

London Borough of Hillingdon

Local Plan Part 2 Examination

MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspector – Jameson Bridgwater PGDipTP MRTPI

Hearings commence Tuesday 7 August 2018 – 10:00

To be held at: London Borough of Hillingdon, Civic Centre,
Uxbridge High Street, UB8 1UW

This programme should be read in conjunction with
the Inspector's Briefing Note

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TIMETABLE

The Main Matters (MM) are set out in detail below.

Day 1 – 7 August 2018 - Legal and Procedural requirements then Site Allocations and Designations

10:00 – Inspector’s Opening Statement

10:10 – Council’s Opening Statement

10:30 – MM1, MM2, MM3, MM4, MM5, and MM6

13.00 – Lunch Break

14:00 – MM3, MM4, MM5, and MM6

17:00 – Close

Participants [Day 1]

London Borough of Hillingdon and TBC

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 2 – 8 August 2018 - Development Management Policies – Economy – Town Centres – New Homes

10:00 – MM7, MM8 and MM9

13:00 – Lunch Break

14:00 – MM7, MM8 and MM9

17:00 – Close

Participants [Day 2]

London Borough of Hillingdon and TBC

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 3 – 9 August 2018 - Development Management Policies –Historic and the Built Environment – Environmental Protection and Enhancement – Community Infrastructure - Transport and Aviation – Householder Development

10:00 –MM10, MM11, MM12, MM13 and MM14

13:00 – Lunch Break

14:00 – MM10, MM11, MM12, MM13 and MM14

17:00 – Close

Participants [Day 3]

London Borough of Hillingdon and TBC

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Day 4 – 10 August 2018 – Reserve Day – If required

Participants [Day 4]

London Borough of Hillingdon and TBC

There will be a short break of approximately 15 minutes during both the morning and afternoon sessions.

Please note

Timings - whilst the start time for each day is fixed, the lunch break and close are approximate and are largely dependent on the discussions during the hearing and therefore maybe subject to change.

The Inspector has set out his Main Matters and Issues below. These are based on the main headings and chapters of the London Borough of Hillingdon Local Plan Part 2. This will allow everyone who wishes to make representations at the Hearing to participate at the appropriate time.

The hearings programme is draft and maybe subject to minor change please ensure that you keep updated at the examination website.

MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)

Abbreviations

HLPP1 – London Borough of Hillingdon Local Plan Part 1

HLPP2 – London Borough of Hillingdon Local Plan Part 2

NPPF – National Planning Policy Framework

Main Matter 1 – An Overview of the Soundness of the London Borough of Hillingdon Local Plan Part 2

Duty to Cooperate

Has the HLPP2 been prepared in accordance with the Duty to Cooperate?

What mechanisms will be put in place to ensure that there is future cooperation in relation to cross boundary issues?

Legal Requirements

Does the HLPP2 meet all of the other legal requirements, specifically:

- Does the content and timescale for preparation of the HLPP2 accord with the latest version of the Local Development Scheme?
- Has the HLPP2 had regard to the HLPP1?
- Has the HLPP2 consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has the HLPP2 been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?
- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the HLPP2?
- Has the preparation of the HLPP2 complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Does the policies map correctly illustrate geographically the application of policies in the HLPP2?

Consistent with National Policy

Does the HLPP2 accord with national policy for plan making in the NPPF, specifically:

- Does the HLPP2 contribute to the achievement of the three dimensions of sustainable development – economic, social and environmental?
- Has it been positively prepared and is it 'aspirational but realistic'? (paragraph 154 of the NPPF)
- Is the HLPP2 clearly justified as an 'additional development plan document'? (paragraph 153 of the NPPF)
- Is the HLPP2 consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?
- Do the policies in the HLPP2 provide a clear indication of how a decision maker should react to a development proposal?

Main Matter 2 – The Context for the HLLP2

- Is the HLLP2 based on a sound assessment of the socioeconomic and environmental characteristics of the borough and its relationship with adjacent local planning authority areas?
- Are the development objectives for the HLLP2 appropriate and deliverable and are they justified by the evidence?

Site Allocations and Designations

Main Matter 3 – Site Allocations and Designations - New Homes

- Are the housing land site allocations set out in the HLLP2 justified by appropriate available evidence, having regard to national guidance, and local context, including the meeting the requirements of the HLPP1?
- Do the Site Allocations for New Homes show how they will contribute to the achievement of the housing requirement of the HLPP1 (6375 dwellings net) and its timescale for delivery?
- Do the proposed Site Allocations provide the necessary accommodation for Gypsies and Travellers and Travelling Showpeople and are the allocations justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

Main Matter 4 – Site Allocations and Designations – Rebalancing Employment Land

- Are the employment land allocations set out in HLLP2 justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

Main Matter 5 - Site Allocations and Designations - Green Belt; Metropolitan Open Land; Areas Forming Links in Green Chains; Nature Conservation Sites

- Are the Green Belt; Metropolitan Open Land; Areas Forming Links in Green Chains; Nature Conservation Site designations justified by appropriate available evidence, having regard to national guidance, and local context, including the meeting the requirements of the HLPP1?
- Do the proposed alterations to the Green Belt boundaries take into account of the need to promote sustainable patterns of development?
- Does the evidence justify the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries?

Main Matter 6 – Site Allocations and Designations – Transport, Community Infrastructure and Mineral Safeguarding

- Are the Key Transport Designations set out in HLLP2 justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?
- Are the Community Infrastructure allocations set out in HLLP2 justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?
- Are the Minerals Safeguarding allocations set out in HLLP2 justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

Development Management Policies

Main Matter 7 – Development Management Policies - Chapter 2: Economy

- Are the Economy Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Employment Uses in Designated Sites (DME 1)
- Employment Uses in Designated Sites (DME 2)
- Office Development (DME 3)
- Visitor Attractions (DME 4)

Main Matter 8 – Development Management Policies - Chapter 3: Town Centres

- Are the Town Centres Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Town Centre Development (DMTC 1)
- Maintaining the Viability of Local Centres and Local Parades (DMTC 3)
- Amenity and Town Centre Uses (DMTC 4)

Main Matter 9 – Development Management Policies -Chapter 4: New Homes

Are the New Homes Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Housing Mix (DMH 2)
- Residential Conversions and Redevelopment (DMH 4)
- Houses in Multiple Occupation (DMH 5)
- Garden and Backland Development (DMH 6)
- Provision of Affordable Housing (DMH 7)

Requested Main Modification

- Gypsies and Travellers and Travelling Show-People (DMH 9)

Does the local plan adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraphs 50 and 159 of NPPF)?

Does the local plan make sufficient provision for inclusive design and accessible environments in accordance with paragraphs 57, 58, 61 and 69 of NPPF?

Main Matter 10 – Development Management Policies - Chapter 5: Historic and the Built Environment

Are the Historic and the Built Environment Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- High Buildings and Structures (DMHB 10)
- Design of New Development (DMHB 11)
- Streets and Public Realm (DMHB 12)

- Shopfronts (DMBH13)
- Planning for Safer Places (DMHB15)
- Residential Density (DMHB 17)

Requested Main Modification

- Taking into account The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) is the proposed modification to include Policy DMHB X: Advertisements and Shop Signage necessary for soundness?

Main Matter 11 – Development Management Policies - Chapter 6: Environmental Protection and Enhancement

Are the Environmental Protection and Enhancement Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Development in the Green Belt or on Metropolitan Open Land (DMEI 4)
- Development in Green Chains (DMEI 5)
- Water Management, Efficiency and Quality (DMEI 10)
- Air Quality (DMEI 14)

Main Matter 12 – Development Management Policies - Chapter 7: Community Infrastructure

Are the Community Infrastructure Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Retention of Existing Community Facilities (DMCI 1)
- Public Open Space provision (DMCI 3)
- Planning Obligations and Community Infrastructure Levy (DMCI 7)

Main Matter 13 – Development Management Policies - Chapter 8: Transport and Aviation

Are the Transport and Aviation Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

With particular regard to

- Pedestrians and Cyclists (DMT 5)
- Vehicle Parking (DMT 6)
- Freight (DMT 7)

- Heathrow Airport (DMAV 2)

**Main Matter 14 – Development Management Policies – Appendix A:
Householder Development**

Are the Householder Development Policies justified by appropriate available evidence, having regard to national guidance, and local context, including the HLPP1?

Other matters

Can the Council set out their monitoring and review processes for the HLPP2?