

London Borough of Hillingdon
LOCAL DEVELOPMENT FRAMEWORK

**ACCESSIBLE HILLINGDON
SUPPLEMENTARY PLANNING
DOCUMENT**

SUSTAINABILITY APPRAISAL

**Planning & Community Services
London Borough of Hillingdon**

August 2009

1.	SUMMARY AND OUTCOMES.....	4
1.1	Non-technical summary	4
1.2	Statement on the difference the process has made	5
1.3	How to comment on the report.....	5
2.	APPRAISAL METHODOLOGY	5
2.1	Approach adopted to the SA	5
2.2	Who carried out the SA, when it was carried out, and who was consulted.....	5
3.	BACKGROUND	6
3.1	The Hillingdon Design and Accessibility Statement (HDAS) Contents	6
3.2	The purpose of the SA and the SA report.....	6
3.3	Outline of SPD Contents	7
3.4	Compliance with the SEA Directive/Regulations	7
4.	SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT	8
4.1	Links to other strategies, plans and programmes and sustainability objectives	8
4.2	Description of the social, environmental and economic baseline characteristics and the predicted future baseline	9
4.3	Difficulties in collecting data and limitations of the data	9
4.4	Main social, environmental and economic issues and problems identified.....	9
4.5	Developing the SA framework	11
5.	PLAN ISSUES AND OPTIONS	13
5.1	Methodology	13
5.2	Main strategic options considered for the HDAS and how they were identified.....	13

6. PLAN DEVELOPMENT	15
6.1 Testing the HDAS objectives against each other	15
6.3 Testing the SPD objectives against the SA framework.....	17
Table Table 4 - Comparing HDAS Objectives Against SA Objectives .	18
6.4 Screening of HDAS Principles.....	19
6.5 Assessing the effects of the preferred option.....	24
7. BASELINE REASONING AND DATA	33
8. MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS	48
9. IMPLEMENTATION	48
10. MONITORING.....	48

Sustainability Appraisal Report for the London Borough of Hillingdon Design and Accessibility Statement (HDAS)

1. SUMMARY AND OUTCOMES

1.1 Non-technical summary

1.1.1 The draft 'Accessible Hillingdon' SPD updates the London Borough of Hillingdon's design and accessibility guidance. 'Accessible Hillingdon' will set clear parameters for the design of new and existing dwellings in terms of Lifetime Home Standards and Wheelchair Home Standards. The revised document also incorporates updated guidance and legislation on the design of commercial, town centre and mixed use development. 'Accessible Hillingdon' will form part of the existing HDAS suite of design topics, which all combine to form one individual Supplementary Planning Document (SPD), first adopted by the Council in July 2006. The guidance contained in the Council's adopted 'Accessible Hillingdon' has been superseded by more recent planning policy and legislation.

1.1.2 The HDAS forms part of the Local Development Framework (LDF), which the Council is required to produce by law to manage land use within Hillingdon. The HDAS inclusion in the LDF ensures it will be integrated with, and make a contribution to, the new spatial planning system being developed for the Borough.

1.1.3 This Sustainability Appraisal updates the original produced in April 2005. The requirement for a Sustainability Appraisal (SA) for the 'Accessible Hillingdon' SPD will:

- ensure compatibility of the SPD with relevant policies and plans;
- consider the effects of implementing the SPD against the current and future predicted environmental baseline;
- identify the contribution the SPD can make towards addressing key sustainability issues affecting the Borough, including the assessment of alternative options and outcomes;
- assess and mitigate any adverse effects arising as a result of implementing the SPD;
- consider existing data, establish and identify any gaps within the existing monitoring systems.

1.1.4 In summary, the assessments undertaken as part of this SA report demonstrate that objectives and principles of the SPD are considered to be a key means of achieving European, national, and London objectives for high quality inclusive design.

1.2 Statement on the difference the process has made

1.2.1 The SA process has not revealed any significant or unacceptable social, economic, or environmental effects likely to arise from the adoption and implementation of the revised 'Accessible Hillingdon' SPD.

1.3 How to comment on the report

1.3.1 This report has been prepared to accompany the public notification of the draft 'Accessible Hillingdon' SPD, due to take place in September 2009. The consultation process will be that specified in the London Borough of Hillingdon's Statement of Community Involvement for LDF documents. However, to assist in the analysis of comments on both the draft SPD and the SA, it would be helpful if the comments made could refer to the document and page/section to which they relate.

2. APPRAISAL METHODOLOGY

2.1 Approach adopted to the SA

2.1.1 The appraisal process and methodology adopted in this SA is based on the approach described in the sustainability appraisal of Regional Spatial Strategies and Local Development Orders (ODPM 2005). The Planning and Compulsory Purchase Act (2004) and the SEA Directive have also influenced the document.

2.2 Who carried out the SA, when it was carried out, and who was consulted

2.2.1 It is the enactment of the Town and Country Planning (Local Development) (England) Regulations 2004 that places the requirement upon Local Planning Authorities to integrate both the plan-making and SA processes.

2.2.2 As far as possible, the SA builds upon the Council's adopted SPD and associated SA and was carried out in tandem with the revisions to the 'Accessible Hillingdon' SPD. Work on the revised 'Accessible Hillingdon' SPD began in 2008 and was resumed in February 2009 by the Council's newly appointed Principal Access Officer. A representative from the local Disablement Association Hillingdon (DASH) was a consultee during the preparation of the adopted SPD. The London Borough of Hillingdon Policy and Environmental Planning Team considered the SA issues between April 2009 and August 2009. Key sustainability issues were also discussed among team members. Comments from the consultation of the overall Scoping Report were also taken on board. No additional consultation on this SA has taken place to date.

3. BACKGROUND

3.1 The Hillingdon Design and Accessibility Statement (HDAS) Contents

3.1.1 The HDAS comprises six separate sections, which provide design and accessibility guidance for the borough. The HDAS suite provides an explanation of why these documents are being developed for Hillingdon and how the HDAS relates to other planning documents and its status within the LDF. The following topics/sections form the HDAS:

Hillingdon Design and Accessibility SPD

- 1) Shopfronts Design Guidance
- 2) Accessible Hillingdon Design Guidance
- 3) Transport Interchanges Design Guidance
- 4) New Residential Development Design Guidance
- 5) Residential Extensions Design Guidance
- 6) Public Realm Design Guidance

This Sustainability Appraisal only applies to the 'Accessible Hillingdon' SPD.

3.2 The purpose of the SA and the SA report

3.2.1 The purpose of the SA is to identify and report on the likely significant effects of the 'Accessible Hillingdon' SPD and its likely impact on social, environmental, and economic objectives of sustainable development.

3.2.2 The World Commission on Environment and Development in 1987 defined sustainable development as: *“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”*.

3.2.3 The test of how well the HDAS contributes towards sustainable development depends on how well it fosters:

- Social progress, which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

3.2.4 The SA report is an audit trail of how the 'Accessible Hillingdon' SPD was prepared. Its purpose is to test whether and how the 'Accessible Hillingdon' SPD takes account of the social, environmental, and economic objectives of sustainable development, and whether these objectives have been effectively translated into sustainable actions within the SPD. Like most audits, the SA report will accompany the 'Accessible Hillingdon' SPD when it is notified and will also be subject to public scrutiny and comment. The objectives which specifically relate to the SPD have been listed in the next section.

3.3 Outline of SPD Contents

1. Provides clarity to developers on design criteria for public areas and commercial development in the borough.
2. Promotes the highest possible standards of accessibility and compliance with the Disability and Discrimination Act (DDA) in retail development and within the public realm in Hillingdon.
3. Ensure that commercial development is sympathetic to its location within the borough.
4. Ensures that new developments are accessible to all members of the public; the council has a legal obligation (Disability Discrimination Act 2005 - Disability Equality Duty) to promote disability equality.
5. Promote active, attractive, safe, accessible civic spaces, which support inclusive design principles.
6. Ensure that all new housing, including high-density developments, successfully harness the principles of Lifetime Home Standards and Wheelchair Home Standards as required by the London Plan; and to support the government Sustainable Homes agenda.

3.4 Compliance with the SEA Directive/Regulations

3.4.1 **Table 1** provides a list of the SEA Directive requirements and establishes where these requirements have been covered in this SA report.

Table 1: Compliance with the SEA Directive/Regulations	
Summary of the SEA Directive requirements	Where covered in this SA report
a) An outline of the contents, main objectives of 'Accessible Hillingdon', its relationship with other relevant plans, policies, and programmes.	3.2 6.1.3 and Page 18
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the 'Accessible Hillingdon'.	5.2
c) The environmental characteristics of areas likely to be affected.	Page 18
d) Any existing environmental problems which are relevant to the 'Accessible Hillingdon' including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Table 6
e) The environmental protection objectives, established at international, community or national level, which are relevant to the 'Accessible Hillingdon' and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Table 7
f) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage, landscapes and the	Table 6 6.5 and Table 7

Table 1: Compliance with the SEA Directive/Regulations	
Summary of the SEA Directive requirements	Where covered in this SA report
interrelationships between these factors. (Foot note: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the 'Accessible Hillingdon' SPD	Table 6
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	1.1 5.2
i) A description of measures envisaged concerning monitoring in accordance with Article 10	10
j) A non-technical summary of the information provided under the above headings	1.1
k) A list of authorities to be consulted on the 'Accessible Hillingdon' SPD and its accompanying Sustainability Appraisal.	Refer to Statement of Community Involvement
l) The further 'Accessible Hillingdon' development process, including consultation, timeframes, feedback and comment on to the draft revised SPD and SA.	1.3 and Appendix B

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 Links to other strategies, plans and programmes and sustainability objectives

4.1.1 The purpose of this section is to demonstrate the influence of other strategies, plans and programmes on the 'Accessible Hillingdon' SPD. The documents considered are relevant to the SPD and are from a variety of national, London and local documents for example. The London Plan sets strategic objectives for London; new housing should be built to 'Lifetime Homes' standards, with 10% built to or easily adaptable to Wheelchair Home Standards. The London Plan states that boroughs should require development proposals that demonstrate how design and accessibility have been interwoven from stage of project inception. A Design & Access Statement should accompany all relevant development applications.

Appendix A identifies and assesses those plans and programmes of relevance to the 'Accessible Hillingdon' SPD.

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

4.2.1 Baseline information has been gathered during the overall scoping phase of the SA of the LDF. The master document can be viewed at the Council offices or on the Hillingdon website at:

http://www.hillingdon.gov.uk/environment/planning/ldf_sustainability_appraisal.php

4.2.2 This SA also contains a range of data that has been gathered in the process of evaluating Hillingdon's current and future sustainability baseline. The collection of the baseline is set to be updated as information and data becomes available. However, it represents a base for the SA of this SPD. The type of information that is contained in the master document includes:

- **Indicators** - selected under broad topics derived from the SEA topics of consideration and those recommended in the SA guidance
- **Local data** – The current performance of the borough
- **Regional and National comparators** – To assess the performance of the borough against neighbouring boroughs, within the region and nationally.
- **Targets** – Identified targets to achieve. These will generally be targets set out in the relevant plans, policies and programmes, or local targets set by Hillingdon to achieve the aims contained within the documents.
- **Indicator status and quality** – This will give an indication of current performance and the quality of the data that can be used.

Section 4.4 provides a summary table of the key sustainability issues considered to be of relevance to the HDAS.

4.3 Difficulties in collecting data and limitations of the data

4.3.1 Production of this SA seems to suggest that the council has no formal statistics on accessibility and no systems in place to collect such data. Sample local data was collected for the purposes of the SA process, as detailed in Tables 9, 10 and 11.

4.4 Main social, environmental and economic issues and problems identified

4.4.1 The key sustainability issues in the borough, identified in Table 2, have been identified in the LDF scoping report, and were determined primarily through the:

- Analysis of possible tensions or inconsistencies between the strategies, plans and policies described in Appendix A;
- Analysis of possible tensions and inconsistencies between the current and future baseline conditions described in the LDF Scoping Report: and
- Consultation undertaken with relevant stakeholders with an interest in the preparation of the HDAS.

Table 2 - Key Sustainability Issues Identified for Hillingdon

Key Issue	Supporting data
Energy efficiency	Although the percentage increase in energy efficiency is currently high (12.3%) the Energy use per capita needs to be identified. The SAP rating of local authority dwellings is 68 out of 120 and below the local authority target.
	Key Indicator
	% of energy from renewable sources.
	Planning Measures Required
	The HDAS should encourage energy efficiency in new business and housing.
Air quality	The annual mean objective for nitrogen dioxide, set at 40ug/m3 to be achieved by 2005, and the objectives for fine particulate matter, due to be achieved in 2004 will not be met in large areas of the Borough, especially the south around Heathrow (for NO ₂) and along all the major roads. An air quality management area has been designated from the Chiltern-Marylebone railway line in the north down to the southern borough boundary.
	Key Indicator
	Annual mean levels of NO ₂ and particulates.
	Planning Measures Required
	The HDAS must seek to ensure development does not exacerbate the existing air quality issue and seek to aid implementation measures to help reduce predicted levels.
Town Centre regeneration	Town centres have been identified as in need of regeneration; the results of retail and industrial studies should provide more evidence.
	Key Indicator
	Vacancy levels
	Planning Measures Required
	The HDAS should seek to maintain and promote the primary retail function of town centres and widen the range of uses to ensure a balanced an evening economy
Inclusive Design	The borough needs to encourage improved accessibility in support of its Disability Discrimination Act 1995 (amended 2005) obligations.
	Key Indicator
	Increase in accessible buildings and developments.
	Planning Measures Required
	The HDAS must ensure all new housing is built to Lifetime Home Standards, with 10% built to Wheelchair Home Standards. Development proposals should be conducive to the integration of disabled people in the areas of employment, education and social interaction.
Social deprivation	There is clear polarity between wards within the borough with some significant pockets of deprivation.
	Key Indicator
	Indices of multiple deprivation
	Planning Measures Required
	The HDAS should ensure that social and economic sustainability objectives are taken into consideration, in order to reduce deprivation in key wards.

Traffic Congestion	Of those who travel less than 5km only 8.5% travel by foot or bike. The borough has the highest car ownership in London, where 60% of people go to work by private car.
	Key Indicator
	Proportion of people who travel to work by public transport, walking or cycling
	Planning Measures Required
	The HDAS should ensure that development, in locations of high public transport accessibility, does not contribute to further traffic problems such as congestion.

4.5 Developing the SA framework

4.5.1 The SA Framework, against which the effects of the 'Accessible Hillingdon' SPD have been assessed, are the objectives and indicators developed for the SA Scoping Report for the Hillingdon LDF, as listed below:

Table 3: Proposed SA Objectives and Indicators	
SA Objective	SA Indicators
1) To improve air quality to a standard that is acceptable for human and ecological health	<ul style="list-style-type: none"> • % population living in the AQMA • NOx levels • PM10 levels • Number of days of air pollution
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	<ul style="list-style-type: none"> • % of SSSIs in good condition • % BAP habitats and species implemented • Number/area of LNR and wildlife heritage sites
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	<ul style="list-style-type: none"> • % of grade I and grade II* properties at risk • Sites and transport corridors with landscape enhancement • % of mineral sites restored • % of enforcement appeals won
4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems	<ul style="list-style-type: none"> • % of rivers and canals with good or fair biological and chemical water quality • Water leakage • Abstractions by purpose • Net loss of soils to development • Area of contaminated land
5) To reduce contributions towards, and vulnerability to, the effects of climate change	<ul style="list-style-type: none"> • Carbon dioxide emissions • Energy use per household • Energy efficiency • Damage to property from storm events • Number of properties affected by subsidence
6) To minimise the hazard risk from flooding in Hillingdon	<ul style="list-style-type: none"> • number of properties at risk from flooding • Development in the floodplain • Frequency of flood event • Number of developments incorporating SUDS

<p>7) To ensure efficient use of non renewable resources and minimise the production of waste</p>	<ul style="list-style-type: none"> • % of energy from renewable sources • Energy efficiency rating • Household waste arisings • Household recycling, composting, energy recovery, landfilled • Construction and demolition waste landfilled
<p>8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home</p>	<ul style="list-style-type: none"> • % Of population living within 200m of open space • homelessness • housing completions • affordable housing completions • Number of unfit homes
<p>9) To provide environments that promote healthy and safe living and reduce anti social behaviour</p>	<ul style="list-style-type: none"> • Incidence of crime against the person • Incidence of crime against property • Incidence of racial crime • Domestic burglaries per 1000 household • Vehicle crime per 1000 household • Noise levels • Noise complaints • Mortality by causes • Death rates by type
<p>10) To encourage efficient use of available land that will not foreclose on future options</p>	<ul style="list-style-type: none"> • Development on previously developed land • Vacancy Levels
<p>11) To improve the ready access to essential services and facilities for all residents.</p>	<ul style="list-style-type: none"> • Proportion of new buildings which are DDA compliant • Access to open space • Access to post office, food shops, GP, schools • Access to a GP • Access to a Hospital
<p>12) To promote growth in the economy whilst improving its environmental and social performance</p>	<ul style="list-style-type: none"> • Net growth in Vat registered business • Business recognised as investors in people • Social and community enterprises • Number of dedicated live-work units associated with institutions
<p>13) To enhance the image of the borough as a location for new business</p>	<ul style="list-style-type: none"> • Views of business organisations • Business start ups and closures • Investment and output by UK and foreign owned companies
<p>14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas</p>	<ul style="list-style-type: none"> • Travel to work • Location of jobs in proximity to residents • Average weekly earnings • Unemployment level • Level of measured deprivation • Vacancies in IBA units • Proportion of units of retail
<p>15) To promote methods to reduce</p>	<ul style="list-style-type: none"> • Passenger travel by mode

dependence on private transport and manage the effects of traffic on the environment	<ul style="list-style-type: none"> • Road traffic volumes • School trips by mode
16) To provide residents of all ages with the option to access education and skills based enhancement	<ul style="list-style-type: none"> • % of population with no qualifications • Adult education • 15 years old pupils with 5+ GCSE grades A*-C • % working age population with NVQ 1-2, 3-4 or apprenticeship
17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place	<ul style="list-style-type: none"> • Developments incorporating secure by design principles • Satisfaction survey results

5. PLAN ISSUES AND OPTIONS

5.1 Methodology

5.1.1 Current design and accessibility guidance in the London Borough of Hillingdon has been superseded by more recent planning policy and legislation, including The London Plan 2004 (consolidated 2008), Greater London Authority (GLA), Wheelchair Housing Design Guidance (GLA), BS 8300:2009 and BS 9999:2008.

5.1.2 These new guidance documents and relevant legislative requirements have emphasised the need for more up to date guidance to better inform designers and developers on the required standards of accessibility, particularly as regards the design criteria for accessible housing. The original Sustainability Appraisal that supported the HDAS identified that 'Accessible Hillingdon' would likely be the most sustainable and suitable option for improving design and accessibility within the borough, as detailed in section 5.2.4.

5.1.3 The revised 'Accessible Hillingdon' objectives are to be identified and tested against the sustainability appraisal objectives from the Scoping Report. If any potential negative impacts are revealed, mitigation measures can be identified, followed by details on how 'Accessible Hillingdon' and its principles can be monitored.

5.2 Main strategic options considered for the HDAS and how they were identified

5.2.1 The SA process requires that consideration be given to alternative means of achieving the objectives sought through the development and implementation of the HDAS. The following options have been identified and considered, and the reason for and against each alternative is provided below. The three options chosen are 1) Do nothing 2) Status Quo 3) Adopt the revised 'Accessible Hillingdon' SPD.

5.2.2 Do Nothing Option

This option proposes that the Borough will take no specific action and not seek to replace the current 'Accessible Hillingdon' SPD. It does not mean, "maintaining the status quo" because the London Plan seeks to increase the stock of quality accessible housing across London. Whilst the adopted 'Accessible Hillingdon' SPD provides an acceptable overview of accessibility standards for public buildings and creating inclusive environments, it lacks detail on accessible housing specification. This option would not support the legislative requirements and would not actively promote Lifetime Homes Standards and Wheelchair Home Standards in Hillingdon. By not implementing clear design criteria, the quality and quantity of accessible homes in the borough may not increase and could decrease over time. This option is subsequently ruled out as a valid alternative.

5.2.3 Status Quo – retaining the existing situation

5.2.3.1 The nature of the status quo option means there is unlikely to be any change in the environmental baseline, other than that consistent with existing trends, as subsequently demonstrated.

5.2.3.2 The inclusion of accessibility within the future LDF core strategy would ensure matters of accessibility would be considered in detail during the process of determining planning applications. However, it would not provide the framework required to meet changes in legislation, policy and guidance arising from the DDA, London Plan Policy and updated British Standards. Options that cannot provide principles and up-to-date guidance to meet current trends and legislation cannot be realistically considered.

5.2.3.3 While the status quo option does make provision for access, it would not include specific provision for recent legislative requirements and would not be the most effective means of achieving the objectives sought through the development and implementation of the HDAS. It has therefore been ruled out as a valid alternative.

5.2.4 Development of the HDAS as an SPD

5.2.4.1 The preferred option is the development and implementation of the HDAS 'Accessible Hillingdon' as an SPD. This option would mean that the objectives of the HDAS could be considered as a matter for material consideration in the assessment of land use planning applications. It would also mean that 'Accessible Hillingdon' would provide and promote actions required to achieve and meet local, regional and national requirements. The HDAS would thus meet legislative requirements and provide more robust guidance on accessibility in public areas and buildings, as well as clear guidance on accessible housing standards.

5.2.4.2 The inclusion of the HDAS 'Accessible Hillingdon' within the planning framework for the Borough ensures the objectives of the HDAS are integrated with, and have an equal weighting to, other social, economic, and environmental objectives and policies to be contained within the LDF. Such integration is likely to result in a more sustainable outcome, with overall social, economic and environmental benefits for the existing baseline.

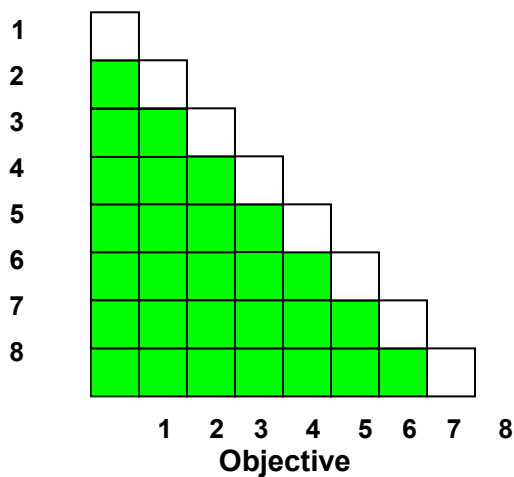
6. PLAN DEVELOPMENT

6.1 Testing the HDAS objectives against each other

6.1.1 In this section the objectives of the accessibility documents were tested against each other using a matrix format. The SA guidelines state that the SPD objectives must be consistent with each other. The HDAS objectives identified in section 6.1.3 and form the approach and objectives for the preferred option. These objectives must be tested for compatibility against each other to ascertain in more detail how sustainable the objectives of the preferred option 'to adopt a HDAS SPD' actually are. For each comparison a decision as to whether the outcome falls into one of the following three conclusions must be made. The matrix below provides a method to check this compatibility.

6.1.2

Objective



Positive compatible (Green) – The objectives will produce an outcome that is harmonious.

Neutral (White) – The objectives are neither in harmony nor in conflict.

Possible conflict (Red) – It is possible that one objective will be to the detriment of the other.

6.1.3. HDAS 'Accessible Hillingdon' Objectives

HDAS 'Accessible Hillingdon' Objectives

1. provide clarity on, and specification for, accessible housing design criteria, in support of London Plan Policy 3A5.
2. reinforce and apply minimum floor space standards to new residential developments.
3. encourage inclusively designed public, commercial and employment development that supports the spirit of the Disability Discrimination Act.
4. identify and specify the main factors of external environments that are accessible to the community at large.
5. discourage the use of ramps by advocating a development process that considers accessibility from the outset.
6. highlight key points of inclusively designed buildings.
7. deliver general guidance on providing accessibility retrospectively, especially in buildings of special or historic interest.
8. encourage and specify adequate means of escape in new developments for people who are unable to use stairs.

6.2.1 The 8 objectives were assessed against each other in the matrix below. These objectives are broadly compatible with each other. However, there may be some economic implications for developers. Ensuring high quality, attractive design using sustainable materials in conjunction with increasing accessibility into and around public buildings could increase development costs. Meeting DDA requirements for existing public buildings will require 'reasonable adjustments' which could potentially involve installing lifts in buildings, increasing the widths of doors and placing ramps where necessary. Again, this is likely to result in an increased cost to the developer/owner. The council, however, will assess planning applications on their individual merits and take a pragmatic approach to accessibility in terms of existing development.

6.3 Testing the SPD objectives against the SA framework

6.3.1 The objectives of the 'Accessible Hillingdon' SPD require a test of their sustainability by undertaking a comparison and assessment of the SPD objectives with the SA objectives. The assessment is provided in **Table 4** below. The purpose of this assessment is to identify how the SPD can contribute towards the sustainability targets developed in the sustainability framework. It will also highlight areas where the objectives of the SPD may conflict with the SA objectives and therefore require mitigation measures to be considered or the SPD objectives to be amended.

Table 4 - Comparing HDAS Objectives Against SA Objectives

'Accessible Hillingdon' SPD Objectives	SA Objectives																
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Objective 1			Positive compatible						Positive compatible		Positive compatible	Positive compatible	Positive compatible	Positive compatible		Positive compatible	Positive compatible
Objective 2								Positive compatible	Positive compatible		Positive compatible						Positive compatible
Objective 3								Positive compatible	Positive compatible	Positive compatible		Positive compatible	Positive compatible		Positive compatible		Positive compatible
Objective 4			Possible conflict		Positive compatible			Positive compatible	Positive compatible				Positive compatible				Positive compatible
Objective 5								Positive compatible		Positive compatible	Positive compatible	Positive compatible	Positive compatible			Positive compatible	Positive compatible
Objective 6								Positive compatible				Positive compatible					Positive compatible
Objective 7								Positive compatible		Positive compatible	Positive compatible	Positive compatible	Positive compatible				Positive compatible
Objective 8								Possible conflict	Positive compatible								Positive compatible

Key:

Positive compatible

Neutral

Possible conflict

Unknown



SA Objectives	
	9) To provide environments that promote healthy and safe living and reduce anti social behaviour
1) To improve air quality to a standard that is acceptable for human and ecological health	10) To encourage efficient use of available land that will not foreclose on future options
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	11) To improve the ready access to essential services and facilities for all residents.
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	12) To promote growth in the economy whilst improving its environmental and social performance
4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems	13) To enhance the image of the borough as a location for new business
5) To reduce contributions towards, and vulnerability to, the effects of climate change	14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas
6) To minimise the hazard risk from flooding in Hillingdon	15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment
7) To ensure efficient use of non renewable resources and minimise the production of waste	16) To provide residents of all ages with the option to access education and skills based enhancement
8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home	17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place

HDAS 'Accessible Hillingdon' Objectives

1. provide clarity on, and specification for, accessible housing design criteria, in support of London Plan Policy 3A5.
2. reinforce and apply minimum floor space standards to new residential developments.
3. encourage inclusively designed public, commercial and employment development that supports the spirit of the Disability Discrimination Act.
4. identify and specify the main factors of external environments that are accessible to the community at large.
5. discourage the use of ramps by advocating a development process that considers accessibility from the outset.
6. highlight key points of inclusively designed buildings.
7. deliver general guidance on providing accessibility retrospectively, especially in buildings of special or historic interest.
8. encourage and specify adequate means of escape in new developments for people who are unable to use stairs.

Table 5 – Assessing specific issues from Table 4

Objective Comparison	Result: HDAS Objectives V SA Objectives
HDAS Obj 4 v's SA Obj 3	The use of 'attractive' or 'sustainable' materials could have a negative impact on the landscape character or features of cultural importance in the area, as 'attractive' materials may not be considered so by all members of society. However, this would be mitigated by advice being sought from the Councils Urban Design and Conservation Team regarding schemes for new development in sensitive locations.
HDAS Obj 8 v's SA Obj 9	There are potential conflicts between increasing densities and environmentally promoting health and safe living while reducing anti social behaviour. Higher densities results in larger numbers of people and in turn can lead to groups of peers forming and causing a nuisance. This can be balanced by the resulting increased surveillance as a consequence of the higher density.

6.4 Screening of HDAS Principles

6.4.1 The HDAS 'Accessible Hillingdon' forms an SPD to the LDF/UDP. It contains principles, which supplement specific policies of the London Plan and the councils UDP. Specific policies are currently contained in the UDP and will also be contained in the subsequent LDF. The 8 objectives of 'Accessible Hillingdon' SPD have been implicated in the 'assessing the cumulative effects of the SPD against the SA objectives' table (Table 6).

6.4.2 'Questions for screening of components/statements of the strategic action' (ODPM, 2002) was used to screen the principles. These questions checked if the principles were likely to have a significant negative environmental, social or economic impact. The following principles have been selected as part of assessing the cumulative effects of SPD principles against SA objectives (see also Table 6):

Table 6 - Assessing the cumulative effects of SPD objectives against SA objectives

SPD Objectives	SA Objectives																	Comments on Individual Policy	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Objective 1 Provide clarity on, and specification for, accessible housing design criteria, in support of London Plan Policy 3A5.	0	0	?	0	0	0	0	++	++	+	+	0	0	0	+	0	++	London Plan Policy 3A.5 requires the Council to ensure new housing is accessible. The SPD specifies minimum dimensions to achieve this objective whilst maximising land use particularly in high density developments.	Many developers overlook or misinterpret policy 3A.5 and frequently over compensate. The guidance, if followed correctly, will help reduce officer time as more development applications will be received with the correct specification first time. Officer involvement will be necessary to ensure accessible housing standards are applied sensitively to conversions or to aid decision-making for standard not to be applied.
Objective 2 Reinforce and apply minimum floor space standards to new residential developments	0	+	0	0	0	0	0	++	++	0	0	+	0	0	0	0	0	The SPD affirms the Council's commitment to minimum space standards in context to accessible housing standards.	The SPD is considered not to have potential adverse effect in this regard.

Table 6 - Assessing the cumulative effects of SPD objectives against SA objectives

SPD Objectives	SA Objectives																	Comments on Individual Policy	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Objective 3 Encourage inclusively designed public, commercial and employment development that supports the spirit of the Disability Discrimination Act.	0	0	?	0	0	0	0	++	++	0	++	++	++	++	++	++	++	The adopted SPD currently seeks to ensure that developments are inclusive to the community at large. No changes are proposed to the specification and detail in this part of the revised SPD.	Officer involvement will be necessary early on in the design process to ensure that there is balance between improving the accessibility of an area and maintaining historic character and materials.
Objective 4 Identify and specify the main factors of external environments that are accessible to the community at large.	0	0	?	0	0	0	0	0	+	0	++	+	+	+	+	+	++	The SPD proposes that accessibility is an integral design consideration when designing the public realm. The adopted SPD provides the same guidance and no additions have been introduced in this area.	Officer involvement will be necessary early on in the design process to ensure that there is balance between improving the accessibility of an area and maintaining historic character and materials.

Table 6 - Assessing the cumulative effects of SPD objectives against SA objectives

SPD Objectives	SA Objectives																	Comments on Individual Policy	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
<p>Objective 5</p> <p>Discourage the use of ramps by advocating a development process that considers accessibility from the outset.</p>	0	0	0	0	0	0	0	+	++	0	+	+	+	+	0	+	++	<p>When accessibility is considered at the stage of project inception the need for ramps is eliminated, resulting in buildings that are easier to use and creating a street scene that is more attractive.</p>	<p>The SPD is considered not to have potential adverse effect in this regard.</p>
<p>Objective 6</p> <p>Highlight key points of inclusively designed buildings.</p>	0	0	?	0	0	0	0	++	++	0	+	+	0	+	0	+	0	<p>The SPD seeks to ensure developers consider all aspects of accessibility beyond the planning and building control stage.</p>	<p>Collaborative working between Access Officer and Conservation Officer will be necessary to achieve internal building features or provide accessibility without altering the character of historic or special interest buildings.</p>
<p>Objective 7</p> <p>deliver general guidance on providing accessibility retrospectively, especially in buildings of special or historic interest.</p>	0	0	-	0	0	0	0	+	+	0	+	+	0	0	0	0	+	<p>This principle will seek to ensure that all public buildings are accessible to all members of the public, and that planning applications (where necessary) provide details on how accessible provisions are provided.</p>	<p>There could be a negative impact on the landscape character and historic buildings by physically altering buildings. However, this is likely to be mitigated by the requirement for high quality design and respect for the local character of areas.</p>

Table 6 - Assessing the cumulative effects of SPD objectives against SA objectives

SPD Objectives	SA Objectives																	Comments on Individual Policy	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Objective 8 Encourage and specify adequate means of escape in new developments for people unable to use stairs.	0	0	0	0	0	0	0	0	++	0	0	?	0	++	0	++	+	The proposed SPD encourages developers to integrate reliable means of escape that allow disabled people to evacuate buildings independently.	The council will invoke discretion on smaller developments on whether full evacuation lifts are required.

Key: ++ Very Positive + Positive, 0 No effect, - Negative, -- Very Negative, ? Uncertain effect, I Dependant on Plan Implementation

6.5 Assessing the effects of the preferred option

6.5.1 Table 7 assesses whether the possible effects of the plan are enough, i.e. in terms of scale and significance, to warrant exclusion from the SPD or prompt amendments or mitigation to be considered. The results from the measures detailed in the previous section will provide the information that will cause the following actions:

- Allow policies to remain, such as in situations where government policy determines that they should
- Re-draft policies to reduce the likelihood of negative effects occurring
- Removal of policies and options in favour of more sustainable ones
- Prompt proposals for mitigation

6.5.2 The assessment focuses on those comparisons highlighted in the previous matrix as having a negative or strong positive relationship, in order to determine whether changes are necessary.

Table 7 – Accessible Hillingdon Design Guidance

SA Objective	Predicted effects					Justification <ul style="list-style-type: none"> • Likelihood/certainty of event occurring • Geographical scale • Temporary or permanent • Frequency • Assumptions made • Influence of other policy Draft recommendations for mitigation/ improvement
	Indicators	Nature of effect	Assessment of effect			
			Short term	Medium term	Long term	
1) To improve air quality to a standard that is acceptable for human and ecological health	<ul style="list-style-type: none"> • %population living in the AQMA • NOx levels • PM10 levels Number of days of air pollution 	Neutral Effect				Improving access in the public realm and increasing the number of inclusively designed buildings and facilities may increase the number of car journeys and therefore air-pollution. However, creating a more accessible environment will , over time, encourage disabled people to rely less on the private car and more on mainstream public transport. In the interim, it is assumed the number of these trips will be of a small volume to the baseline situation to have any significant impact on the environment. Therefore the prediction is for no significant impact.
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	<ul style="list-style-type: none"> • % of SSSIs in good condition • % BAP habitats and species implemented • Number/area of LNR and wildlife heritage sites 	Neutral Effect				Guidance on accessibility to and around buildings will not have any significant impacts on wildlife and habitats.
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features	<ul style="list-style-type: none"> • % of grade I and grade II* properties at risk • Sites and transport 	Neutral Effect				The guidance has the potential to impact on landscape character. Public and residential developments are required to be accessible to disabled people. However, controls on development to respect local character also encompass accessibility issues, and will be sufficient to avoid any significant impacts.

Table 7 – Accessible Hillingdon Design Guidance

<p>of importance to the community</p>	<p>corridors with landscape enhancement</p> <ul style="list-style-type: none"> •% of mineral sites restored •% of enforcement appeals won 					
<p>4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems</p>	<ul style="list-style-type: none"> • % of rivers and canals with good or fair biological and chemical water quality • Water leakage • Abstractions by purpose • Net loss of soils to development • Area of contaminated land 	<p>Neutral Effect</p>				<p>Guidance on accessibility to and around buildings will not have any significant impacts on soil and water systems.</p>
<p>5) To reduce contributions towards, and vulnerability to, the effects of climate change</p>	<ul style="list-style-type: none"> • Carbon dioxide emissions • Energy use per household • Energy efficiency • Damage to property from storm events • Number of properties 	<p>Neutral Effect</p>				<p>Guidance on access will increase the number of inclusively designed buildings and environments, which may encourage a greater number of vehicle trips to be made which in turn will increase pollutants that contribute to climate change. However, these levels will be negligible. Therefore the prediction is for no significant impact.</p>

Table 7 – Accessible Hillingdon Design Guidance

	affected by subsidence					
<p>6) To minimise the hazard risk from flooding in Hillingdon</p>	<ul style="list-style-type: none"> • Number of properties at risk from flooding • Development in the floodplain • Frequency of flood event • Number of developments incorporating SUDS 	<p>Neutral Effect</p>				<p>Guidance on access to and around buildings will not have any significant impact on flooding.</p>

<p>7) To ensure efficient use of non renewable resources and minimise the production of waste</p>	<ul style="list-style-type: none"> • % of energy from renewable sources • Energy efficiency rating • Household waste arisings • Household recycling, composting • Energy recovery, landfilled • Construction and demolition waste landfilled 	<p>Neutral Effect</p>				<p>Creating access to and around buildings will not increase the current levels of waste.</p>
<p>8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home</p>	<ul style="list-style-type: none"> • % Of population living within 200m of open space • Homelessness • Housing completions • Affordable housing completions • Number of unfit homes 	<p>Positive effect Medium significance</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>The design guidance includes information on improving the quality of accessible homes. All new housing will be built to Lifetime Homes standards , with 10% of new housing to Wheelchair Home Standards. Improving on the quality of housing will have benefits that the whole community.</p>

<p>9) To provide environments that promote healthy and safe living and reduce anti social behaviour</p>	<ul style="list-style-type: none"> • Incidence of crime against the person • Incidence of crime against property • Incidence of racial crime • Domestic burglaries per 1000 household • Vehicle crime per 1000 household • Noise levels • Noise complaints • Mortality/ Death rates by type 	<p>Positive effect. Medium significance</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>Combining the principles of Inclusive and Urban Design will make for accessible environments with natural surveillance. Creating greater accessibility will help the U.K.'s ageing population to remain mobile and healthier for longer.</p>
<p>10) To encourage efficient use of available land that will not foreclose on future options</p>	<ul style="list-style-type: none"> • Development on previously developed land • Vacancy Levels 	<p>Neutral Effect</p>				<p>Accessibility guidance will have little impact on the potential choices for future land use.</p>

<p>11) To improve the ready access to essential services and facilities for all residents</p>	<ul style="list-style-type: none"> • Proportion of new buildings which are DDA compliant • Access to open space • Access to post office, food shops, GP, schools • Access to a GP • Access to a Hospital 	<p>Positive Effect High Significance</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>The guidance will have a positive impact on this objective. Increasing accessibility to all new buildings, shops and services is the crux of this section of the document. The effects should be permanent and long-lasting and will be felt throughout the borough</p>
<p>12) To promote growth in the economy whilst improving its environmental and social performance</p>	<ul style="list-style-type: none"> • Net growth in Vat registered business • Business recognised as investors in people • Social and community enterprises • Number of dedicated live-work units associated with institutions 	<p>Positive Effect Low Significance</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>	<p>The guidance will ensure that applicants must submit a statement of accessibility. This will ensure that whilst new business is created in the borough its social performance will increase by increasing accessibility for potential customers and increase employment opportunities for disabled people.</p>

<p>13) To enhance the image of the borough as a location for new business</p>	<ul style="list-style-type: none"> • Views of business organisations • Business start ups and closures • Investment and output by UK and foreign owned companies 	<p>Neutral Effect</p>				<p>Guidance for accessibility to buildings for the mobility impaired will not have any significant influence over the choice of location of business. Compliance with the DDA act is a national requirement and will not bring advantages or disadvantages over other locations.</p>
<p>14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas</p>	<ul style="list-style-type: none"> • Travel to work • Location of jobs in proximity to residents • Average weekly earnings 	<p>Neutral Effect</p>				<p>Accessibility guidance will have little impact on the range of business within the borough.</p>
<p>15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment</p>	<ul style="list-style-type: none"> • Passenger travel by mode • Road traffic volumes • School trips by mode 	<p>Neutral Effect</p>				<p>Accessibility guidance will have little impact on travel choice. Greater accessibility may prompt more trips by motor vehicles by disabled people but it is assumed that trips by accessible public transport will increase as the bar becomes more accessible.</p>
<p>16) To provide residents of all ages with the option to access education and skills based enhancement</p>	<ul style="list-style-type: none"> • % of population with no qualifications • Adult education • 15 years old pupils with 5+ GCSE grades A*-C 	<p>Neutral Effect</p>				<p>Accessibility guidance can make educational establishments easier to access, but this alone will not promote greater attainment. It is assumed that there will not be significant impacts on this objective.</p>

	<ul style="list-style-type: none"> •% working age population with NVQ 1-2, 3-4 or apprenticeship 					
<p>17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place</p>	<ul style="list-style-type: none"> •Development incorporating secure by design principles •Satisfaction survey results 	<p>Positive Effect Low significance</p>	✓	✓	✓	<p>Greater accessibility will help to increase the sense of community ownership across the whole of the boroughs population by making the use of buildings, spaces and places more inclusive.</p>

7. BASELINE REASONING AND DATA

7.1 From data analysis of the 2001 census, by year 2020 it is predicted that half of the UK adult population will be aged over 50, with people over 80 being the most rapidly growing sector. With an increasing aging population and the likelihood of higher numbers of people with restricted mobility, there is urgent need for design methods based on better understanding of age and disability related factors. The Council must therefore adopt guidance that sets clear parameters for the design of developments, as decisions taken now will affect Hillingdon for decades beyond 2020.

Table 8 – 2001 Census Extracts & Analysis			
Age Range	Population of Hillingdon	People with LLTI or Disability	People likely to benefit from an Inclusively Designed Environment
0-15 years of age	48,525		-
Females 15-59 Males 15-64	76,716 78,448		-
Females 60-74 Males 65-74	15,098 8,360	-	9.65%
75 - 89 90 +	14,539 1,320	-	6.53%
All people	243,006	36,162	14.88%

7.1.2 Research shows that 66% of Hillingdon's retail units remain inaccessible to wheelchair users (Appendix 2).

7.1.3 The Building Regulations Part M require new buildings to be accessible to disabled people, however, when presented alongside current best practice, the regulations are outdated and no longer considered to be satisfactory. The SPD echoes best practice guidance and will encourage developers to achieve accessibility over and above the minimum statutory requirements.

7.1.4 It is essential that development applications are conducive to the requirements of the Disability Discrimination Act 2005 on the obligations on service providers who will ultimately occupy and deliver services from such developments. These sustainability issues and or the issues least addressed by planning applicants have influenced the content of the Accessible Hillingdon SPD.

7.1.5 It is the case that a significant proportion of existing buildings in Hillingdon (where services to the public are delivered) remain inaccessible to local people. Many of

these buildings will require ramps or an alternative intervention to facilitate access, in order that service providers can fulfil their obligations under the DDA.

- 7.1.6 Research carried out suggests **smaller retailers** are gaining little benefit from the spending power of disabled people. This suggests that disabled people are required to travel distances to larger more accessible retail outlets, shop out of borough, or perhaps be reliant upon assistance from others. A survey of 135 shop frontages in Hillingdon's designated towns and parades was carried out to measure the impact that Planning Policy Guidance 6 (PPG6) and Planning Policy Statement 6 (PPS6) had had on improving the accessibility of such areas and particularly on the shop units themselves. The study confirmed that 66% of retail units in the Borough have stepped entrances and/or doorways that are too narrow to permit wheelchair access. See Table 9 for survey details.
- 7.1.7 A study was conducted of guest accommodation in 12 **hotels** to assess compliance with BS 8300. Five out of the 12 hotels visited were accessible and had facilities for wheelchair users. A number of establishments claimed to have accessible rooms, however upon inspection these were found to be lacking. The SPD has been guided by the specification detailed in the latest BS 8300: 2009.
- 7.1.8 Eight **randomly selected bars and restaurants** across the Borough were assessed for access to the premises and facilities. As expected, the more established chains provided better access facilities, however, there is a need for clear guidance to make all premises and facilities accessible. Although each individual situation will be assessed at a planning stage on its own merits, the feasibility study carried out as part of this work indicates that premises with a floor area greater than 65m² can accommodate an accessible provision designed in accordance with BS 8300, 'unisex accessible corner WC' layout, without causing undue detriment to the business. It is therefore intended that the Accessible Hillingdon SPD will undergo further refinement to require premises with a floor area greater than 65m² to have at least one accessible WC facility.

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
Shop Frontages Assessed for Level or Suitably Ramped Access and Adequate Door Width					
Ryefield Avenue Hillingdon	Chemist	✓	✓	Results from surveying a random selection of 135 shop units across the borough, suggest that 66% of retail outlets are inaccessible to wheelchair users.	Ensure requirements to improve access for wheelchair users into retail outlets and particularly into small shop units.
	Computer services	✓	✗		
	Takeaway	✗	✗		
	Sign Suppliers	✗	✗		
	Chinese Takeaway	✗	✓		
	Post Office/Supermarket	✓	✓		
Hayes End Hillingdon	Household goods	✓	✗		
	Foodstore	✓	✓		
	Replacement Windows	✓	✓		
	Dry Cleaners	✗	✓		
	Off Licence	✓	✓		
	Tyres	✓	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
Falling Lane/Royal Lane Yiewsley	Fish/Chip Restaurant/ Takeaway	✓	✓		
	Takeaway	✓	✓		
	Newsagent/Post Office	✓	✓		
	Newsagent	✓	✓		
	Appliance Repairs	✗	✗		
	Appliance Repairs	✗	✗		
Violet Avenue, Colham Green	Office	✗	✓		
	Chinese Takeaway	✓	✓		
	Ironing Service	✓	✓		
	Newsagent	✗	✓		
Pield Heath Rd, Colham Green	Off Licence	✗	✓		
	Florists	✗	✗		
	Takeaway Fish and Chips	✓	✓		
	Supermarket	✗	✓		
	Supermarket	✗	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Post Office/Newsagent	✗	✓		
	Betting Office	✗	✗		
Dellfield Parade/The Parade, High Street Cowley	Florist	✗	✓		
	Indian Takeaway	✗	✓		
	Chinese Takeaway Hot Food	✗	✓		
	Hairdressers	✗	✓		
	Chemist	✗	✓		
	Betting Office	✓	✓		
Station Rd/High Street, Cowley	Takeaway/Newsagent	✗	✗		
	Newsagent	✗	✗		
	Hairdressers	✗	✗		
	Letting Agents	✓	✓		
	Grocer/Off Licence	✗	✓		
	Fish and Chips	✗	✓		
Brunel University, Uxbridge	Café	✓	✓		
	Supermarket	✓	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Insurance Services	✓	✓		
	Bank	✓	✓		
18 – 28 Cowley Rd, Uxbridge	Newsagent/grocer	✗	✓		
	Chinese Restaurant	✗	✗		
	Office Furniture	✗	✓		
	Pizza Takeaway	✗	✓		
	Indian Takeaway	✗	✓		
	Estate Agents	✗	✓		
Eastcote Village	Offices	✗	✓		
	Off Licence	✗	✓		
	Betting Office	✗	✓		
	Hat Shop	✗	✓		
	Grocer	✓	✓		
Salisbury Rd, Northwood	Chemist	✗	✓		
	Antique Restorer	✓	✓		
	Insurance	✓	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Off Licence	✓	✓		
	Hairdresser	✓	✓		
Station Parade, Ickenham Rd, West Ruislip	Travel Agent	✗	✓		
	Estate Agents	✗	✓		
	Hair Salon	✗	✓		
	Newsagent/Post Office	✗	✓		
	Second Hand Cars	✗	✓		
	Petrol Sales	✗	✓		
Station Approach, South Ruislip	Windows	✗	✓		
	Motorcycle Sales	✗	✓		
	Café and Takeaway	✗	✓		
	Mobile Phones	✗	✓		
	Off Licence	✓	✓		
	Tanning Service	✓	✓		
Victoria Road, South Ruislip	Electrical Goods Servicing	✓	✓		
	Newsagent	✓	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Café	✗	✓		
Ruslip Gardens, Hillingdon	Chinese Restaurant	✓	✓		
	Fish 'N' Chips Takeaway	✓	✓		
	Drycleaners	✓	✓		
	Funeral Directors	✓	✓		
	Chemist	✗	✓		
	Florist	✗	✓		
641-693 Uxbridge Rd, Wood End, Hayes	Car Sales	✗	✓		
	Car Sales	✓	✓		
	Hose/Hydraulic Services	✗	✓		
	Hot Food Takeaway	✗	✓		
	Mobile Phones	✓	✓		
	Ironing Service	✗	✓		
Crescent Pde, Long Lane/ Uxbridge Rd, Hillingdon	Dry Cleaner	✓	✓		
	Off Licence	✗	✓		
	Chinese Takeaway	✗	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Tanning	✗	✓		
	Chemist	✓	✓		
	Newsagent/Post Office	✗	✓		
Redmead Rd, Harlington	Convenience Goods	✗	✓		
	Post Office/Newsagent	✗	✓		
	Estate Agent	✗	✓		
Dawley Rd, Hayes Town	Convenience Store	✗	✓		
	Betting Shop	✗	✓		
	Hairdressers	✗	✓		
	Kitchen Appliance Shop	✗	✓		
	Newsagent	✗	✓		
	Pharmacy	✓	✓		
North Hyde Rd/High Street, Harlington	Indian Restaurant	✗	✓		
	Off Licence	✗	✓		
	Grocers	✗	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
	Hairdresser	X	✓		
	Pizza Takeaway	X	✓		
	Chemist	X	✓		
141-171 North Hyde Rd, Hayes	Travel Agent	X	✓		
	Stationary/Paper Products	✓	✓		
	Newsagent	X	✓		
	Beauty Salon	✓	✓		
	Indian Restaurant	X	✓		
	Betting Office	X	X		
Dawley Parade, Dawley Rd, Hayes	Betting Office	X	✓		
	Supermarket	X	✓		
	Supermarket	X	✓		
	Newsagent	X	✓		
	Fish and Chips Takeaway	✓	✓		
	Convenience Store	X	✓		

Table 9 - Level of Accessibility into retail units in Hillingdon

Area or Ward	Establishment	Level Access	Adequate Door Width	Assessment Analysis	Implications for the Accessible Hillingdon SPD
Harlington Rd, Goulds Green	Fish and Chip Takeaway	✗	✓		
	Tools/Keycutting	✗	✓		
	Vacant(Greengrocer)	✗	✓		
	Supermarket	✗	✓		
	Newsagent	✗	✓		
	Chemist	✗	✓		
Sutton Court Rd, Hillingdon	Chemists	✓	✓		
	Newsagent	✓	✓		
	Fish and Chip Takeaway	✓	✓		
	Grooming studio	✓	✓		
81- 119 Hillingdon Hill, Hillingdon	Off Licence	✗	✓		
	Chinese Takeaway Hot Food	✗	✓		
	Nursing and Care Agency	✗	✗		
	Launderette	✗	✓		
	Workware	✓	✓		

Table 10 – Establishments with an Evacuation Lift

Name of establishment	Type of establishment	Evacuation lift?	Other procedure?
Central Library, Uxbridge	Library	No	Refuge points at stair wells with staff membes and ramps to fire exits
Eastcote Library	Library	No	Disabled access only on ground floor. Fire exits have level access from ramps
Yeading Library	Library	No	One floor only and ramps at fire exits
Yiewsley Library	Library	No	One floor only and ramps at fire exits
Oak is one Farm Library	Library	No	One floor only and ramps at fire exits
Northwood Hills Library	Library	No	Hoist at stairs and ramps at all fire exits
Bishop Ramsey C of E	Secondary school	No	EVAC chair, accessible fire exits
Bishopshalt School	Secondary School	No	No disabled access at all except for a lift for public. No fire procedure
Guru Nanak	Secondary School	No	Refuge points and EVAC chairs
Ruislip High School	Secondary School	No	Refuge area and accessible fire exits
Abbotsfield Secondary School	Secondary school	No	No procedure
Beck Theatre	Theatre	No	Ground floor only, ramped access to fire exits
Compass Theatre	Theatre	No	Carrying them down the stairs or refuge point not specifiacly designed against fire, accessible fire exits
Harlington Young People's Centre	Youth Centre	No	Refuge point before fire doors
Ruislip Youth Centre	Youth Centre	No	Disabled access only on ground floor. Ramps at fire exits

Table 10 – Establishments with an Evacuation Lift			
Name of establishment	Type of establishment	Evacuation lift?	Other procedure?
Uxbridge Early years centre	Children's centre	No	Ramps and accessible fire exits
Highgrove pool and fitness centre	Leisure centre	No	EVAC chairs and accessible fire exits
Hayes Pool	Leisure centre	No	Stair lifts
Queensmead Sports Centre	Leisure centre	No	Disabled access ground floor only and accessible fire exits with ramps
Hillingdon Learning and Development Centre	Adult education	No	One floor only and ramps at fire exits
Eastbury Road Day Centre	Elderly people	No	Leave disabled people in designated room with fire safety doors
Parkview Centre	Help for learning disabilities	No	Only one floor and accessible fire exits. Multiple fire doors
Holiday Inn, Heathrow	Hotel	No	Refuge points, chairs for stairs and ramps at fire exits
Days Hotel, London	Hotel	No	Disabled access for ground floor only and accessible fire exits
Thistle London Heathrow	Hotel	No	Disabled rooms on ground floor to accessible fire exits
Sheraton Heathrow Hotel	Hotel	No	Disabled access on ground floor only and accessible fire exits.
Willow Guest House	B&B	No	One level only and accessible fire exits
Riverside Hotel	B&B	No	One floor only, ramps to fire exits, move to any room not specially designed to let others out first.
Shepiston Lodge	B&B	No	Access to ground floor only and accessible fire exits
Odeon Cinema	Cinema	Yes in Chimes	Refuge bays in cinema and evacuation lift in Chimes

Table 11 – Overnight Accommodation to BS8300

Hotel	Room doorway (min 750mm)	Bathroom doorway (min 750mm and sufficient turning)	Level access shower	No of advertised accessible rooms	Fully accessible rooms to BS 8300
Red Lion Hotel, Hillingdon	Y	Y	N – shower in bath. Seat and handle bars provided	3	0
Tudor Lodge Hotel, Pinner	Y	Y	Y – ramp into shower and chair	1	1
Days Hotel, South Ruislip	Y	Y	N – Shower in bath with no level access, no chair and no hoist	4	0
Barn Hotel, Ruislip	Y	Y	N – shower in bath	1	0
Travelodge Colham Hotel, Uxbridge	Y	Y	Y	6	6
Fountain House Hotel	N/A	N/A	NONE PROVIDED	0	0
Oakwood Lodge Guesthouse, West Drayton	Y (limited turning but reasonably accessible)	Y	Y	1	1
Myddleton B&B, Uxbridge	N/A	N/A	NONE PROVIDED	0	0

Table 11 – Overnight Accommodation to BS8300

Hotel	Room doorway (min 750mm)	Bathroom doorway (min 750mm and sufficient turning)	Level access shower	No of advertised accessible rooms	Fully accessible rooms to BS 8300
Ibis Hotel, Heathrow	Y	Y	N – Shower in bath with step inside bath and hand rails but no level access	3	0
Hilton Hotel, Heathrow	Y	Y	Y	5	5
Marriott Hotel, Heathrow	Y	Y	7 rooms have level access shower but remainder have shower in bath with seat and no level access	20	7
Premier Inn, Heathrow	Y	Y	N – Shower in bath	29	0

8. MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS

- 8.1 The above assessment shows that implementing Accessible Hillingdon SPD is likely to produce positive effects. This is primarily due to the fact that the HDAS is a mitigation tool. Where development exceeds permitted standards within the existing UDP or proposed LDF, they will be subject to the development guidance provided by the HDAS to ensure adverse effects are avoided, remedied, or mitigated, and that a better outcome in terms of design, and quality is achieved than would be through the core policies alone. The fact that no adverse effects are predicted to arise from implementing the HDAS as an SPD means that no mitigation is necessary or proposed.

9. IMPLEMENTATION

- 9.1 For development, which does not comply with the General Permitted Development Order (GPDO), planning permission will be required. The implementation of the objectives and principles of the HDAS will be achieved through the requirement on planning applications to meet the criteria specific in the relevant sections of the 'Accessible Hillingdon' SPD. The UDP identifies under what circumstances an activity can be undertaken on a site. It is therefore anticipated that the Accessible Hillingdon SPD will also contribute towards policy development elsewhere in the LDF, particularly with regard to detailed information on access and design statements.

10. MONITORING

- 10.1 Accessible Hillingdon seeks to provide an environmental design standard for the Borough. Development subject to the SPD should be monitored to ensure that the standards and outcomes specified within are being met on the ground, in terms of community expectation and expert opinion. It is anticipated that professional opinion on urban design matters will change with changes in urban design trends. As such it will be necessary for the Council to review Accessible Hillingdon at an appropriate stage to ensure that it remains current with inclusive design principles.

Appendix A

Links to Other Plans and Programmes	
The London Plan - February 2004 (consolidated 2008)	
Proponent body	Greater London Authority
Level	National
Date produced	February 2004 (consolidated 2008)
Why is it relevant to Hillingdon LDF?	The London Plan sets out the Mayors strategic objectives for the future of London
Requirements / opportunities	Implications for the HDAS
<ul style="list-style-type: none"> • To accommodate London's growth within its boundaries without encroaching on open spaces • To make London a better city for people to live in • To make London a more prosperous city with strong and diverse economic growth • To improve London's accessibility • To make London a more attractive, well-designed and green city. 	<ul style="list-style-type: none"> • New developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, such as students, older people, families with children and people willing to share accommodation • All new housing is built to 'Lifetime Homes' standards • Ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. • 50 per cent of all additional housing should be affordable. This target includes affordable housing from all sources and not just that secured through planning obligations. Within the overall 50 per cent he seeks to achieve 70 per cent social housing and 30 per cent intermediate housing and this will be kept under review. • Boroughs should require development proposals to include an Access Statement showing how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed.

Gaps or problems	Implications for the SA
<ul style="list-style-type: none"> • In order to meet the London Plan housing target, Hillingdon should build 440 new dwellings annually, a total of 8.890 by 2016. • The London Plan has set affordable housing targets to 50%. However, individual borough targets can be ascertained by local need. The Hillingdon target has been set to 35%. • The importance of Lifetime home standards and the inherent need to make all new units accessible throughout their lifetime. The HDAS should reflect the benefits of building homes to these standards • The HDAS should seek to increase the standard of design within the Borough. • The HDAS should have regard to the importance of social inclusion. The HDAS should make every effort to seek Access Statements with planning applications where necessary. 	<ul style="list-style-type: none"> • The SA should demonstrate the correlations between London Plan targets and Hillingdon targets. • The SA should demonstrate how additional dwellings in more accessible locations are more sustainable.
Links to Other Plans and Programmes	
Planning Policy Statement 1: General policies and principles	
Proponent body	Office of the Deputy Prime Minister (ODPM)
Level	National
Date produced	2005
Why is it relevant to Hillingdon LDF?	The document promotes sustainable development in the planning system
Requirements / opportunities	
<p>Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:</p> <ul style="list-style-type: none"> • Contributing to sustainable economic development; • Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; • Ensuring high quality development through good and inclusive design, and the efficient use of resources; and, • Ensuring that development 	<p>Implications for the HDAS</p> <ul style="list-style-type: none"> • Local authorities should promote in their development plans: <ul style="list-style-type: none"> ○ Social cohesion and inclusion ○ Protection and enhancement of the environment ○ Prudent use of natural resources ○ Sustainable economic development • Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development

supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Good design should:

- address the connections between people and places by considering the needs of people to access jobs and key services;
- be integrated into the existing urban form and the natural and built environments;
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- create an environment where everyone can access and benefit from the full range of opportunities
- available to members of society; and,
- consider the direct and indirect impacts on the natural environment.

Key objectives should include ensuring that developments:

- are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; -respond to their local context and create or reinforce local distinctiveness;
- create safe and accessible environments where crime and disorder or fear of crime does not
- undermine quality of life or community cohesion;
- address the needs of all in society and are accessible, usable and easy to understand by them; and
- are visually attractive as a result of

schemes.

good architecture and appropriate landscaping.	
Gaps or problems	Implications for the SA
<ul style="list-style-type: none"> • The HDAS should seek to improve environmental, social and economic issues in Hillingdon by promoting high quality design, accessible public open spaces and attractive, vibrant places to live, shop and work. 	<ul style="list-style-type: none"> • The SA should identify how the implementation of the HDAS will improve new design and accessibility in the borough.

Links to Other Plans and Programmes	
Planning Policy Guidance 3: Housing	
Proponent body	Office of the Deputy Prime Minister (ODPM)
Level	National
Date produced	1999
Why is it relevant to Hillingdon LDF?	Include details of relevant key objectives of plan under review
Requirements / opportunities	Implications for the HDAS
<ul style="list-style-type: none"> • Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing. • Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities. • Provide sufficient housing land but give priority to re-using previously developed land. • Promote good design in new housing development in order to create attractive, high-quality living environments in which people will choose to live. • create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services; • seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, 	<ul style="list-style-type: none"> • National Target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings. • Avoid housing development which makes inefficient use of land (avoiding developments of less than 30 dwellings per hectare net) and provide for more intensive housing development (between 30 and 50 dwellings per hectare net) in and around existing centres and close to public transport nodes. • Identify suitable areas and sites on which affordable housing is to be provided and the amount of provision, which will be sought. • Ensure that regard is had to the Commission for Architecture and the Built Environment (CABE), with its remit to promote high quality design and architecture, will have an important role to play in the production of high quality design of buildings. • Proposals to develop any greenfield land for housing which, in

<p>jobs, local services and local amenity, and by planning for mixed use.</p> <ul style="list-style-type: none"> • promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live. • place the needs of people before ease of traffic movement in designing the layout of residential developments; 	<p>themselves or as part of a wider but contiguous allocation for housing, relate to a site of 5 hectares or more, or comprise 150 dwellings or more regardless of size of site, and which the local planning authority resolves to approve, should be notified to the Secretary of State before permission is granted.</p> <ul style="list-style-type: none"> • For most authorities the average density should be not less than 30 dwellings per hectare overall
Gaps or problems	Implications for the SA
<ul style="list-style-type: none"> • There may be conflict between increasing densities and reducing car dependency. • There may be a conflict between housing intensification and the requirement for residential amenity space 	<ul style="list-style-type: none"> • The SA should provide clarity that more housing and higher densities will not be compromised by poor quality design. • The SA should include an objective relating to the importance of the natural environment in good quality urban design. • The SA should demonstrate how housing objectives have been considered in the development of the HDAS.

Links to Other Plans and Programmes	
Planning Policy Guidance 13: Transport	
Proponent body	Office of the Deputy Prime Minister (ODPM)
Level	National
Date produced	2001
Why is it relevant to Hillingdon LDF?	Provides guidance on ensuring more sustainable transport methods for local authorities.
Requirements / opportunities	Implications for the HDAS
<ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight. • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. • Reduce the need to travel, especially by car. • Accommodate housing principally within existing urban areas, 	<p>In preparing their development plans and in determining planning applications, local authorities should:</p> <ul style="list-style-type: none"> • Review existing provision for pedestrians; pay particular attention to the design, location and access arrangements of new development to help promote walking as a prime means of access.

<p>planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling.</p> <ul style="list-style-type: none"> • Ensure that strategies in the development and local transport plan complement each other and that consideration of development plan allocations and local transport investment and priorities are closely linked. 	<ul style="list-style-type: none"> • Promote high density, mixed use development in and around town centres and near to major transport interchanges; • Promote and protect local day to day shops and services which are within easy walking distance of housing; • Create more direct, safe and secure walking routes, particularly in and around town centres and local neighbourhoods, and to schools and stations, to reduce the actual walking distance between land uses, and to public transport; and • Ensure that the personal security concerns of pedestrians are addressed • Identify the potential for improved interchange between different transport services and between public transport and walking and cycling; • Travel Plans should be submitted with most planning applications.
<p>Gaps or problems</p>	<p>Implications for the SA</p>
<ul style="list-style-type: none"> • The HDAS should encourage more development in areas of good transport accessibility for easy transfer to goods and services and reduce the need to travel by car. • The HDAS and the Local Implementation Plan and the Borough Transport Strategy should complement each other. • The HDAS should ensure that all new development is designed to be a safe place to work, shop or live by making extra surveillance measures. • There could be a potential problem with distinguishing what type of applications/thresholds that Travel Plans should be submitted with. 	<ul style="list-style-type: none"> • The SA should demonstrate how transportation objectives have been considered in the development of the HDAS. • Should ensure that the HDAS is in conformity with the local Transport Plans. • Air quality and the environment should not be compromised by higher densities and the possibility of more trip generating locations.

Links to Other Plans and Programmes	
Planning Policy Guidance 6: Town Centres and Retail Development	
Proponent body	Office of the Deputy Prime Minister
Level	National
Date produced	1996
Why is it relevant to Hillingdon LDF?	Provides objectives for the future of Town Centres and retail development.
Requirements / opportunities	Implications for the HDAS
<ul style="list-style-type: none"> • The Government's objectives are: • To sustain and enhance the vitality and viability of town centres; • To focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and • Maximises the opportunity to use means of transport other than the car; • To maintain an efficient, competitive and innovative retail sector; and • To ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport. 	<ul style="list-style-type: none"> • Local planning authorities should carry out assessments on the viability and viability of town centres. • The diversity of uses in town centres, makes an important contribution to their vitality and viability, local authorities should encourage diversification of uses in the town centre
Gaps or problems	Implications for the SA
<p>For new retail developments, local authorities should seek to:</p> <ul style="list-style-type: none"> • Establish whether public transport will be sufficiently frequent, reliable, convenient and come directly into or past the development from a wide catchment area; • Retail or service developments where this would serve local needs; and • Ensure that the development is easily and safely accessible for pedestrians, cyclists and 	<ul style="list-style-type: none"> • The HDAS should ensure that sustainable methods of transport are encouraged in the borough, but particularly encourage more public transport into and out of town centers. • The SA should detail the benefits of more accessible shopfronts and shopping areas.

Links to Other Plans and Programmes	
Disability and Discrimination Act (DDA)	
Proponent body	Government
Level	National
Date produced	1995
Why is it relevant to Hillingdon LDF?	To ensure that planning applications are assessed on the basis of the DDA.
Requirements / opportunities	Implications for the HDAS
<p>This Act gives disabled people rights in the areas of:</p> <ul style="list-style-type: none"> • Employment • Access to goods, facilities and services • Buying or renting land or property and; • Allows the Government to set minimum standards so that disabled people can use public transport easily. Part III of the DDA gives disabled people important rights of access to everyday services that others take for granted. • Treating a disabled person less favourably because they are disabled has been unlawful since December 1996. • Since October 1999, service providers have had to consider making reasonable adjustments to the way they deliver their services so that disabled people can use them. • The final stage of the 1995 duties, which places an obligation on service providers to make reasonable alterations to their premises, came into force in 2004. 	<ul style="list-style-type: none"> • The HDAS must seek to ensure that all planning applications for new public buildings take DDA obligations into consideration. • The HDAS must seek to ensure that planning applications for existing public buildings (which may be listed buildings) incorporate "reasonable" adjustments. (The Act does not specify what factors should be taken into account when considering whether or not a particular action is a "reasonable" one to take).
Gaps or problems	Implications for the SA
<ul style="list-style-type: none"> • The local surveys could be carried out by the local authority on all Council buildings in the borough. To ensure that all public Council buildings are DDA compliant. • If the Council grants planning permission for a public building where the opportunity to improve access was missed, they could be legally implicated. 	<p>The SA should highlight the importance of meeting DDA obligations and seek improve inclusion of disabled people in all aspects of life.</p>
Links to Other Plans and Programmes	
Planning Policy Statement 12: Local Development Frameworks	

Proponent body	Greater London Authority
Level	National
Date produced	2004
Why is it relevant to Hillingdon LDF?	PPS12 sets out the policy framework for the future of development plans in England.
Requirements / opportunities	Implications for the HDAS
<p>It is intended that Local Development Frameworks will be:</p> <ul style="list-style-type: none"> • More flexible • Strengthen community involvement • Front load consultation • Sustainable • Based on a robust a credible evidence base • Efficiently managed 	<ul style="list-style-type: none"> • In preparing local development documents [LDD's] LPAs must include policies on design and access and make clear that good design is crucial to the delivery of sustainable development, not separate from it. • LDDs relating to specific areas could usefully inform the implementation of strategic design policies by including design policies that relate to local conditions and objectives.
Gaps or problems	Implications for the SA
None	<ul style="list-style-type: none"> • The SA should demonstrate how the HDAS will strengthen community involvement and sustainability issues in the borough.

Appendix B: The further HDAS development process

Action	Likely Timeframe
Publication of the draft Accessible Hillingdon (revised) and SA for a period of 6 weeks	September 2009
Review comments received and amend draft to reflect changes requested	October/November 2009
Accessible Hillingdon to be reported to Cabinet for adoption incorporating any amendments	December 2009/January 2010
Adopted Accessible Hillingdon to be published along with implementation and monitoring plan	January 2010