

# THE HILLINGDON LOCAL PLAN

Reporting Officer: Head of Democratic Services

## 7.1 Summary

1. The Council agreed at its meeting in September 2011 that the Local Development Framework Pre-Submission Draft Core Strategy and its associated documents be submitted to the Secretary of State for formal examination.
2. The hearings for the Examination in Public were held between 13 – 15 March and on 30 May 2012. A subsequent report by the Inspector who conducted the Examination in Public was published on 26 July.
3. The Inspector summarised his findings as follows:  
  
*“...that the Hillingdon Local Plan Part I Strategic Policies ... (the former Core Strategy)...provides appropriate and sound policies to guide the planning of the Borough over the next 15 years, provided two Main Modifications are made. These are to include the presumption in favour of sustainable development, and to include a new Policy T5 to require developer contributions to Crossrail. The former is necessary for consistency with the National Planning Policy Framework, and the latter is necessary to conform to the London Plan. I am satisfied that there has been adequate opportunity for comment on those Policies, and that therefore it is unnecessary for the Council to advertise those Modifications before it proceeds to adopt the Local Plan. The Council has requested that I recommend those Modifications. The Plan will provide a sound basis for Part II of the Local Plan, which will contain detailed site allocations, development management policies, and a policies map.”*
4. A report recommending adoption of the former Core Strategy as Part One of the Hillingdon Local Plan with the modifications recommended by the Inspector, together with a set of 2007 Saved Unitary Development Plan Policies which is to serve as an interim Part Two of the Local Plan, was approved by the Cabinet at its meeting on 27 September 2012. (Appendix B)
5. Formal adoption of the Local Plan is now being sought at this full Council meeting.

### **RECOMMENDATIONS: That:**

- (a) **the revised text detailed in Appendix A and included in the “Hillingdon Local Plan: Part One – Strategic Policies” be adopted as Council policy; and**
- (b) **the 2007 Saved Unitary Development Plan policies approved by the Cabinet at its meeting on 27 September 2012 be adopted as the “Hillingdon Local Plan: Part Two”, pending the preparation and adoption**

**of site specific allocations, development management policies and a policies map.**

## **7.2 INFORMATION**

### **Further Minor Text Editing Changes to Part One of the Local Plan**

- 2.1 Before approving adoption of the Local Plan, the Council are asked to note that Cabinet approved the following action (at point 4 in the 27 September report's recommendations) which stated it:

*"Grants delegated authority to the Deputy Chief Executive and Corporate Director of Planning, Environment, Education and Community Services to agree, in conjunction with the Cabinet Member for Planning, Transportation and Recycling to make any further minor editing and textual changes to the Hillingdon Local Plan: Part One – Strategic Policies and Hillingdon Local Plan: Part Two, before they are adopted at full Council."*

- 2.2 Officers have compiled a schedule of minor text changes, attached as Appendix A to this report, largely to clarify the content of some sections of the Plan, e.g. regarding document references used in the text or revised paragraph numbering to reflect text changes required following the Examination in Public and Inspector's report. The full revised text of Part One of the Local Plan incorporating all the changes shown in Appendix A is available on line as an attachment to this report and copies have been placed in the Group Offices.
- 2.3 Members' attention is drawn in particular to recent changes made in September to national policy guidance, the "Building for Life" design standards published by the Design Council, a Government agency. These are intended to promote better housing design nationally. They specifically require a number of minor editing changes to the Local Plan.
- 2.4 Policy BE1 (4) in Part One of the Plan currently refers to the 2008 "Building for Life" standards and states that the Council will apply these standards when considering new housing developments comprising 10 or more homes. The 2008 standards covered 20 design criteria - the latest September 2012 criteria have been reduced to 12 in total. To reflect this change, officers propose amending policy BE1 (4) from the current wording:

*"In the case of 10 dwellings or over, achieve a Building for Life assessment rating of 'silver' as a minimum (this includes 'good' and 'very good' scorings)"*

to read:

*"In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time)"*

- 2.5 Various sections in the Local Plan which also refer to the Building for Life standards will also be amended as shown in Appendix A (i.e. at paragraph

7.10, in the Implementation and Monitoring sections accompanying policy BE 1 and in the Glossary).

- 2.6 It should be noted that the Deputy Chief Executive and Corporate Director of Planning, Environment, Education and Community Services has agreed, in conjunction with the Cabinet Member for Planning, Transportation and Recycling to the minor editing and textual changes as set out in Appendix A.

### **3. Conclusion**

- 3.1 The Hillingdon Local Plan will in due course replace the Unitary Development Plan Saved Policies, 2007. It will provide an up-to-date strategic land use planning policy framework through to 2026 with which to determine planning applications. The full revised text of the Part One Strategic Policies in the Plan, incorporating all the proposed minor text changes, is set out in the version available on line as an attachment to this report and copies have been placed in the Group Offices.
- 3.2 Initially, the majority of the Unitary Development Plan Saved Policies, 2007 will serve as Part Two of the Local Plan. In his report in July the Inspector emphasised that the Council should now proceed to bring forward as quickly as possible sets of borough wide development management policies and site development proposals together with a new proposals map (now known as a “policies map”) which will form Part Two, i.e. the detailed local policies on design and land use required to determine planning applications and appeals.
- 3.3 Subject to the Council’s agreement to the adoption of the Local Plan, it will be formally published and there will then follow a statutory period of six weeks during which any final legal challenge can be made.

### **4. Legal and Financial Implications**

None arising from this report.

Background Papers: None