLE:

(i)   AGRICULTURE, HORTICULTURE, FORESTRY AND NATURE CONSERVATION;
(ii) OPEN AIR RECREATIONAL FACILITIES;
(iii) CEMETERIES

THE LOCAL PLANNING AUTHORITY WILL NOT GRANT PLANNING PERMISSION FOR NEW BUILDINGS OR FOR CHANGES OF USE OF EXISTING LAND AND BUILDINGS, OTHER THAN FOR PURPOSES ESSENTIAL FOR AND ASSOCIATED WITH THE USES SPECIFIED AT (i), (ii) AND (iii) ABOVE. THE NUMBER AND SCALE OF BUILDINGS PERMITTED WILL BE KEPT TO A MINIMUM IN ORDER TO PROTECT THE VISUAL AMENITY OF THE GREEN BELT. LIMITED INFILLING OR REDEVELOPMENT OF MAJOR EXISTING DEVELOPED SITES SHOWN IN THE PROPOSALS MAP AND SET OUT IN TABLE 3.3 BELOW AND IN ACCORDANCE WITH PROPOSALS ADOPTED IN THIS PLAN IS CONSIDERED APPROPRIATE PROVIDED IT COMPLIESWITH THE CRITERIA DETAILED IN PARAGRAPHS C3 TO C8 OF ANNEX C TO PPG2.

The Local Plan Part 1

2.8   The Local Plan Part 1 sets a strategic planning framework for the London Borough of Hillingdon and was adopted by the Council in November 2012. Policy EM2 of the Local Plan Part 1 states that:

The Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Notwithstanding this, Green Chains will be reviewed for designation as Metropolitan Open Land in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD and in accordance with the London Plan policies.

Minor adjustments to Green Belt and Metropolitan Open Land will be undertaken in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area and retain the openness of the Green Chain.

2.9   Paragraph 8.24 of the Part 1 document notes that the Green Belt Study undertaken in 2006 is being reviewed and recommendations for minor adjustments to address boundary anomalies to the Green Belt, Metropolitan

Open Land and Green Chains will be considered. This paragraph goes on to note that the revised Green Belt study will identify areas that no longer serve Green Belt purposes. Where appropriate, these areas will be brought forward in the Hillingdon Local Plan Part 2: Site Specific Allocations.

The Emerging Local Plan Part 2

2.10   The Hillingdon Local Plan Part 2 will comprise the draft Development Management Policies, Site Allocations and Policies Map, which will be brought forward as an Atlas of Changes to the Adopted UDP Policies Map. This study has been prepared to inform the production of these documents, in accordance with the provisions of Local Plan Part 1.

Superseded Policies

2.11   PPG 2: Planning Policy Guidance Note 2 was introduced by the Government in 1995 and formed the basis of the national Green Belt policy until the introduction of the NPPF in 2012. Many of the policy provisions contained in PPG2, including the purposes of including land in the Green Belt, have been carried forward in to the NPPF. However, other aspects of the guidance, such as the provision to identify major developed sites in the Green Belt, no longer apply.

3.0   **Methodology**

3.1   As noted in paragraph 1.3, this study does not seek to undertake a major review of Green Belt in the borough. Instead, it provides an assessment of the proposed additions and deletions that have been received by the Council since the adoption of the UDP, including the production period for the Local Plan. In accordance with policy EM2 of the Local Plan Part 1, some minor adjustments to boundaries are proposed, where land does not meet the purposes of being included in the Green Belt.

3.2   The study follows a similar methodology to the Green Belt review undertaken 2006, albeit that updates have been made to take account of changes in national planning policy and the additional sites that have been submitted as part of the production of the Local Plan Part 2.

3.3   The 2006 study assessed all representations requesting a change in the Green Belt boundary, using the 'purposes for including land in the Green Belt' as set out Planning Policy Guidance Note 2 (PPG2).

3.4   PPG2 was deleted in 2012 along with all other PPG/PPSs and replaced with the NPPF. The fundamental provisions of Green Belt policy in NPPF, including the purposes of including land within the Green Belt, remain unchanged from those in PPG 2. However, there are some policy differences including the removal of the principle of including major developed sites in Green Belt locations.

3.5   Taking these policy changes in to account, the proposed methodology for the study is as follows:

- All representations received by the Council since the adoption of the UDP in 1998, relating to a proposed change in the Green Belt boundary, will be assessed against the purposes of the Green Belt, as defined in paragraph 80 of the NPPF. A recommendation to support or reject the representation will be made on the basis of this assessment. Sites assessed include those put forward as part of the 'Call for Sites' during the Local Plan Part 2 Regulation 18 consultation.

- Any representations relating to the designation or removal of major developed sites in the Green Belt will not be included, as this provision was not carried forward in to the NPPF.

- Sites referred to in the UDP Inspectors Report December 1995 Vol.1 were reviewed in the 2006 study and are not included in the main body of this report. However, for completeness, they are attached as Appendix 3. These sites have been reviewed again in the context of the NPPF.

Metropolitan Open Land

3.6   The Council undertook a separate study of Metropolitan Open Land (MOL) and Green Chains in 2004. This study will be used as evidence for amendments to these designations in the Site Allocations document.

4.0   Conclusion

4.1   The assessment has assessed proposed additions and deletions from the Green Belt, in accordance with the methodology set out in section 4 above. Based on the analysis contained at Appendix 1, 2 and 3, the following sites are recommended for removal from the Green Belt.

- 470 Bath Road (Map A2.15, page 41)
- Perry Oaks Sludge Works, Heathrow (Map A2.16, page 42)
- Land at Stockley Road (Map A3.28, page 73)

4.2   In addition, the proposed sites are suggested as additions to the Green Belt:

- Land West of Merle Avenue (Map A3.31, page 77)
- The Dairy, Harefield (Map A3.32, page 78)

4.3   It is recommended that these changes are carried forward in the emerging Local Plan Part 2: Site Allocations and Designations document.
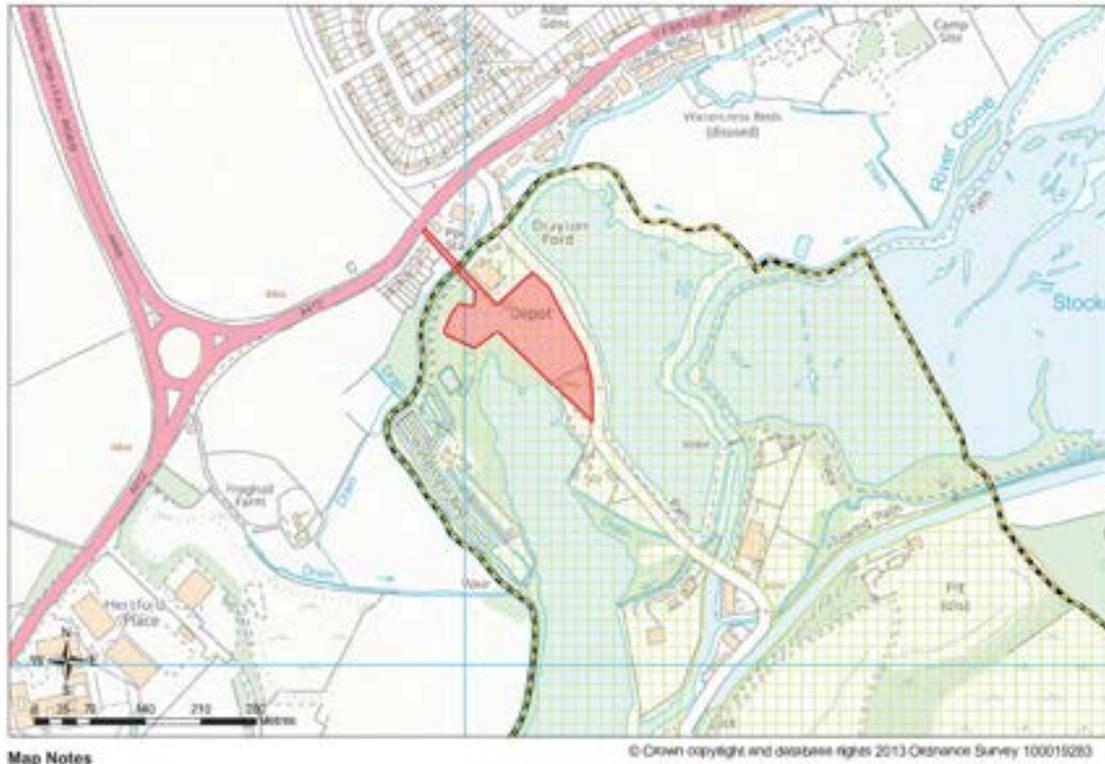
Appendix 1: Proposed amendments the Green Belt boundary received during the Call for Sites

A1.1   The following schedule lists all proposed additions and deletions from the Green Belt that were received by the Council during the Local Plan Part 2 Regulation 18 consultation, which took place in 2013. Sites are excluded from this section if they were submitted prior to this stage and are considered elsewhere in this report

Table A1.1: Proposed additions and deletions from the Green Belt submitted to the Council during the Regulation 18 consultation stage for the Local Plan Part 2.

Site	Map	Page
Former haulage yard off Uxbridge Road/Springwell Lane/Drayton Ford, Mill End	A1.1	10
Land to the rear of 25-34 Cygnet Close, Northwood	A1.2	11
Land to the north west of Little Bourne Farm, Harefield	A1.3	12
Site of Whitehouse Cottage, Northwood Road, Harefield	A1.4	13
Haste Hill Farm, Fore Street, Eastcote	A1.5	14
Land south of Clovelly Avenue and north of Daltons Farm, Ickenham	A1.6	15
Land at Long Lane Farm, Ickenham	A1.7	16
London Gaelic Athletic Association Sports Ground, West End Road, South Ruislip	A1.8	17
Land adjacent to Gutteridge Farm, Western Avenue	A1.9	18
Land adjacent to Lynhurst Crescent, Western Avenue	A1.10	19
Land to the rear of 63 Daleham Drive, West Drayton	A1.11	20
Frogs Ditch Farm, Shepiston Lane, Harlington	A1.12	21
Duval House and Car Park, Harmondsworth	A1.13	22
Former Sipson Garden Centre, Sipson Road,	A1.14	23
Land adjacent to Kenwood Close, Sipson	A1.15	24
Land at Bath Road, between Nobel Drive and Malvern Road	A1.16	25

Map A1.1: Former Haulage Yard off Uxbridge Road / Springwell Lane / Drayton Ford, Mill End, Rickmansworth

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site therefore merits its current Green Belt designation.
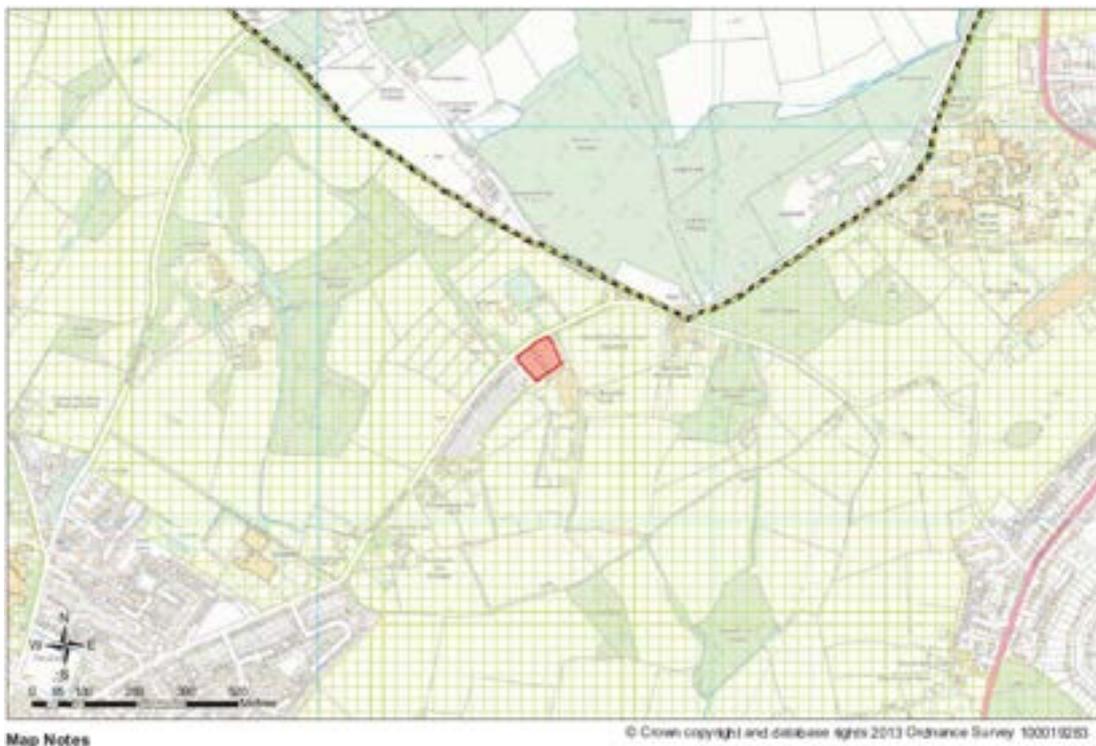
Map A1.2: Land to the rear of 25-34 Cygnet Close, Northwood

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.3: Land to the north west of Little Bourne Farm, Harefield

Map Notes

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(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.4: Site of Whitehouse Cottage, Northwood Road, Harefield

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Map Notes

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. No useful purpose would be served by the redevelopment of the full site in this area of Green Belt. The Council does not support the development of Green Belt land for housing and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.
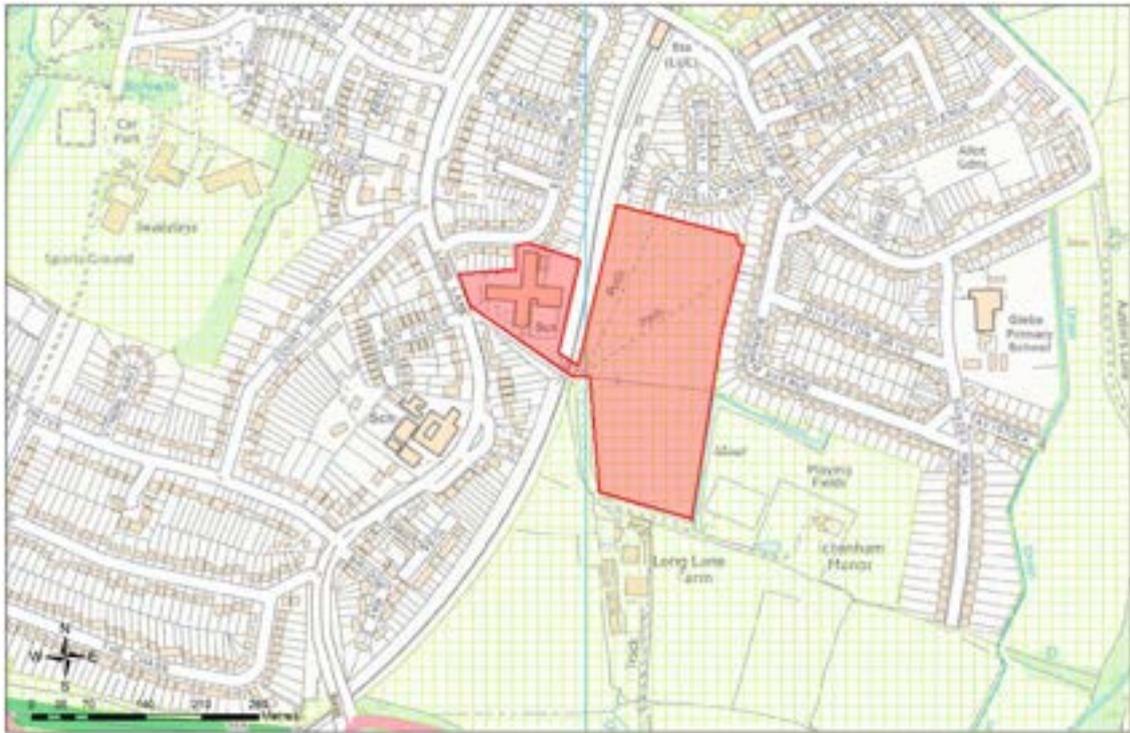
13

Map A1.5: Haste Hill Farm, Fore Street, Eastcote HA5

Map Notes

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(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.
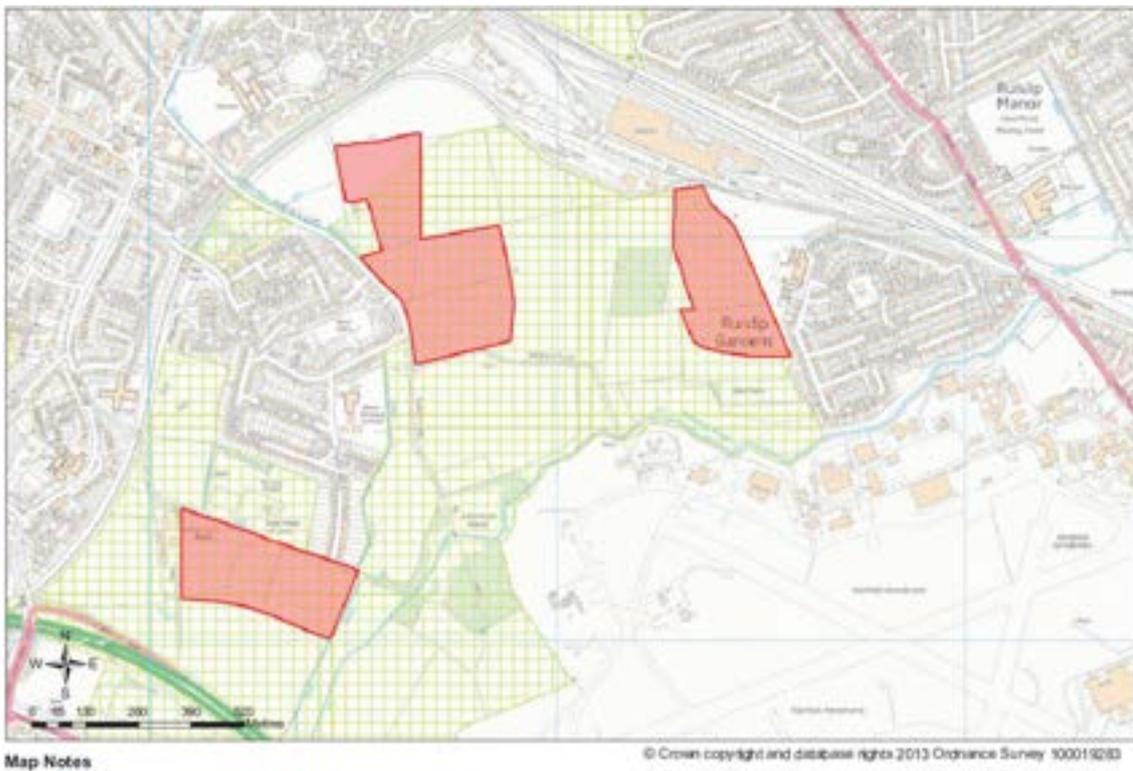
Map A1.6: Land south of Clovelly Avenue and north of Daltons Farm, Ickenham

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council wishes to see the Green Belt fully maintained in this area to prevent the merging of separate built up areas. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.
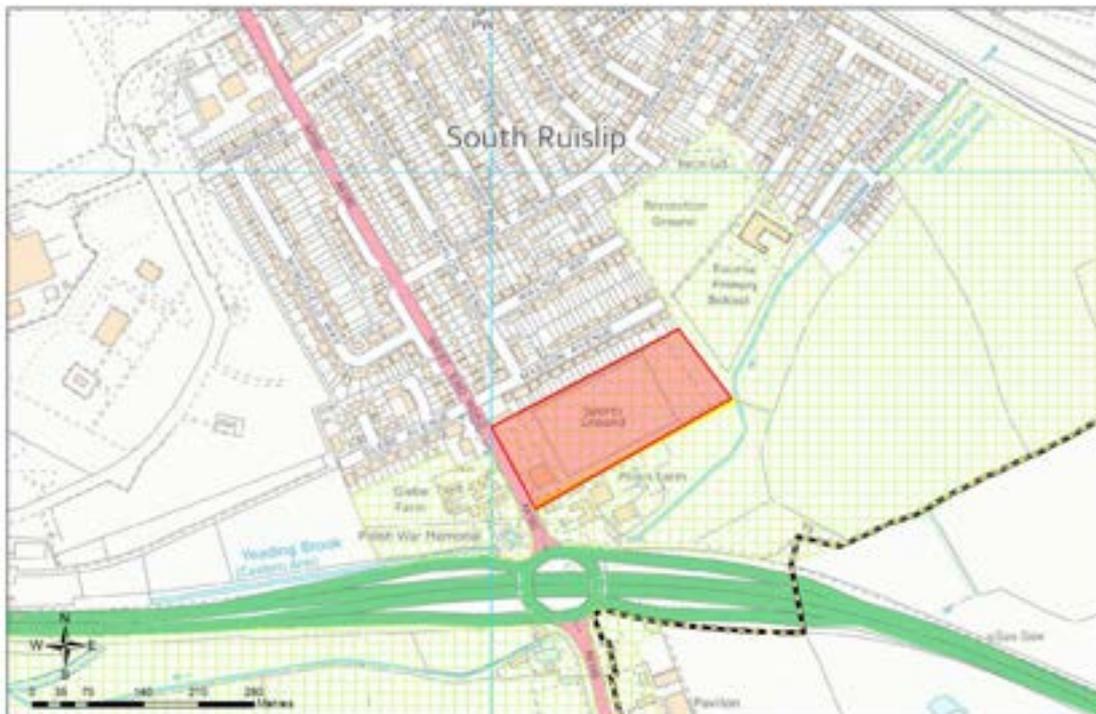
Map A1.7: Land at Long Lane Farm, Ickenham

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.8: London Gaelic Athletic Association Sports Ground, West End Road, South Ruislip

(Light hatching shows Green Belt land)

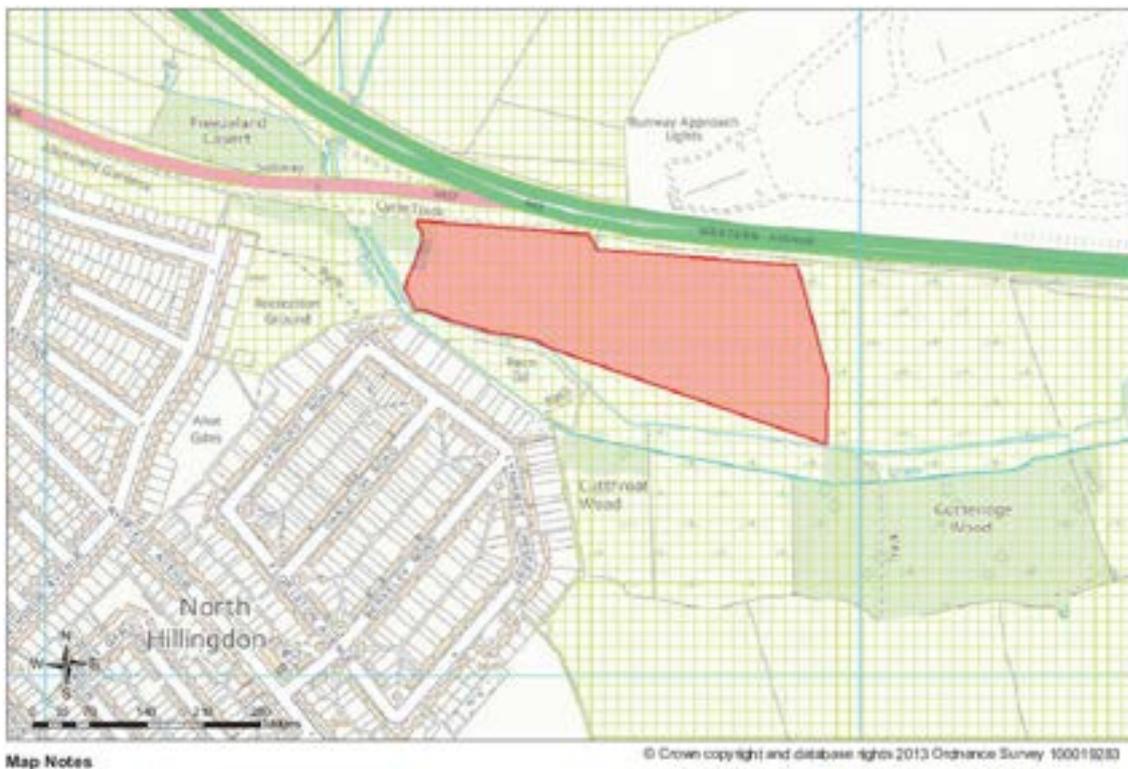| Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: The existing use is an appropriate Green Belt use. De-designation is not required for its continued future use.	

Map A1.9: Land adjacent to Gutteridge Farm, Western Avenue

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.10: Land adjacent to Lynhurst Crescent, Western Avenue

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.11: Land to the rear of 63 Daleham Drive, West Drayton

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘
Recommendation: • **Remove Green Belt designation**	
Reason for Recommendation: This site has been redeveloped and is no longer shown as being incorporated within the Green Belt boundary.	

Map A1.12: Frog's Ditch Farm, Shepiston Lane, Harlington

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.
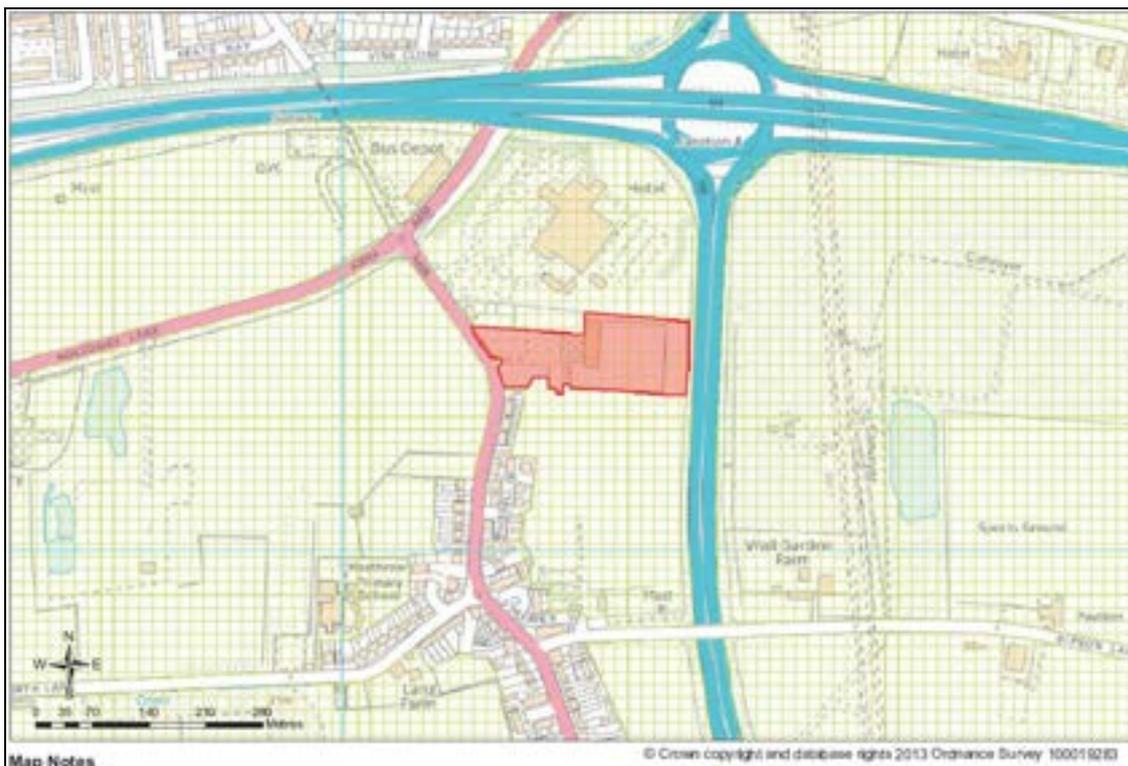
Map A1.13: Duval House and Car Park, Harmondsworth

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: The Council would support de-designation of the rear car park as Green Belt in order to permit a residential redevelopment of this site. Development of the full site would be fully within the overall built envelope of the village

Map A1.14: Former Sipson Garden Centre, Sipson Road, Sipson

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:

• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land. It would support the re-use of this site by an activity appropriate to a Green Belt location.

Map A1.15: Land adjacent to Kenwood Close, Sipson

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: : This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Council does not support the de-designation of Green Belt land and is proposing a series of site allocations elsewhere which have identified potential capacity to meet its housing delivery targets.

Map A1.16: Land at Bath Road, between Nobel Drive and Malvern Road

(Light hatching shows Green Belt land)

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The deletion of this site from the Green Belt would result in other land close by being vulnerable to development in the Green Belt. The site therefore merits its current Green Belt designation.	

Appendix 2: Proposed additions to the Green Belt boundary submitted between 1998 - 2012

A2.1   The following schedule lists proposed additions to and deletions from the Green Belt boundary that were received by the Council during the period between the adoption of the UDP in 1998 and the regulation Local Plan Part 2 regulation 18 consultation.

Table A1.2 Proposed additions to and deletions from the Green Belt submitted to the Council 1998 -2012

Site	Map No.	Page
35 Carlton Place, Rickmansworth Road, Northwood	A2.1	27
Iver Water Treatment Works	A2.2	28
Land east of Kenwood Close, Sipson	A2.3	29
Mill End Depot, Springwell Lane	A2.4	30
Springfield Road, Hayes	A2.5	31
Springwell Lake Pumping Station, Harefield	A2.6	32
Willowslea Farm Kennels, Spout Lane	A2.7	33
Glebe Farm, Clovelly Avenue, Ickenham	A2.8	34
Home Farm, Hayes	A2.9	35
Land at Dawley Road, Hayes	A2.10	36
Land at Cherry Lane Roundabout	A2.11	37
Land at Cygnet Close, Northwood	A2.12	38
Milbourne Goulds Green	A2.13	39
59 Reservoir Road, Ruislip	A2.14	40
470 Bath Road, Longford	A2.15	41
Perry Oaks Sludge Works, Heathrow	A2.16	42

Map A2.1: 35 Carlton Place, Rickmansworth Road, Northwood

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	X

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF and prevents Northwood and Rickmansworth from merging into each other. The site also forms part of a definable and logical boundary. The site therefore merits its current Green Belt designation.

Map A2.2: Iver Water Treatment Works

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site also has a logical and definable boundary. The site therefore merits its current Green Belt designation.

Map A2.3: Land east of Kenwood Close, Sipson (1995 & 2004)

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation: • **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The village envelope forms a logical and definable boundary to the Green Belt. The site therefore merits its current Green Belt designation.

Map A2.4: Mill End Depot, Springwell Lane

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The current Green Belt boundary is logical and clearly defined. The deletion of this site from the Green Belt would result in other land close by being vulnerable to development in the Green Belt. The site therefore merits its current Green Belt designation.

Map A2.5: Springfield Road, Hayes

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
This site is being assessed as a single site as part of the 2005 Assessment. However, this site has also been included with 2 adjoining sites as part of the 1995 review.	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary of the Green Belt is also clearly definable and logical. The site therefore merits its current Green Belt designation.	

Map A2.6: Springwell Lake Pumping Station, Harefield

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✗
2) To prevent neighbouring towns from merging into one another;	✗
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	**NA**
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The current Green Belt boundary is logical and clearly defined. The deletion of this site from the Green Belt would result in other land close by being vulnerable to development. The site therefore merits its current Green Belt designation.	

Map A2.7: Willowslea Farm Kennels, Spout Lane

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment **To alter the Green Belt boundary to release site from the Green Belt**	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF and the current boundary is logical and easily definable. The site therefore merits its current Green Belt designation.

Map A2.8: Glebe Farm, Clovelly Avenue, Ickenham

LEGEND
Light hatching shows Green Belt land

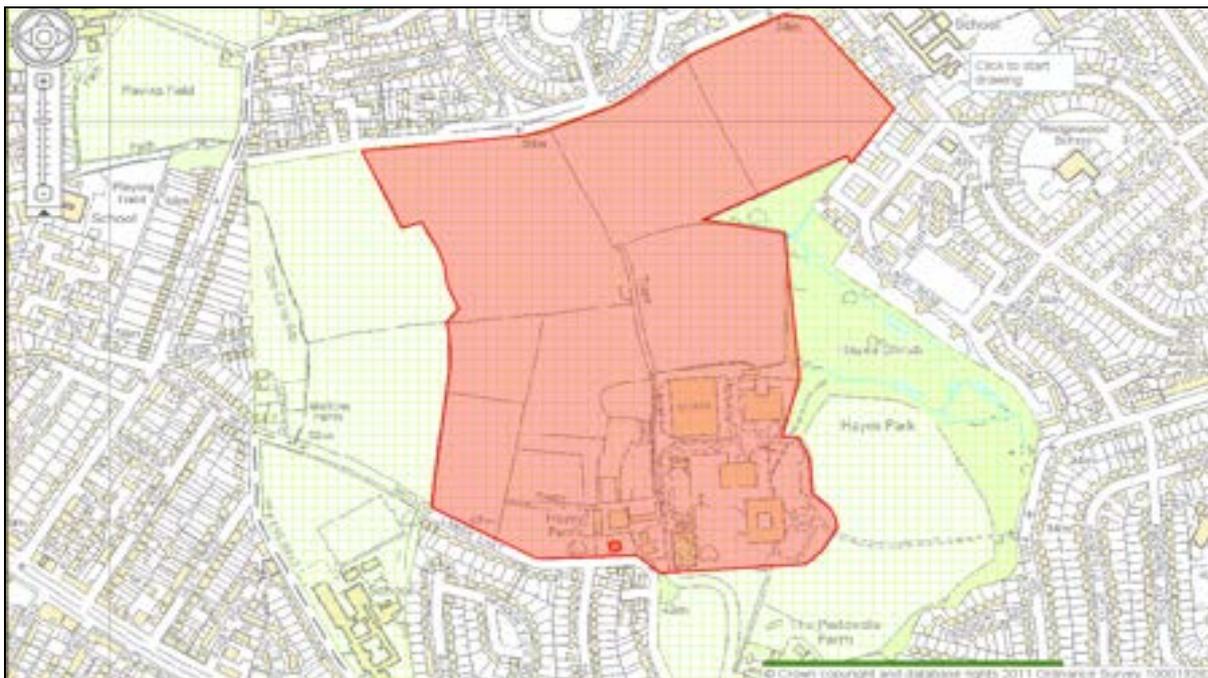| Green Belt Assessment	
Please note that this site was also included in the 1995 Inspector's Report and additional to this assessment has been included in the 1995 section as more recent representations have been made to the local authority	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site therefore merits its current Green Belt designation.	

Map A2.9: Home Farm, Hayes

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**	

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site acts as a buffer between sprawling housing development from the west and east of the site. The site therefore merits its current Green Belt designation and the boundaries should remain unchanged.

Map A2.10: Land at Dawley Road, Hayes

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site acts as a buffer between sprawling housing development from Wood End and Hayes and the Industrial and Business Area to the south. The site therefore merits its current Green Belt designation and the boundaries should remain unchanged.

Map A2.11: Land at Cherry Lane Roundabout

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site acts as a buffer from the west. The site therefore merits its current Green Belt designation and the boundaries should remain unchanged.

Map A2.12: Land at Cygnet Close, Northwood

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
• **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site therefore merits its current Green Belt designation.

Map A2.13: Milbourne Goulds Green

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (Site Area =0.07ha)	✘

Recommendation:
• **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. This Green Belt forms part of the buffer which separates the Goulds Green Hayes area from the Hillingdon and Yiewsley area. The site therefore merits its current Green Belt designation.

Map A2.14: 59 Reservoir Road, Ruislip

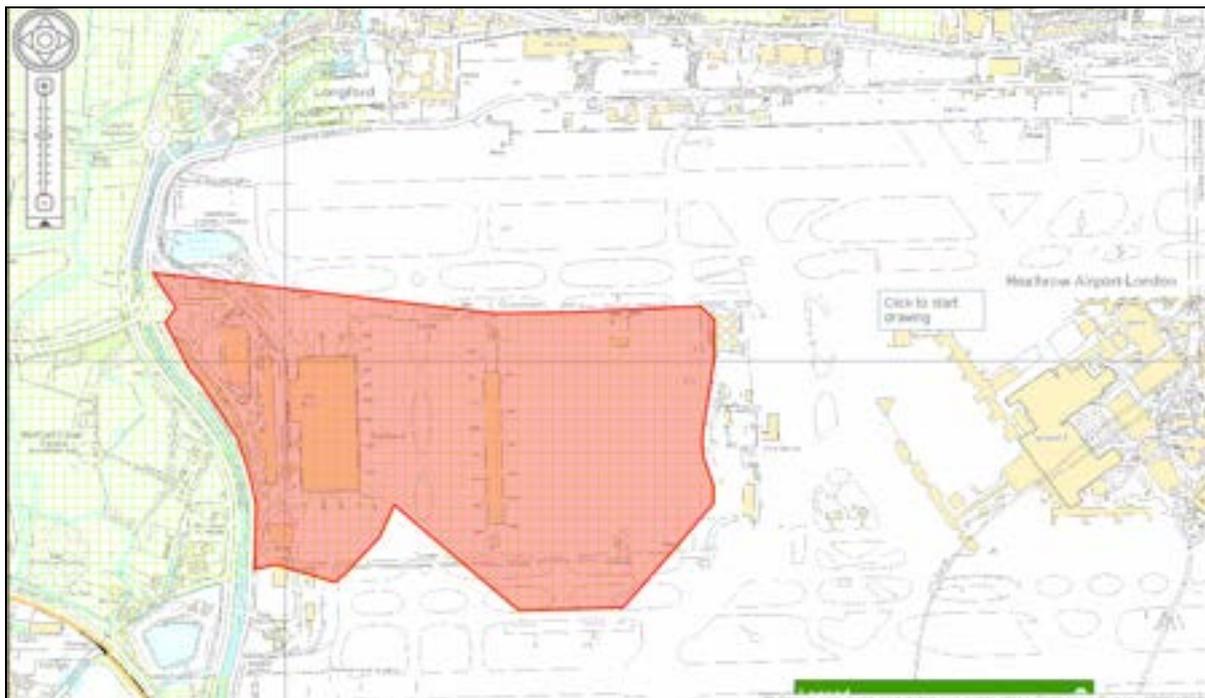| LEGEND |
|---|
| **Light hatching shows Green Belt land** |

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The current boundary is based on existing definable physical features and is not recommended for change.

Map A2.15: 470 Bath Road, Longford

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Delete from the Green Belt**

Reason for Recommendation: This site does not meet any of the purposes of including land in the Green Belt as identified in the NPPF. The site does not form part of a large built up area and does not safeguard the countryside. The Island site clearly forms a logical and definable Green Belt Boundary in Longford. The site does not merit its current Green Belt designation and should be deleted as Green Belt.

Map A2.16: Perry Oaks Sludge Works, Heathrow

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
The former Perry Oaks Sludge Works is the now the proposed Terminal 5 site	
1) To check the unrestricted sprawl of large built-up areas;	✖
2) To prevent neighbouring towns from merging into one another;	✖
3) To assist in safeguarding the countryside from encroachment;	✖
4) To preserve the setting and special character of historic towns;	✖
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✖
Recommendation: • **Delete from the Green Belt**	
Reason for Recommendation: This is no longer the site of the Perry Oaks Sludge Works. The construction of Terminal 5 has now been completed and the Green Belt designation should therefore be deleted.	

Appendix 3: Sites included in the London Borough of Hillingdon Unitary Development Plan Inspectors Report 1995:

The following section contains a list of all sites considered in the London Borough of Hillingdon Inspector's Report 1995. These sites are contained in the 2006 Green Belt Assessment and have been reviewed in the context of the NPPF.

For the purposes of this assessment, these are divided in to a number of categories:

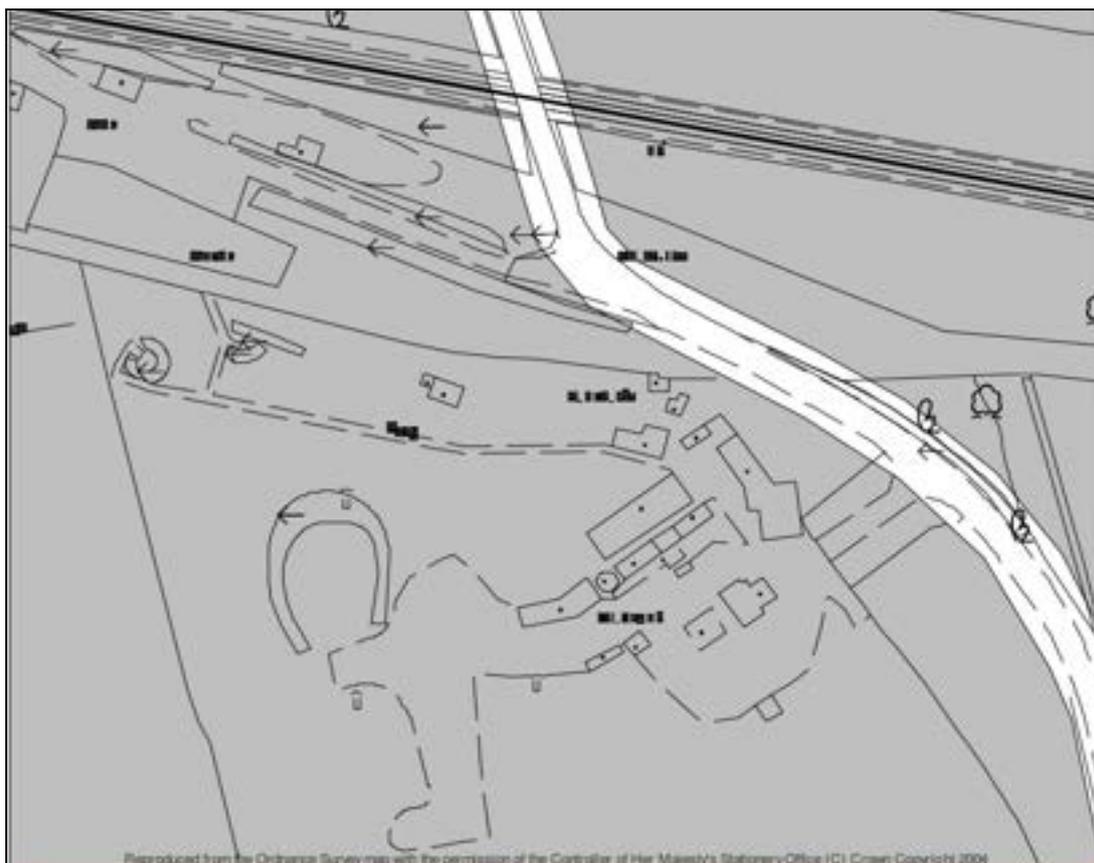**Table A3.1:** Objection to the retention of sites, which are already in the Green Belt

Table A3.2: Objections to the proposed addition of sites to the Green Belt

Table A3.3: Objections to the proposed deletion of sites currently in the Green Belt

Appendix 3: Sites included in the London Borough of Hillingdon Unitary Development Plan Inspectors Report 1995:

Table A3.1: Sites in the London Borough of Hillingdon Unitary Development Plan Inspector's Report 1995: Objections to the retention of sites, which are already in the Green Belt

Site	Map	Page
Land at Skip Lane, Harefield	A3.1	46
Medi-Parc site, north of Harefield Hospital, Harefield	A3.2	47
Glebe Farm, Ickenham	A3.3	48
Battlerswells Farm, Harefield	A3.4	49
Glebe Farm, West End Road, Ruislip	A3.5	50
Park Farm, Ducks Hill Road, Northwood	A3.6	51
Land near Langton Grove/Kewferry Road, Northwood	A3.7	52
Land West of Potter Street Hill, Northwood	A3.8	53
Keepers Cottage, Coteford Close, Eastcote	A3.9	54
Three Sites on Land at Springfield Road, Hayes	A3.10	55
Frogsditch Farm, Harlington	A3.11	56
Palmer's Farm, 371 High Street, Harlington	A3.12	57
Printinghouse Lane/Dawley Road, Hayes	A3.13	58
Builders Yard, 119-137 Charville Lane, Hayes	A3.14	59
Parr's Yard, Bath Road, Longford	A3.15	60
William Boyer and Thompson Land, Trout Lane, West Drayton	A3.16	61
Land adjoining Hatch Lane, Harmondsworth	A3.17	62
Bath Road – Adjacent Penguin Books and Heathrow Boulevard	A3.18	63
Land at Holloway Lane/Holloway Close, Harmondsworth	A3.19	64
Land North of the School at Harmondsworth Lane, Sipson	A3.20	65
Land East of Kenwood Close, Sipson	A3.21	66
Lanz Farm, Harmondsworth Lane, Sipson	A3.22	67
Padbury Oaks, Bath Road	A3.23	68

Old Bath Road Nursery Site	A3.24	69
Land West of Heathrow	A3.25	70
Hubbards Farm, West Drayton Road, Colham Green	A3.26	71
The Trident Site, Stockley Park	A3.27	72
Land at Stockley Road adjacent to the Grand Union Canal	A3.29	73
Land at Cowley, adjacent to the Grand Union Canal	A3.30	74

Map A3.1: Land at Skip Lane, Harefield

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site is already built on, however, the Green Belt designation ensures that the area will not develop further and adjoin with the sprawling village of Ickenham. The site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site therefore merits its current Green Belt designation.

Map A3.2: Medi-Parc site, north of Harefield Hospital, Harefield

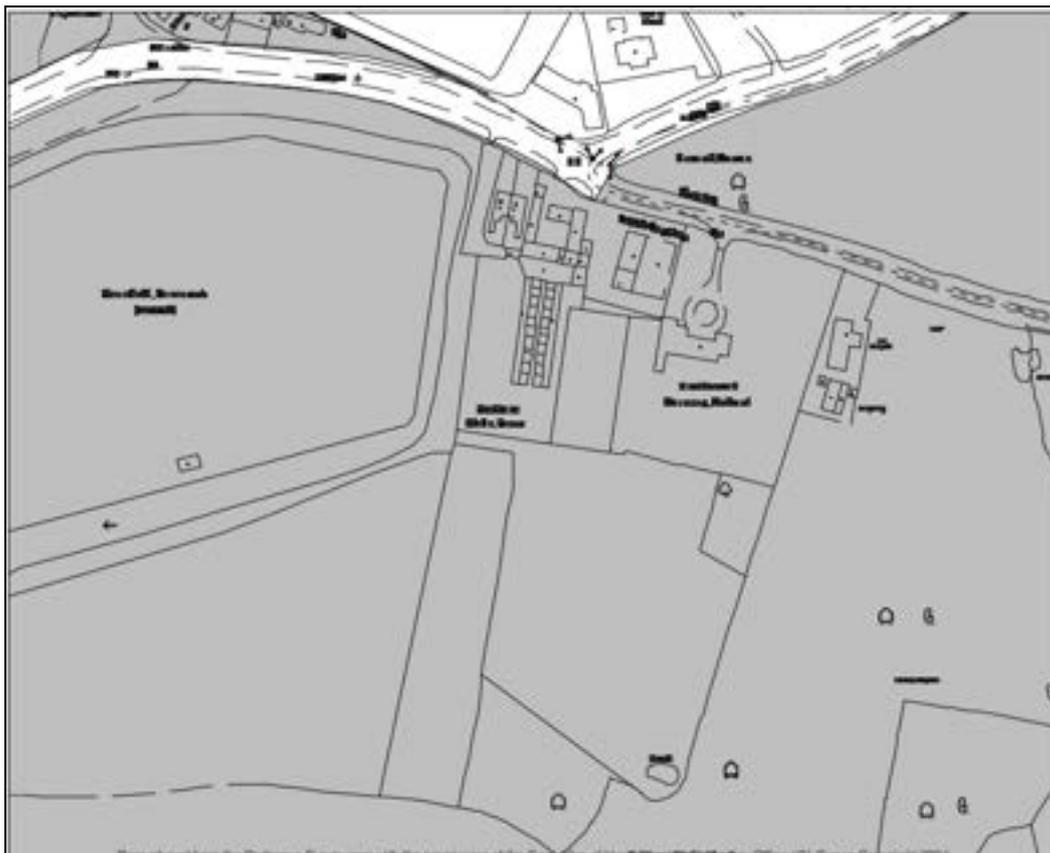| LEGEND |
| --- |
| **Existing Green Belt** |

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary is logically defined to the west of Hill End Road and therefore merits the current Green Belt designation.

Map A3.3: Glebe Farm, Ickenham

LEGEND
Existing Green Belt

Green Belt Assessment

This site also appears in the representations made to the local authority since the 1998 UDP Review.

1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site forms a logical and definable boundary; the site therefore merits its current Green Belt designation.

Map A3.4: Battlerswells Farm, Harefield

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The deletion of this site from the Green Belt would result in other neighbouring sites becoming vulnerable to development. The site therefore merits its current Green Belt designation.
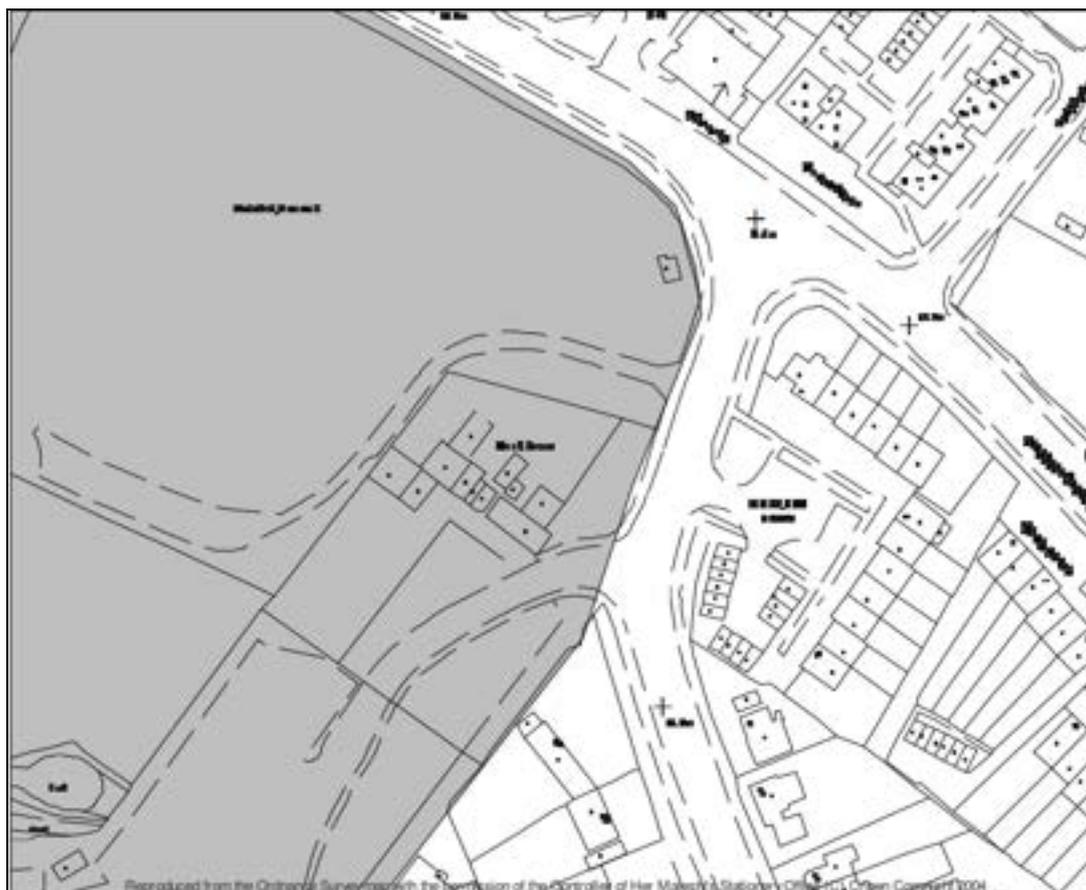
Map A3.5: Glebe Farm, West End Road, Ruislip

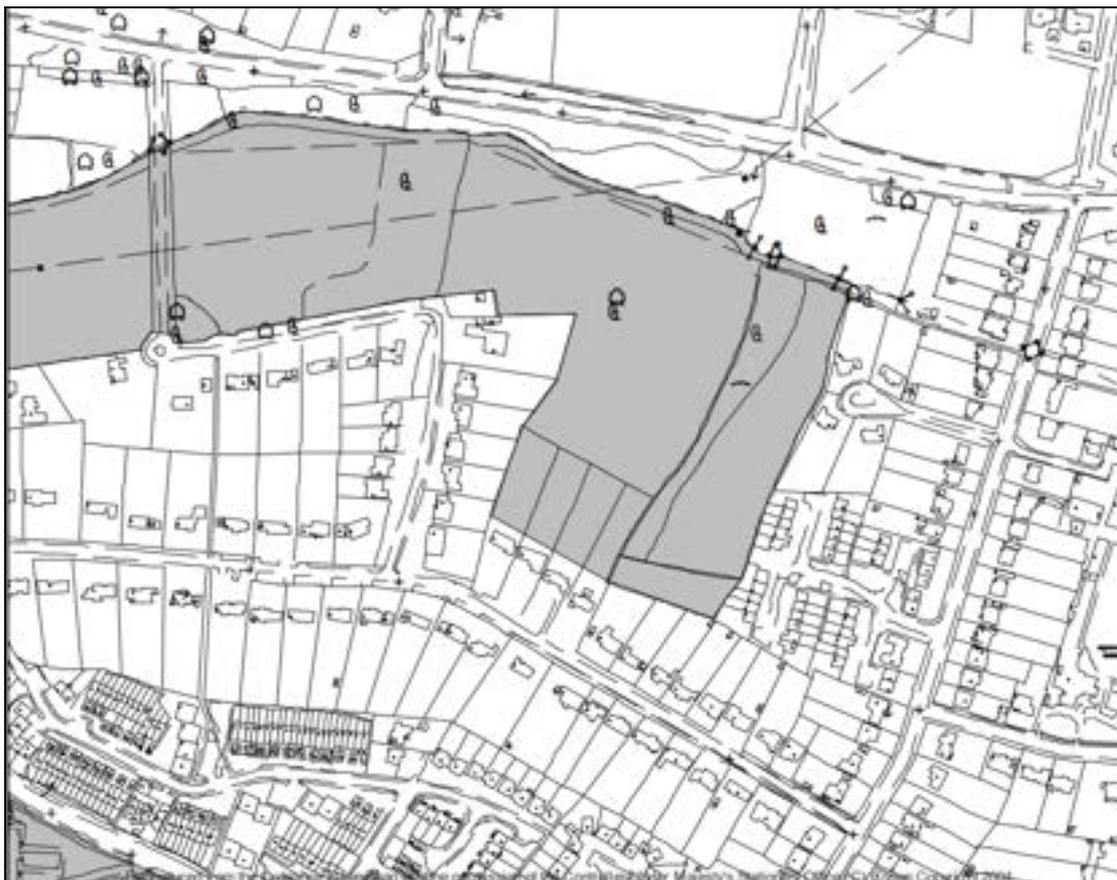| LEGEND |
| --- |
| **Light hatching shows Green Belt land** |

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site also forms good linkage between the Green Belt to the east of the A4108 and the land to the south of the A40. The site therefore merits its current Green Belt designation.	

**Map A3.6: Park Farm, Ducks Hill Road, Northwood**

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site therefore merits its current Green Belt designation.

Map A3.7: Land near Langton Grove/Kewferry Road, Northwood

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✖
4) To preserve the setting and special character of historic towns;	✖
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✖

Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. This area of Green Belt separates Northwood from Moor Park and provides a genuine break in urban sprawl. The site therefore merits its current Green Belt designation.	
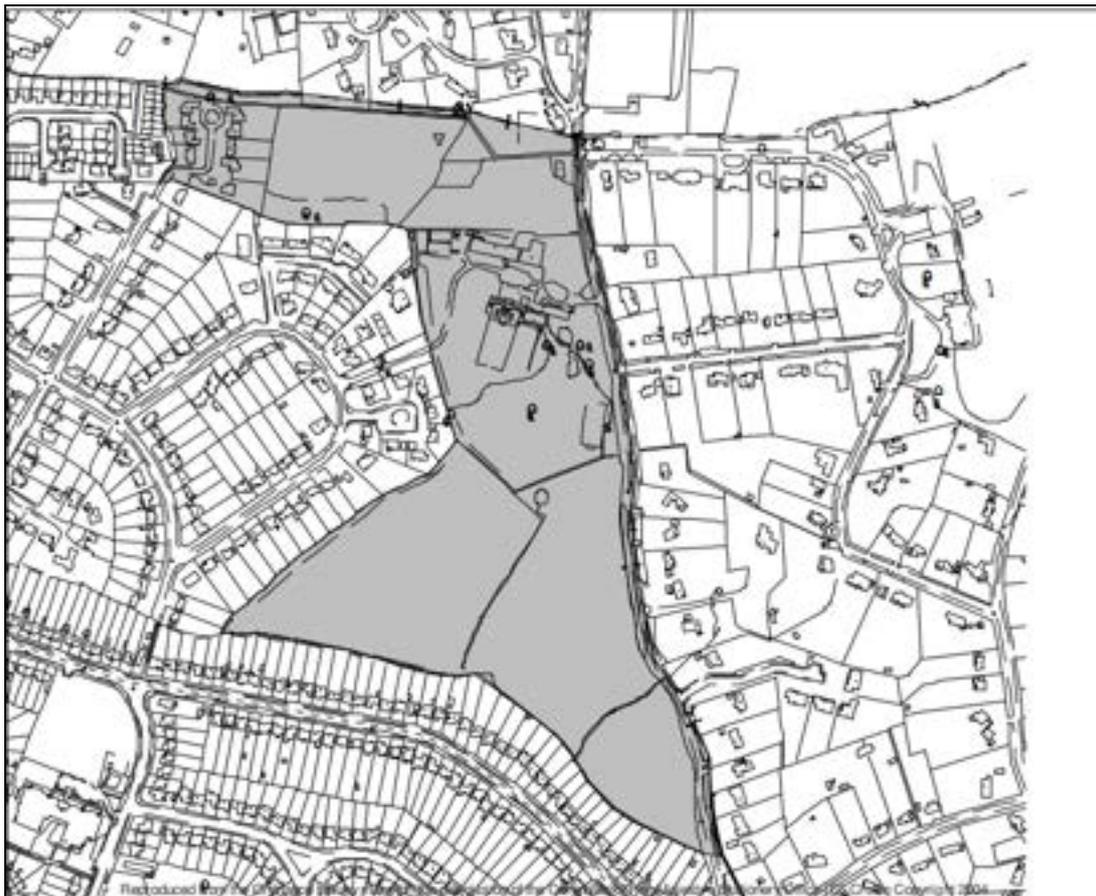
Map A3.8: Land West of Potter Street Hill, Northwood

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. This area of Green Belt separates Northwood from Pinner and provides a genuine break in urban sprawl. The site therefore merits its current Green Belt designation.

Map A3.9: Keepers Cottage, Coteford Close, Eastcote

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: The site meets at least one of the purposes of including land in the Green Belt. The 1995 Inspector's Report concluded that the garden of the property separates housing estates and abuts the Green Belt woodland boundary. The site therefore meets its current Green Belt designation.

Map A3.10: Three Sites at Springfield Road, Hayes

LEGEND
Existing Green Belt

Green Belt Assessment	
To alter the Green Belt boundary and release 3 Green Belt Sites for Industrial Purposes.	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary of the Green Belt is also clearly definable and logical. The site therefore merits its current Green Belt designation.

Map A3.11: Frogsditch Farm, Harlington

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF and the boundary is also clearly and logically defined. The site therefore merits its current Green Belt designation.

Map A3.12: Palmer's Farm, 371 High Street, Harlington

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one purpose of including land in the Green Belt as identified by the NPPF. There are other alternative sites available which would encourage the recycling of other derelict or urban land. The site therefore merits its current Green Belt designation.	

Map A3.13: Printinghouse Lane/Dawley Road, Hayes

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The majority of the site is undeveloped and the site therefore merits its current Green Belt designation.

Map A3.14: Builders Yard, 119-137 Charville Lane, Hayes

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔
Recommendation: • **Retain Current Green Belt Designation**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The deletion of the builder's yard would be inappropriate as the current boundary is logical and clearly defined. The site therefore merits its current Green Belt designation.	

Map A3.15: Parrs Yard, Bath Road, Longford

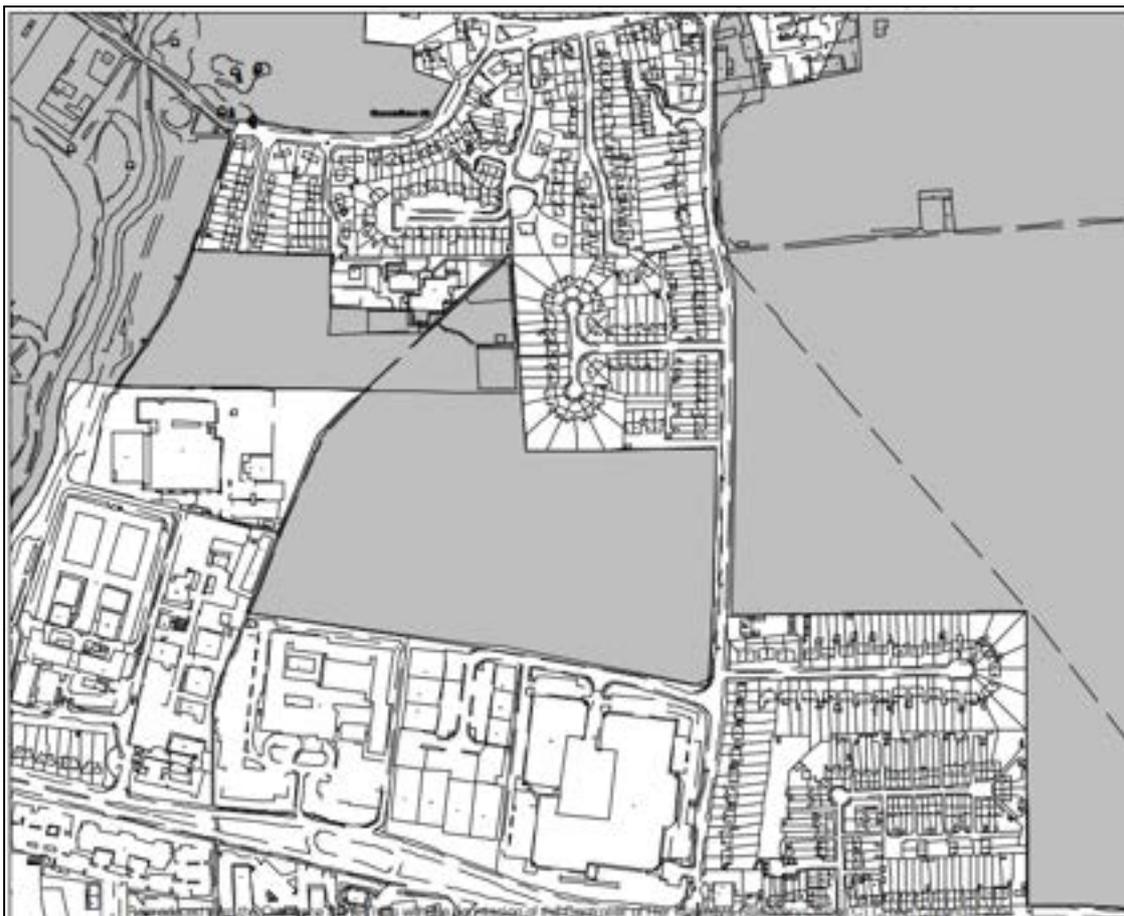| LEGEND |
|---|
| **Existing Green Belt** |

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site is currently used for parking and storing vehicles. The site therefore merits its current Green Belt designation.

**Map A3.16: William Boyer and Thompson Land, Trout Lane, West Drayton**

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✖
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✖
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary of the site is clearly delineated by the eastern boundary of the Colne Valley Park. The site therefore merits its current Green Belt designation.

Map A3.17: Land adjoining Hatch Lane, Harmondsworth

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The Green Belt acts as a buffer between Longford and Harmondsworth and assists in keeping land open between Harmondsworth and Sipson. The site therefore merits its current Green Belt designation.
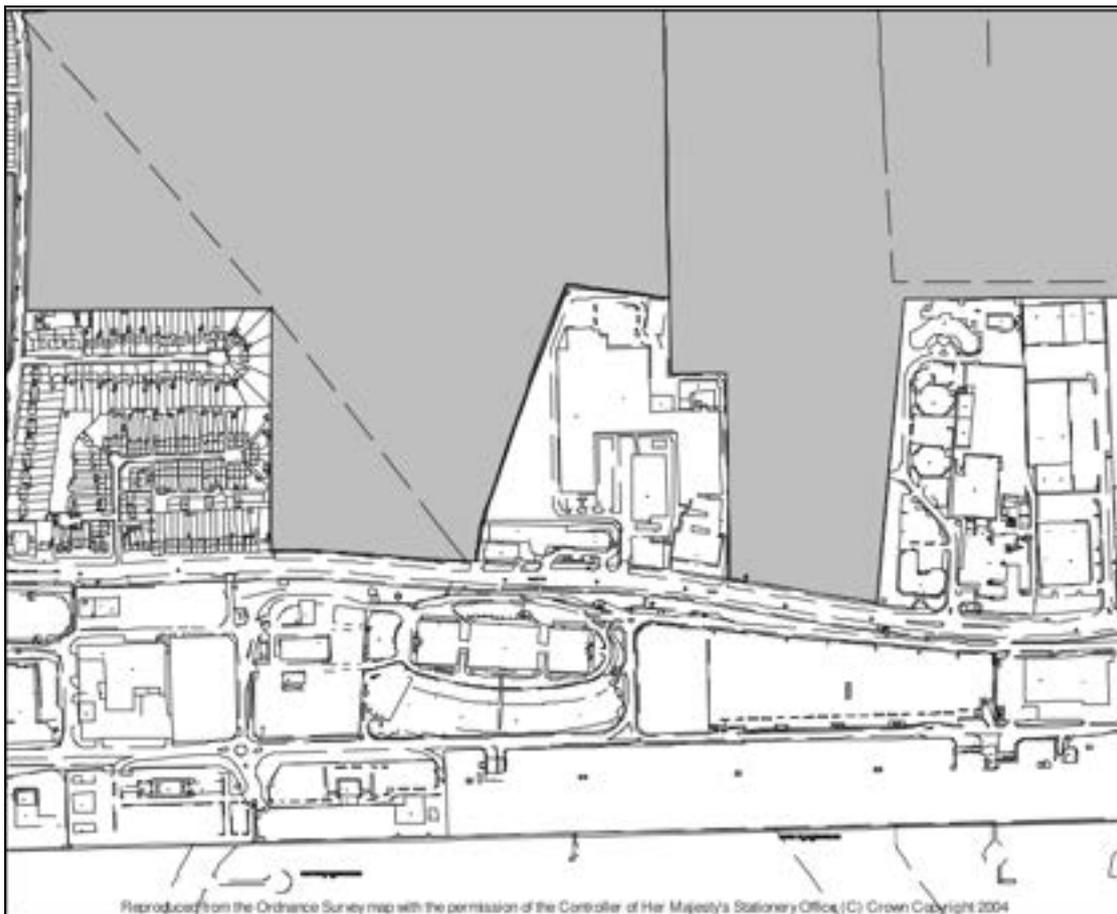
Map A3.18: Bath Road – Adjacent Penguin Books and Heathrow Boulevard

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. This site helps to keep the southern part of the borough broadly open between Bath Road and Harmondsworth Lane and has logical and clearly defined boundaries. The site therefore merits its current Green Belt designation.

Map A3.19: Land at Holloway Lane/Holloway Close, Harmondsworth

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation: • **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary of the site is also clearly and logically defined as the Green Belt runs north to the M4. The site therefore merits its current Green Belt designation.

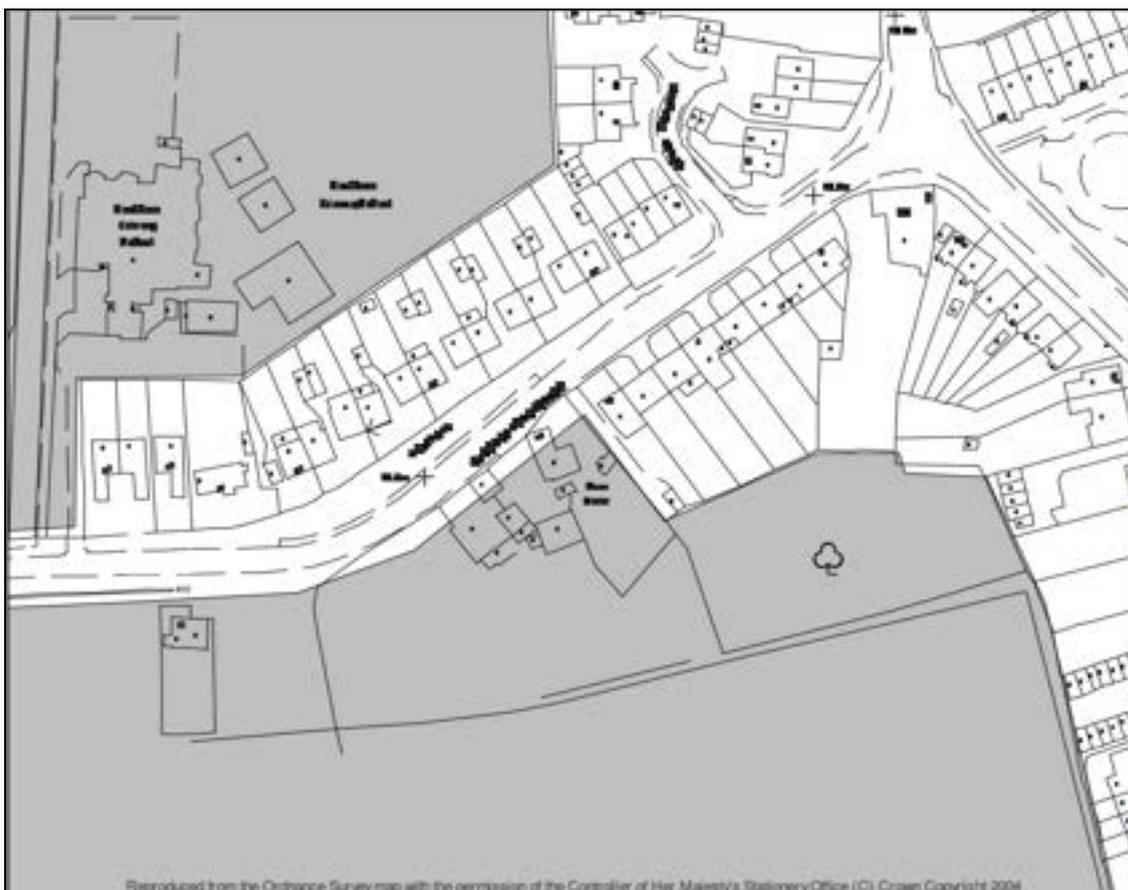**Map A3.20: Land North of the School at Harmondsworth Lane, Sipson**

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF and the boundary is also clearly and logically defined. The deletion of this area could result in the loss of other adjoining Green Belt land. The site therefore merits its current Green Belt designation.

Map A3.21: Land East of Kenwood Close, Sipson

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
• **Retain Current Green Belt Designation**
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The village envelope forms a logical and definable boundary to the Green Belt. The site therefore merits its current Green Belt designation.

Map A3.22: Lanz Farm, Harmondsworth Lane, Sipson

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: The site meets at least one of the purposes of including land in the Green Belt as identified by the NPPF by encouraging the recycling of derelict and other urban land.

Map A3.23: Padbury Oaks, Bath Road

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. Padbury Oaks acts as a buffer between Heathrow and Longford. The site therefore merits its current Green Belt designation.

Map A3.24: Old Bath Road Nursery Site

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. This area of Green Belt acts as a buffer between Longford Village and Heathrow. The Western Perimeter Road and the village envelope clearly and logically define the boundary of the site. The site therefore merits its current Green Belt designation.

Map A3.25: Land West of Heathrow

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
• **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. Admittedly part of this land close to the A3044 is already developed; however, the majority of the land to the west of Heathrow is open. The deletion of this site from the Green Belt would result in the loss of a buffer between Heathrow airport and Poyle.

Map A3.26: Hubbards Farm, West Drayton Road, Colham Green

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✔
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary is also clearly and logically defined. Whilst the site has been subject to development since 1995 it does help to separate Hayes End from Yiewsley. The site therefore merits its current Green Belt designation.

Map A3.27: The Trident Site, Stockley Park

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) Check the unrestricted sprawl of large built-up areas;	✗
2) Prevent neighbouring towns from merging into one another;	✗
3) Assist in safeguarding the countryside from encroachment;	✗
4) Preserve the setting and special character of historic towns;	✗
5) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✗
Recommendation: • **Retain existing IBA designation**	
Reason for Recommendation: The site is designated as an Industrial Business Area (IBA) and has been subject to a number of planning applications for development. The site does not meet the tests for including land in the Green Belt contained in the NPPF and does not merit Green Belt designation.	

Map A3.28: Land at Stockley Road, adjacent to the Grand Union Canal

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Delete from the Green Belt**

Reason for Recommendation: This site does not meet any of the purposes of including land in the Green Belt as identified in the NPPF. However, the site does help in the creation of a wildlife corridor along the Grand union Canal and an alternative designation should be considered to address this purpose.

Map A3.29: Land at Cowley, adjacent to the Grand Union Canal

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✖
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✖
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (Site Area = 8.2 ha approx)	✔

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The boundary of the site is clearly and logically defined by the Grand Union Canal to the east of the site. The site therefore merits its current Green Belt designation.

Table A3.2: Sites in the London Borough of Hillingdon Unitary Development Plan Inspector's Report 1995: Objections to the proposed addition of sites to the Green Belt

| Site	Map	Page
Hillingdon House Farm	A3.31	77
Land west of Merle Avenue, Harefield	A3.32	78
The Dairy Farm, Harefield	A3.34	79
Ruislip Depot, Austins Lane, Ickenham	A3.35	80
RAF Northolt, Western Avenue	A3.36	81
Windsor Avenue Allotments, North Hillingdon	A3.37	82

Map A3.30: Hillingdon House Farm

LEGEND
Light hatching shows Green Belt land

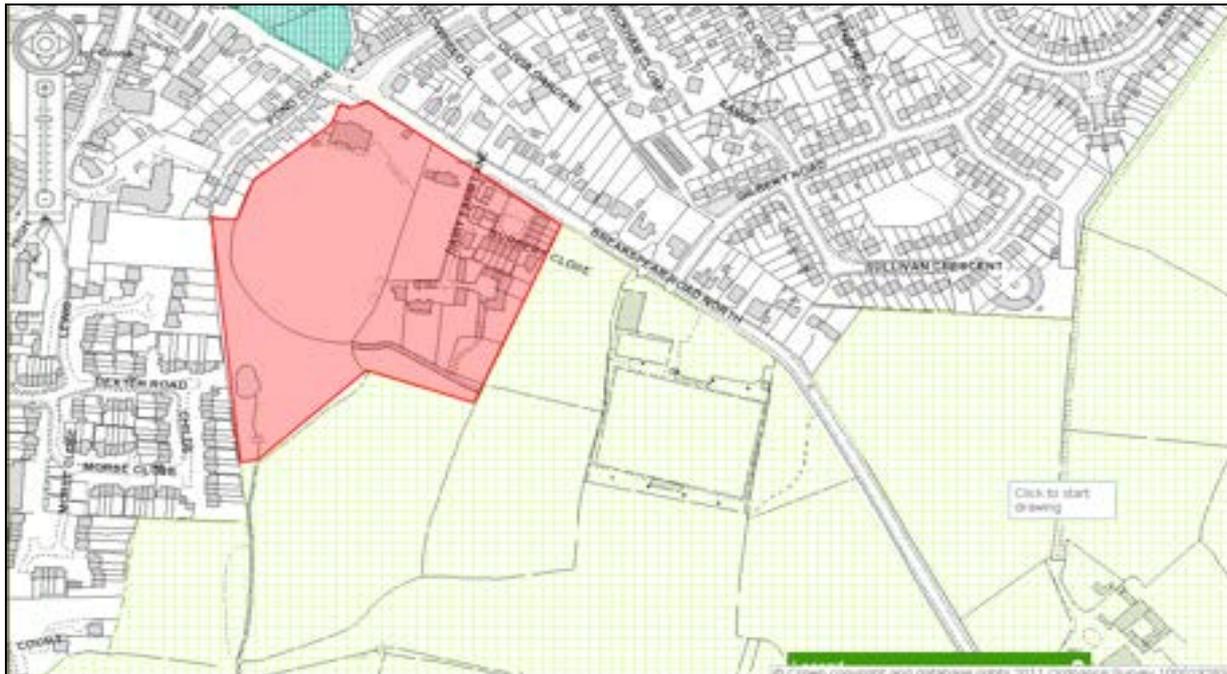| Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔
Recommendation: • **Alter Green Belt boundary**	
Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. The site is already developed and would not benefit from a Green Belt designation.	
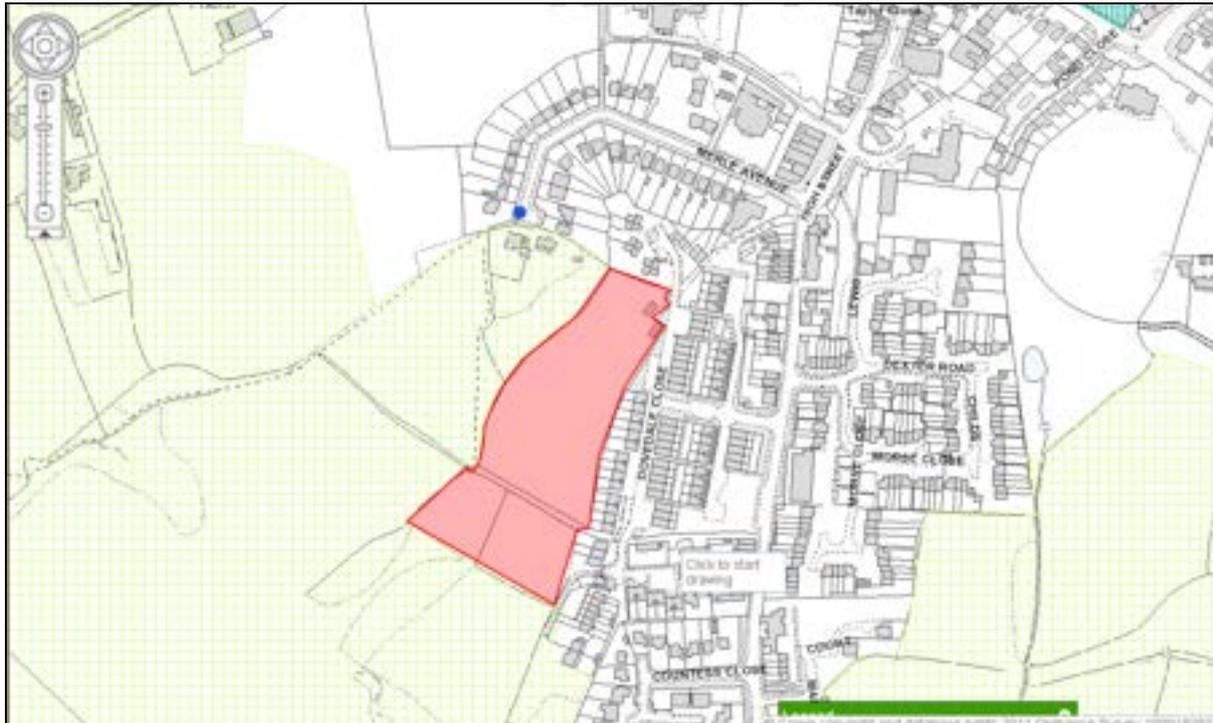
Map A3.31: Land to west of Merle Avenue, Harefield

LEGEND
Light hatching shows Green Belt land

Green Belt Assessment	
1) Check the unrestricted sprawl of large built-up areas;	✘
2) Prevent neighbouring towns from merging into one another;	✘
3) Assist in safeguarding the countryside from encroachment;	✔
4) Preserve the setting and special character of historic towns;	✘
5) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
• **Alter Green Belt boundary**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in NPPF. The current Green Belt boundary is illogical and the Green Belt boundary should be expanded to include the land to the west of Harefield Village.

Map A3.32: The Dairy Farm, Harefield

LEGEND
Light hatching shows Green Belt land

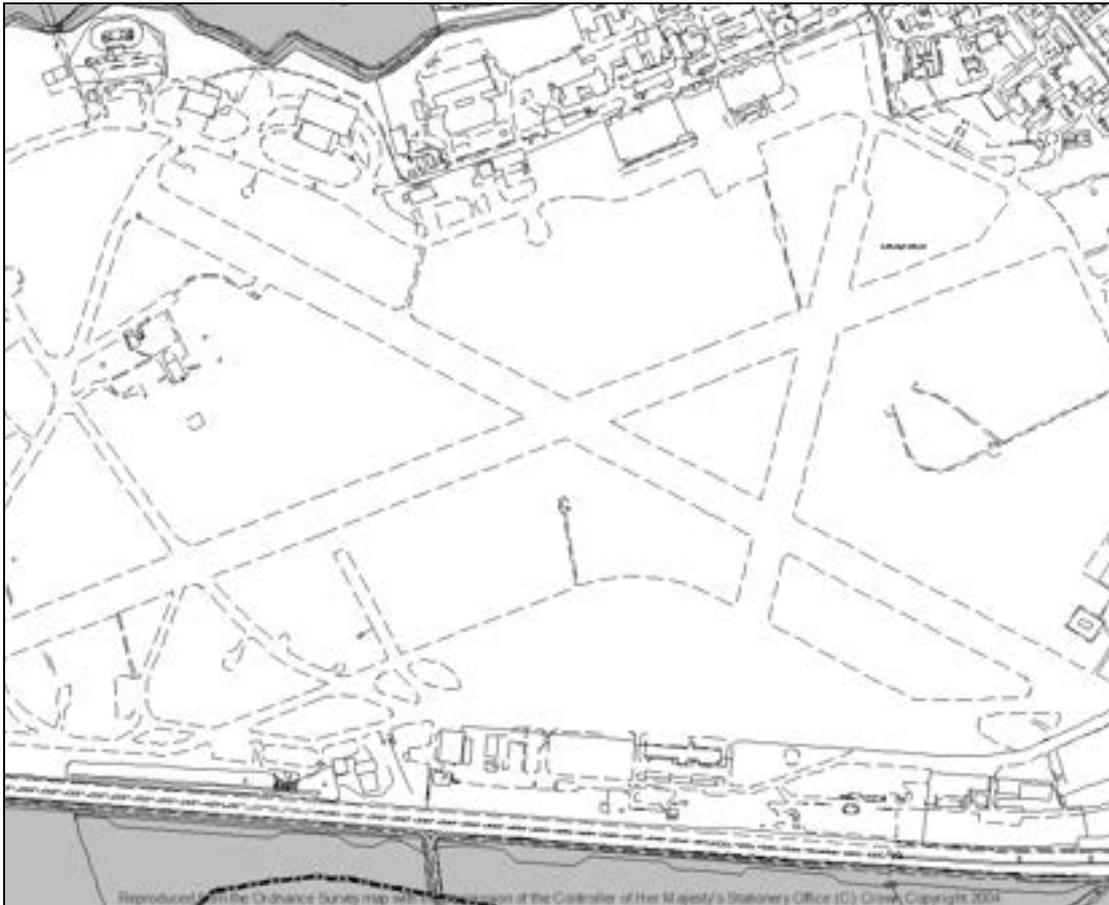| Green Belt Assessment	
1) Check the unrestricted sprawl of large built-up areas;	✘
2) Prevent neighbouring towns from merging into one another;	✘
3) Assist in safeguarding the countryside from encroachment;	✔
4) Preserve the setting and special character of historic towns;	✘
5) Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✔

Recommendation:
- **Alter Green Belt boundary**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in NPPF. The boundary of the site should be altered to include the remaining farm area to the west of the Green Belt. The Green Belt boundary would then be more definable and logical. The site therefore merits its current Green Belt designation.

**Map A3.33: Ruislip Depot, Austins Lane, Ickenham**

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain current designation as non Green Belt land**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in the NPPF. However, as the designation of the site as Green Belt would limit future railway development, as an exceptional circumstance, it should remain undesignated.

Map A3.34: RAF Northolt, Western Avenue

LEGEND
Existing Green Belt

Green Belt Assessment	
1) to check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
• **Retain current designation as non Green Belt land**
Reason for Recommendation: The site does not meet any of the purposes of including land in the Green Belt as identified in NPPF. Designating the site as Green Belt would not provide any benefits as the site is generally open in nature and consists of a significant amount of hardstanding. The site should not be incorporated into the Green Belt.
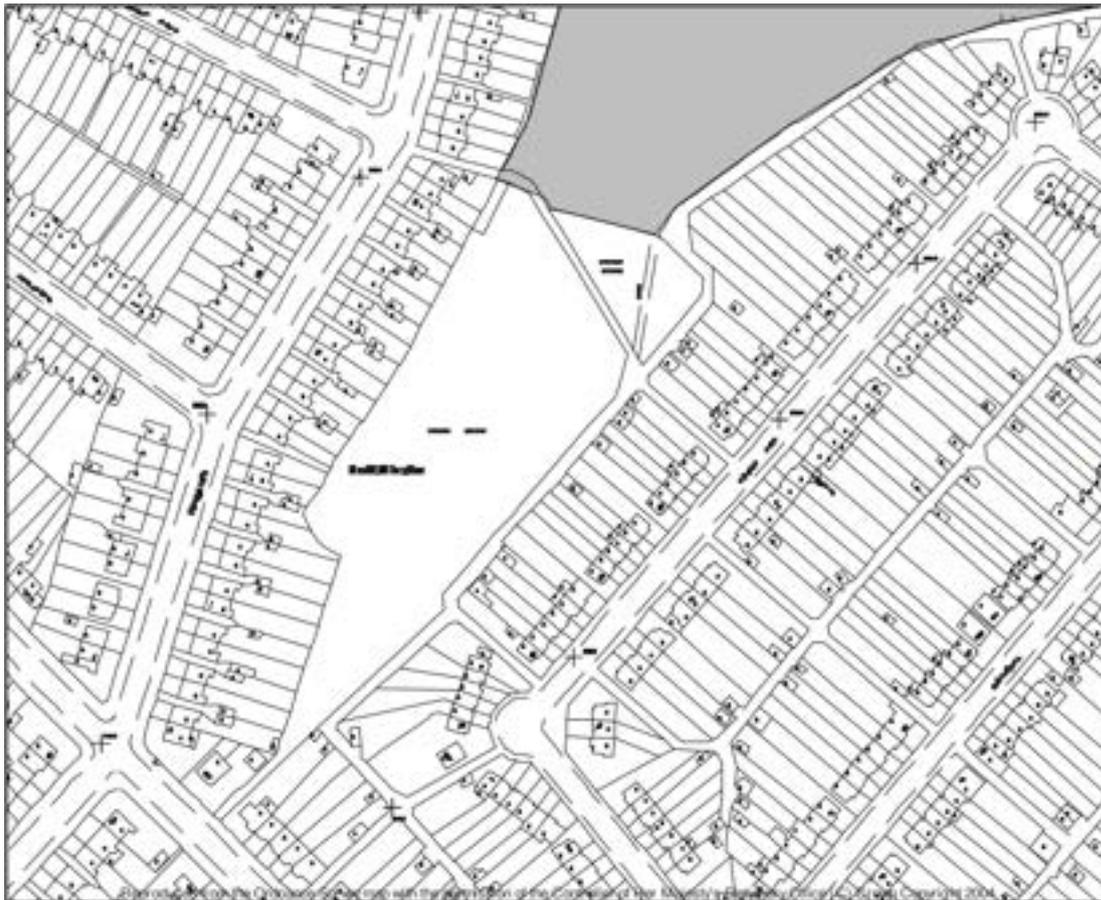
Map A3.36: Windsor Avenue Allotments, North Hillingdon

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✘
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✘
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	✔

Recommendation:
- **Retain current designation as non Green Belt land**

Reason for Recommendation: If designated as Green Belt, this site would not provide any genuine Green Belt function. The site does not meet any of the purposes of including land in the Green Belt as identified in the NPPF. The site is identified as a public allotment site "Western Avenue/Windsor Avenue Allotment". This in itself provides protection from development.

Table A3.3: Sites in the London Borough of Hillingdon Unitary Development Plan Inspector's Report 1995: Objection to the proposed deletion of sites currently included in the Green Belt.

Site	Table	Page
Land North of the School at Harmondsworth Lane, Sipson	A3.37	84

Map A3.37: Land North of the School at Harmondsworth Lane, Sipson

LEGEND
Existing Green Belt

Green Belt Assessment	
1) To check the unrestricted sprawl of large built-up areas;	✔
2) To prevent neighbouring towns from merging into one another;	✘
3) To assist in safeguarding the countryside from encroachment;	✔
4) To preserve the setting and special character of historic towns;	✘
5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	✘

Recommendation:
- **Retain Current Green Belt Designation**

Reason for Recommendation: This site meets at least one of the purposes of including land in the Green Belt as identified in NPPF. The boundary is also clearly and logically defined. The deletion of this area could lead to the loss of other adjoining Green Belt land. The site therefore merits its current Green Belt designation.