



HILLINGDON

LONDON

London Borough of Hillingdon

Hillingdon Local Plan: Part 2 Consultation Paper

Introduction - the Hillingdon Local Plan: Part 1 - Strategic Policies were formally adopted by the Council on 8th November 2012 and set out the Council's overall vision and objectives for future development in the borough. Together with the National Planning Policy Framework and London Plan, the Plan provides up-to-date strategic land use planning policies through to 2026.

Part 2 of the Hillingdon Local Plan will comprise three main components:

- Development Management Policies - a set of detailed local planning policies.
- Site Allocations – a series of recommendations for the future development of a number of major sites.
- Policies Map – this will take the form of an atlas of proposed changes to the existing Hillingdon Unitary Development Plan Proposals Map.

This public consultation is a first step in the preparation of Part 2. Its aim is to seek initial views as to what this part of the Plan should contain, gives an opportunity for you to tell us about any alternative policy approaches that you would like us to consider, and also calls for sites for possible inclusion in the Plan.

The new Local Plan (Parts 1 and 2) will fully replace the existing 2007 Saved Unitary Development Plan policies in due course and it will be used by the Council in conjunction with the London Plan to guide development and determine future planning applications and appeals.

Content of the Local Plan: Part 2 - the Council proposes that the detailed planning policies and proposals contained in Part 2 of the Local Plan should be set out under the same five separate principle headings used in Part 1:

- a) The Economy
- b) New Homes
- c) Historic and Built Environment
- d) Environmental Improvement
- e) Transport and Infrastructure.

Proposed Development Management Policies

a) The Economy

These policies will address a range of issues including the supply of employment land, locations for employment growth, retailing and small and medium sized businesses:

- 1. Supply of Employment Land**
Protecting the use of land allocated for employment uses
- 2. Locations for Employment Growth**
Protecting the locations of land allocated for employment uses
- 3. Change of Use within Industrial Development**
Protecting light industrial uses from change of use to heavy industrial uses
- 4. Office Development**
Support for office development in town centres
- 5. Hotel Development**
Support for hotel and similar uses in Uxbridge and other town centres
- 6. Uxbridge**
Support for the development of Uxbridge as a major Metropolitan Centre
- 7. Safeguarding retail uses in Town, District and Neighbourhood Centres**
Protecting retail uses in the Town, District and Neighbourhood Centres
- 8. Restaurants and Hot Food Takeaways**
Protecting retail uses and preventing change of use to restaurants and hot food take aways where appropriate
- 9. Small and Medium Sized Businesses**
Supporting the development of affordable accommodation for small and medium-sized businesses in appropriate sustainable locations throughout the borough

b) New Homes

These policies will address house conversions and include specific policies on the provision of affordable housing and on sites for gypsies and travellers:

- 1. Conversion or Subdivision of Dwellings**
Conversion or subdivision of residential dwellings into additional units

- 2. Houses in Multiple Occupation (HMOs)**
Change of use of dwellings to Houses in Multiple Occupancy
- 3. Affordable Housing**
Provision of affordable housing in residential development schemes
- 4. Provision for Gypsy and Travellers**
Criteria governing the location and suitability of sites for Gypsy and Travellers.

c) Historic and Built Environment

These policies will cover a range of issues including historic heritage assets, conservation areas and listed buildings, detailed local planning standards for new housing development and policies on shop front design and advertisements:

- 1. Heritage Assets**
Development having an adverse impact of Heritage Assets and their settings
- 2. Archaeological Remains**
Proposals affecting archaeological sites and the need for detailed site appraisals
- 3. Listed Buildings**
Development affecting listed building and their settings
- 4. Conservation Areas**
Development affecting the character and appearance of Conservation Areas
- 5. Areas of Special Local Character**
Preventing development that is harmful to the character and appearance of Areas of Special Local Character
- 6. Heritage and Climate Change**
Mitigating against the effects of climate change and their impacts on Heritage Assets
- 7. Planning Applications**
Scope of the design content of planning applications
- 8. Public and Private Amenity Space in Residential Developments**
Provision of public and private amenity space in residential development

- 9. Trees and Landscaping**
Protection and provision of trees and landscaping
- 10. Internal Floorspace Standards**
Minimum floorspace requirements in residential dwellings
- 11. Garden Sizes**
Provision of garden areas relative to the size of dwelling
- 12. Garages**
Size standards for garages
- 13. Security in Residential Development**
Designing out crime in residential developments
- 14. Lifetimes Homes**
Adaptability of homes including providing for wheelchair users
- 15. Implementing Building for Life Standards**
Standards in residential development to satisfy Building for Life standards
- 16. Carbon Reduction in Residential and Non Residential Development**
Phased reduction of CO2 emission for all types of development
- 17. Storage for Refuse and Recyclables in Residential Development**
Provision of refuse facilities in residential development
- 18. Noise and Air Quality in Residential Development**
Levels of noise and air quality requirements in residential development
- 19. Car Parking Standards for residential development**
Car parking standards for residential development
- 20. Electric Car Charging Points**
Provision of electric charging points in residential development
- 21. Safeguarding Gardens from Development**
Safeguarding residential gardens from development
- 22. Rear Extensions**
Scale of residential rear extensions
- 23. Side Extensions**
Scale of residential side extensions

24. Roof Extensions

Scale of residential roof extensions

25. Over Dominant Extensions

Overly large residential extensions

26. Privacy and Overlooking

The retention of privacy and amenity for residential dwellings

27. Basements

Design criteria for basement conversions

28. Retention of Off-Street Parking

Retention of car parking for residential dwellings

29. Hard Surfacing

Hard surfacing in residential gardens

30. Public Realm in Town, District Centres and in Retail Parades

Improvements to the public realm

31. Design of Shop Fronts

Design criteria for new shop fronts

32. Advertisements on Retail Premises

Design criteria for advertisements on retail premises

33. Hoardings

Temporary hoardings on vacant sites

34. External Lighting

Design criteria for external lighting

35. Telecommunications Aerials and Apparatus

Location of telecommunications equipment in designated and other areas.

d) Environmental Improvements

These policies will cover climate change, green belt and other open land, flood risk and water management:

1. Low Carbon and Renewable Energy Systems in Residential dwellings

Use of low carbon and renewable energy sources in dwellings

2. Decentralised Energy

Designing major developments to be able to connect to a Decentralised Energy Network (DEN)

3. Living Walls and Roof

Incorporating living roofs into major developments

4. Development in the Metropolitan Green Belt or on Metropolitan Open land

Development affecting the Green Belt and Metropolitan Open Land

5. Dwellings in the Green Belt and Metropolitan Open Land

Alterations and extensions to dwellings in the Green Belt or on Metropolitan Open Land

6. Farm Diversification

Farm diversification for employment related uses

7. Tourist, Facilities in the Countryside

Tourism facilities in the countryside

8. Outdoor Advertising in Rural Areas

Outdoor advertisement displays in the countryside

9. Development in Green Edge Locations

Development in fringe locations to the Blue Ribbon Network and Green Spaces

10. Blue Ribbon Network

Development affecting the delivery of the Catchment Management Plans for the River Crane and Colne.

Design and access requirements for waterside

11. Critical Drainage Areas

Development affecting Critical Drainage Areas

12. Management of Flood Risk

Development proposed in Flood Risk Zones

13. Sustainable Urban Drainage Systems

Use of sustainable urban drainage systems, the control of surface water run off rates and the use of water efficiency

14. Safeguarding of Biodiversity

Protection and enhancement of biodiversity features

15. Development of Land Affected by Contamination

Restoration of contaminated land

16. Water Quality

Water quality targets for new development

17. Protection of Ground Water resources

Development within a Source Protection Zone, Safeguard Zone or Water Protection Zone

18. Water Efficiency in Homes

Residential development and the Code for Sustainable Homes

19. Water Efficiency in Non Residential Development

Non residential development and BREEAM standards for water efficiency

20. Air

Development to be 'air quality neutral'

21. Noise

Ambient noise level standards

22. Minerals and Waste

Protection, extraction processing of aggregates and restoration of mineral sites, operation of waste disposal sites and operation of rail depot facilities

e) Transport and Infrastructure

These policies will cover improving access to local destinations, car parking standards for different types of development and community infrastructure provision:

1. Accessibility and Transport Objectives

Improving accessibility and meeting sustainable transport objectives

2. Heathrow Airport

Development at Heathrow Airport; maintaining air transport movements within current limits; improving air quality and reducing levels of congestion

3. RAF Northolt

Civil flights at RAF Northolt

4. Car Parking Standards

Car parking standards for different type of uses, the submission of travel plans and transport assessments and the provision of electric charging points for vehicles

5. Safeguarding Recreational, Leisure and Community Facilities

Safeguarding the use of recreational, leisure and community facilities

6. Medical and Health Facilities

Provision of medical and health facilities within town centres

7. Religious Worship and Assembly

New build and conversion of buildings for religious facilities

8. Developer Contributions to the Provision of Local Infrastructure

Funding of local infrastructure.

Site Allocations

The goal of the Site Specific Allocations is to identify sites to meet the Council development requirements over the plan period, and to identify areas which should be protected from unsuitable development.

A series of draft proposals will be made for the future development of a number of major sites to provide the land needed to deliver the growth targets outlined in Part 1 of the Hillingdon Local Plan. This section of Part 2 will propose allocating sites to meet objectively assessed development needs in the borough including retail development, housing, employment, community uses, site requirements for gypsies and travellers, leisure facilities and transport needs.

Policies Map

This will take the form of an atlas of proposed changes to the existing Hillingdon Unitary Development Plan Proposals Map, setting out the Council's proposed land use allocations on sites across the borough in map form, including proposals such as Green Belt alterations, new conservation areas and local industrial designations.
