

CONSULTATION STATEMENT - Accessible Hillingdon SPD

In connection with the preparation of Hillingdon’s Accessible Hillingdon Supplementary Planning Document, a Consultation Statement is required to demonstrate with whom the Council consulted and how they engaged with local people and other interested parties during the preparation stages of the SPD and its accompanying Sustainability Appraisal.

The statement contains the following information:

- i) a summary of the organisations with whom the Council consulted;
- ii) how those organisations were consulted;
- iii) a summary of the issues raised; and
- iv) how those issues have been addressed in the SPD.

A six-week consultation on the draft Accessible Hillingdon – Revised Draft Supplementary Planning Document (SPD) (August 2009) and Sustainability Appraisals (SA) Report (August 2009) took place between 5 October and 13 November 2009

The following consultees were sent either a printed copy or a CD-ROM, or were provided with a link to the Council’s website. Comments were invited on the SPD and Sustainability Appraisal (SA) Report:

Statutory organisations	109
Other Organisations listed in the Council’s Statement of Community Involvement	492
Residents associations	112

In addition to being published on the Council’s website (see notice overleaf), the draft SPD and SA were distributed to all borough libraries, to the Hayes One-Stop Shop and Planning Reception. A drop-in session was held at Uxbridge Library on 19 October 2009.

In addition to the external consultation process, the draft SPD and SA Scoping Report were also circulated to relevant internal Council staff inviting comments relating to their particular areas of expertise.

Accessible Hillingdon Supplementary Planning Document (SPD) and accompanying Sustainability Appraisal (SA) Report (August)

Hillingdon Council is seeking your views on its revised draft 'Accessible Hillingdon' Supplementary Planning Document (SPD) and accompanying Sustainability Appraisal (SA), which will form part of the emerging Local Development Framework (LDF). Extensive consultation on policies for the LDF Core Strategy has taken place in recent years. The draft SPD illustrates design principles and sets minimum inclusive design standards for new and existing development requiring planning consent. The revised draft 'Accessible Hillingdon' is an update of the Council's current 'Accessible Hillingdon' SPD adopted in July 2006.

In conjunction with the draft SPD, a Sustainability Appraisal (SA) has been undertaken. The SA evaluates the draft SPD to ensure that it promotes sustainable development through the integration of social, environmental and economic considerations within the process of its development.

The consultation period for the Revised Accessible Hillingdon Draft SPD and its accompanying Sustainability Appraisal begins on Monday 5 October 2009 and ends at 5pm on Friday 13 November 2009.

A total of 10 representations were made on the SPD and no comments were received on the accompanying Sustainability Appraisal.

SUMMARY OF THE MAIN ISSUES RAISED:

Individual/ Organisation	Summary of representation/issue	How the SPD has been amended
English Heritage	<p>The Government’s historic environment adviser from English Heritage is keen to ensure that the protection of the historic environment is fully taken into account at all stages of local planning processes.</p> <p>Importantly, the heritage asset must not be unduly compromised by access improvements. This includes existing built fabric. With this in mind, design and access statements should make reference to the special characteristics and requirements of heritage assets and demonstrate that the heritage value of these assets have been carefully valued and retained</p>	<p>Added to Conservation and Historic Buildings on page 69 - “Importantly, heritage assets must not be unduly compromised by access improvements”.</p>
The Coal Authority	No specific issues to address	No amendment proposed
Surrey County Council	No concerns and no comments to make	No amendment proposed
Rose Freeman The Theatres Trust	<p>Due to the specific nature of the Trust’s remit we are concerned with the protection and promotion of theatres and therefore anticipate policies relating to cultural facilities.</p> <p>We do not have any particular comments but note and support the guidance which includes reference to Document M of Building Regulations (2004 edition) on page 69 for ‘Cinemas, Theatres and other places of Assembly’</p>	No amendment proposed
Burnham Parish Council	Appreciative of the contact but no comments to make.	No amendment proposed
Ministry of Defence	The principal concern is the potential for developments to infringe the statutory safeguarding height zones around RAF Northolt and RAF Chenuis. Defence Estates wish to review any planning applications through the statutory safeguarding consultation process to ensure that developments do not obstruct or degrade operational capability of their defence facilities.	No amendment proposed
Civil Aviation	Recommend that the Council considers the needs of any aerodrome in	No amendment proposed

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Authority	relation to any development plans relating to issues telecom installation masts, wind turbine, venting and flaring.	
West London Group of the Ramblers	Our concerns are that people of all abilities like to get out into the green environment, but often prevented from doing so by physical barriers (stiles) poor surfaces (mud), poor information etc. Anything to improve access in these areas will be appreciated.	Amended page 69: Access to Parks and Open Spaces - added to first bullet point "free from barriers e.g.. stiles. Last bullet point with "good...formats" and cropped associated photo to allow space for the additional text.
INTERNAL CONSULTEES		
Planning Officers	<p>Cross referencing Lifetime Homes Criteria The section on Lifetime Homes is very detailed, which is positive. It is, however, not easily distinguishable at first glance to which of the eight sections the 16 Lifetime Home Standards relate. It would help to clarify the relevant standards in the heading or in an initial paragraph to avoid confusion if an architect/agent is referring to the full standards whilst officers are referring to the SPD.</p> <p>Section 9 Page 30 It should be ensured that the Minimum Floor Space sizes concur with those detailed in the draft Residential Layouts SPD.</p> <p>Section 9 Page 31 Clarity is needed on point 3, i.e. whether the Council will accept Housing Association space standards which fall below those of the Council: this argument frequently arises with the current minimum HDAS standards and</p>	<p>Numbered and amended diagram on Page 9 to concur with Lifetime Homes website.</p> <p>Indicated the individual standards on pages 11 to 19 with bold text. Text rearranged so standards are in numerical order.</p> <p>The Minimum floor space standards have been updated and brought in line with the Mayor of London's draft Housing Design Guide, July 2009: pages 29-31</p> <p>Clarified on page 30, point 3, that Minimum Floorspace standards will take precedence where</p>

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	<p>any comment on this should be definitive and clear.</p> <p>Checklists The meeting with planning officers surfaced a number of anomalies that could be mitigated by checklists that assist when applying the Lifetime Home Standards to different housing types. Applicants could be provided with an appendix for easy completion and submission within a Design & Access Statement. This should specify which items should be demonstrated by plans and would allow applicants, officers and Members to easily see if the standards will be/have been achieved.</p> <p>On the basis of issues raised previously, the following four types of development should be used as examples:</p> <p>2 or more storey dwelling with communal parking; 2 or more storey dwelling with curtilage parking; 1 storey dwelling with communal parking; and 1 storey dwelling with curtilage parking.</p>	<p>Housing Association space standards fall below the Council's own.</p> <p>A table and floorplan detailing an example Lifetime Home and wheelchair standard home have been added to a new page 10. The information illustrates how and at what stage in the development process accessible housing specification is to be shown on plan.</p>
<p>Surveyor/access advisor in Property Services</p>	<p>Page 28 item Wheelchair Home Standard Bathrooms The dimensions shown on the plan are 2.4m x 2.4m with arrows showing external wall dimensions rather than internal room measurements. This should be amended and other diagrams throughout checked again for accuracy.</p> <p>An expanded index would be useful as this document covers a vast range of topics and it would be a shame if it was not used to the full. The index could be linked to the pages so, for example, when browsing on computer, a mouse click automatically takes the reader to the correct page.</p> <p>A comment in the document could be made on the benefits to be had by working to sizes slightly larger than minimum dimensions.</p>	<p>Diagram on page 27 has been amended to reflect 2.4m internal room dimensions.</p> <p>An "Index Glossary" will be inserted at the back of the document prior to publication.</p> <p>The document already promotes access standards that are above and beyond statutory</p>

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		requirements. No changes are therefore proposed.
OTHER FORUMS		
Access Panel (planning)	The document would be easier to read with two columns per page. Hotel accommodation is difficult. Standards need to be strengthened with more detail used from BS 8300:2009.	The RNIB have no preference. Screen readers work better without columns and for clarity the layout has been retained. Hotel accommodation has been expanded to include a detailed overview of BS 8300:2009.
Residents Forum	The document should have stronger emphasis on means of escape and reliable solutions. Evacuation for disabled people needs to be given much higher priority.	Means of escape guidance, on page 67, in relation to refuge areas has been updated to concur with BS 9999:2008