

Appendix 2 – Proposed Policies for Hillingdon Local Plan: Part Two

Part 2 of the Hillingdon Local Plan will contain detailed local policies on design and land use required to determine planning applications and appeals. It will comprise sets of boroughwide development management policies and site development proposals together with a new proposals map (now known as a “policies map”). Pending its preparation and adoption the majority of the 2007 Unitary Development Plan Saved Policies are to continue to be used for determining planning applications.

Following adoption of the 2011 London Plan and introduction by the Government of the National Planning Policy Framework (NPPF) in March 2012 the following 2007 policies are to be deleted:

Policies to be deleted	Reason
Pt 1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.	Replaced by Hillingdon Local Plan Part 1 policy EM2
Pt 1.2 To maintain Metropolitan Open Land for formal and informal open air recreation facilities including nature conservation.	Replaced by Hillingdon Local Plan Part 1 policy EM2
Pt 1.4 To safeguard a network of Green Chains from built development to provide a visual and physical break in the built-up area and opportunities for recreation and corridors for wildlife.	Replaced by Hillingdon Local Plan Part 1 policy EM2
Pt 1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated Local Nature Reserves or other Nature Reserves, or sites proposed by English Nature or the Local Authority for such designations.	Replaced by Hillingdon Local Plan Part 1 policy EM7
Pt 1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.	Replaced by Hillingdon Local Plan Part 1 policy HE1
Pt 1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.	Replaced by Hillingdon Local Plan Part 1 policy HE1
Pt 1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.	Replaced by Hillingdon Local Plan Part 1 policy HE1
Pt 1.10 To seek to ensure that new development will not adversely affect the amenity and character of the Borough’s residential areas	Replaced by Hillingdon Local Plan Part 1 policy BE1
Pt 1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.	Replaced by Hillingdon Local Plan Part 1 policy EM6
Pt 1.13 To seek to ensure the provision of 8,000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.	Replaced by Hillingdon Local Plan Part 1 policy H1
Pt 1.14 To not normally grant planning permission for a change from residential use.	Replaced by Hillingdon Local Plan Part 1 policy H1
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.	Replaced by Hillingdon Local Plan Part 1 policy BE1

Policies to be deleted	Reason
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.	Replaced by Hillingdon Local Plan Part 1 policy H2
Pt 1.18 To maintain, enhance and promote town centres as the principal centres for shopping, employment and community and cultural activities in the Borough.	Replaced by Hillingdon Local Plan Part 1 policy E5
Pt 1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of town or local centres.	Replaced by Hillingdon Local Plan Part 1 policy E5
Pt 1.27 To ensure that development at Heathrow Airport for airport purposes mitigates or redresses any adverse effects on the environment.	Replaced by Hillingdon Local Plan Part 1 policy E3 / T4
Pt 1.29 To seek, in conjunction with other London boroughs, to contribute a proportion of the regional sand and gravel requirement and London-wide landbank, and to protect the amenities of those living, working and recreating in and travelling through that part of the Borough south of the M4 motorway from an over-concentration of aggregate working.	Replaced by Hillingdon Local Plan Part 1 policy EM9 / EM10
Pt 1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.	Replaced by Hillingdon Local Plan Part 1 policy E5 / CI 1 / CI 2 / CI 3
Pt 1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.	Replaced by Hillingdon Local Plan Part 1 policy T1
Pt 1.36 In consultation with public transport operators to improve facilities at bus and rail interchanges, and in consultation with LT and bus operators to promote traffic management measures which give priority to buses.	Replaced by Hillingdon Local Plan Part 1 policy T2 / T3
OL11 Green Chains.	Replaced by Hillingdon Local Plan Part 1 policy EM2
EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves.	Replaced by Hillingdon Local Plan Part 1 policy EM7
BE2 Scheduled ancient monuments.	Replaced by Hillingdon Local Plan Part 1 policy HE1
MIN2 Proposals to work sand and gravel in relation to regional requirements and London-wide Landbank.	Replaced by Hillingdon Local Plan Part 1 policy EM10

The following 2007 Unitary Development Plan Saved Policies are to be retained and adopted as Part 2 of the Hillingdon Local Plan and used for determining planning applications:

- Pt 1.3 To seek greater public access to the countryside for informal leisure activities.
- Pt 1.5 To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses.
- Pt 1.11 To facilitate the development of telecommunications networks in a manner that minimises the environmental and amenity impact of structures and equipment.
- Pt 1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of adjoining occupiers are not harmed.
- Pt 1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- Pt 1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate to help reduce deficiencies in recreation open space or to ensure that provision does not fall below accepted standards.
- Pt 1.22 To seek the retention of existing recreation open space where there is an identified demand for such a facility or it makes a significant contribution to the visual amenity of the built up area.
- Pt 1.23 To encourage industry and warehousing to locate within existing Industrial and Business areas, and offices and other business uses, shops and public buildings employing or attracting large numbers of people to locate within town centres or other areas identified for such purposes.
- Pt 1.24 To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing.
- Pt 1.25 To encourage the provision of small industrial, warehousing and business units within designated Industrial and Business Areas.
- Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBAs) and other appropriate locations.
- Pt 1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.
- Pt 1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- Pt 1.33 To promote the construction of new roads or the widening of existing roads only where they would: improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.
- Pt 1.34 To maintain the road hierarchy set out in this Plan and accordingly seek to segregate different types of traffic by the function of the various tiers of the hierarchy through traffic management schemes, road signing and planning control over development and redevelopment schemes.
- Pt 1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network of cycle routes through the Borough to promote safer cycling and better conditions for cyclists.
- Pt 1.37 To facilitate the development and transport interchange facilities and rail and road improvements at Hayes Hub, which promote competitiveness, economic regeneration and environmental quality of the Hayes/West Drayton Corridor.
- Pt 1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.

Pt 1.39 To seek, where appropriate, planning obligations to achieve benefits to the community related to the scale and type of development proposed.

OL1 Green Belt – acceptable open land uses and restrictions on new development.

OL2 Green Belt – landscaping improvements.

OL4 Green Belt – replacement or extension of buildings.

OL5 Development proposals adjacent to the Green Belt.

OL9 Areas of Environmental Opportunity - condition and use of open land.

OL12 Development of agricultural land.

OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.

OL14 Change of use or conversion of redundant agricultural buildings

OL15 Protection of Countryside Conservation Areas.

OL19 Access to and use of the countryside by all sections of the community.

OL21 Proposals to reclaim/restore damaged, derelict or otherwise degraded land.

OL22 Proposals for damaged, derelict or otherwise degraded land – assessment of current condition and adverse effects.

OL23 Restoration/reclamation of damaged, derelict or otherwise degraded land – provision for aftercare.

OL26 Protection and enhancement of trees, woodland and landscape features.

EC2 Nature conservation considerations and ecological assessments.

EC3 Potential effects of development on sites of nature conservation importance.

EC4 Monitoring of existing sites of nature conservation importance and identification of new sites.

EC5 Retention of ecological features and creation of new habitats.

EC6 Retention of wildlife habitats on derelict or vacant land.

BE1 Development within archaeological priority areas.

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE4 New development within or on the fringes of conservation areas.

BE5 New development within areas of special local character.

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character.

BE7 Development schemes on the southeast side of Ducks Hill Road.

BE8 Planning applications for alteration or extension of listed buildings.

BE9 Listed building consent applications for alterations or extensions.

BE10 Proposals detrimental to the setting of a listed building.

BE11 Proposals for the demolition of statutory listed buildings.

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings.

BE13 Layout and appearance of new development.

BE14 Development of sites in isolation.

BE15 Alterations and extensions to existing buildings.
BE18 Design considerations - pedestrian security and safety.
BE19 New development within residential areas – complementing and improving amenity and character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.
BE23 External amenity space and new residential development.
BE24 Design of new buildings – protection of privacy.
BE25 Modernisation and improvement of industrial and business areas.
BE26 Town centres – design, layout and landscaping of new buildings.
BE27 Advertisements requiring express consent - size, design and location.
BE28 Shop fronts – design and materials.
BE29 Advertisement displays on business premises.
BE30 Advertisement hoardings enclosing sites under construction.
BE31 Facilities for the recreational use of the canal.
BE32 Development proposals adjacent to or affecting the Grand Union Canal.
BE33 Proposals for the establishment of residential moorings.
BE34 Proposals for development adjacent to or having a visual effect on rivers.
BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London.
BE36 Proposals for high buildings/structures in identified sensitive areas.
BE37 Telecommunications developments – siting and design.
BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals.
BE39 Protection of trees and woodland – tree preservation orders.

OE1 Protection of the character and amenities of surrounding properties and the local area.
OE3 Buildings or uses likely to cause noise annoyance – mitigation measures.
OE5 Siting of noise-sensitive developments.
OE7 Development in areas likely to flooding – requirement for flood protection measures.
OE8 Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures.
OE9 Limitation of development in areas with a potential for sewerage flooding.
OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity.
OE11 Development involving hazardous substances and contaminated land – requirement for ameliorative measures.

H1 Sites safeguarded for residential development.
H2 Restrictions on changes of use of residential properties.
H3 Loss and replacement of residential accommodation.
H4 Mix of housing units.
H5 Dwellings suitable for large families.

H7 Conversion of residential properties into a number of units.
H8 Change of use from non-residential to residential.
H10 Proposals for hostels or other accommodation for people in need of care.
H12 Tandem development of backland in residential areas.

S6 Change of use of shops – safeguarding the amenities of shopping areas.
S7 Change of use of shops in Parades.
S9 Change of use of shops in Local Centres.
S10 Change of use of shops in Local Centres – criteria for permitting changes of use outside core areas.
S11 Service uses in Primary Shopping Areas.
S12 Service uses in Secondary Shopping Areas.

R1 Development proposals in or near areas deficient in recreational open space.
R2 Provision of recreation, entertainment and leisure facilities in Town Centres.
R3 Indoor sports, leisure and entertainment facilities.
R4 Proposals that would involve the loss of recreational open space.
R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities.
R6 Ancillary recreational facilities.
R7 Provision of facilities which support arts, cultural and entertainment activities.
R8 Loss of facilities which support arts, cultural and entertainment activities.
R9 Proposals for the use of buildings for religious and cultural purposes.
R10 Proposals for new meeting halls and buildings for education, social, community and health services.
R11 Proposals that involve the loss of land or buildings used for education, social, community and health services.
R12 Use of premises to provide child care facilities.
R13 Use of residential accommodation for educational and child care premises.
R14 Provision child care facilities in shopping and other large developments.
R15 Use of residential accommodation for medical/health care facilities.
R16 Accessibility for elderly people, people with disabilities, women and children.
R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities.

LE1 Proposals for industry, warehousing and business development.
LE2 Development in designated Industrial and Business Areas.
LE3 Provision of small units in designated Industrial and Business Areas.
LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas.
LE6 Major officer and other business proposals in town centres.
LE7 Provision of planning benefits from industry, warehousing and business development.

A1 Proposals for development which extend Heathrow Airport on land to the north of Bath Road or otherwise increase runway capacity.

A2 Developments at Heathrow airport likely to increase demand for off-airport development or have significant adverse environmental impact.
A3 Development at Northolt Aerodrome.
A4 New development directly related to Heathrow Airport.
A5 New development at airports - incorporation of ancillary retail and leisure facilities and other services.
A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports.

T2 Location of tourist accommodation and conference facilities.
T4 Hotels, guesthouses and other tourist accommodation – location, amenity and parking requirements.

MIN1 Safeguarding of sand and gravel reserves.
MIN3 Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal.
MIN4 Restriction on the release of good agricultural land for mineral working and requirement for restoration.
MIN5 Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met.
MIN6 Consideration of impact on farming of proposals for mineral extraction/disposal of waste.
MIN7 Restoration of good agricultural land following mineral extraction.
MIN8 Restoration of land south of the A4020 Uxbridge Road.
MIN9 Restoration of land north of the A4020 Uxbridge Road.
MIN10 Restoration and after-use of sand and gravel workings in the Colne Valley.
MIN11 After-use of mineral sites – landscaping and screening.
MIN12 Proposals for extraction of clay or brickearth.
MIN14 Proposals for mineral extraction in locations of archaeological importance.
MIN15 Proposals for ready mix concrete plants.
MIN16 Waste recycling and disposal – encouragement of efficient and environmentally acceptable facilities.
MIN17 Proposals for concrete crushing/soil screening plants.
MIN18 Safeguarding of existing civic amenity and waste transfer sites.
MIN19 Use of Category A waste for restoration of sand and gravel pits.
MIN20 Proposals involving landfilling, re-working or disturbance of old landfill sites –gas control and monitoring requirements.
MIN21 Impact of development proposals involving landfilling on the local hydrogeological regime – requirement for monitoring and mitigation measures.
MIN23 Schemes for mineral extraction, mineral processing, landfill, waste handling or treatment adjacent to noise-sensitive locations – noise monitoring and control requirements.
MIN24 Sites for aggregates depots – access, location and amenity considerations.
MIN25 Safeguarding of operational rail aggregates depot facilities.
MIN26 Environmental up-grading of aggregates depots.
MIN27 Support for temporary rail-served aggregates depots for major construction projects.

AM1 Developments which serve or draw upon more than a walking distance based catchment area – public transport accessibility and capacity considerations.

AM2 Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity.

AM3 Proposals for new roads or widening of existing roads.

AM4 Safeguarded road proposals -schemes shown on Proposals Map.

AM5 Land safeguarded for road proposals of the Department of Transport and the Traffic Director for London.

AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic.

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities.

AM10 Incorporation in new developments of additions to the proposed cycle network.

AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services.

AM12 Promotion of traffic management measures which give priority to buses.

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

- i. Dial-a-ride and mobility bus services
- ii. Shopmobility schemes
- iii. Convenient parking spaces
- iv. Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons.

AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas.

AM17 Provision of short stay off-street parking space for town centres.

AM18 Developments adjoining the Grand Union Canal – securing facilities for canal borne freight.

PR2 Western Core Area, Hayes.

PR4 Thorn EMI Complex, Blyth Road, Hayes.

PR8 RAF West Drayton.

PR10 Powergen/Bulls Bridge Site, North Hyde Gardens, Hayes.

PR16 Coppermill, Harefield.

PR19 Breakspear House, Breakspear Road North, Harefield.

PR20 Harefield Hospital.

PR21 Hillingdon Hospital.

PR22 Brunel University

PR23 Hillingdon Circus