

### **Hotels and Other Visitor Accommodation**

2.23 London Plan Policy 4.5: London's visitor infrastructure sets a London-wide target to achieve an additional 40,000 bedrooms by 2036 and a borough-wide target for Hillingdon to deliver 3,800 new bedrooms over the same period. In addition to hotel rooms these targets can be met through other forms of visitor accommodation, such as guest houses, bed and breakfast accommodation and extensions to appropriately located public houses.

2.24 Hotel growth will be encouraged in Uxbridge and Hayes. These areas are identified and designated in the Site Allocations and Designations document. In accordance with national planning policy, hotel development of an appropriate scale will also be acceptable in other town centres, subject to the provisions of other policies in this Plan. Heathrow is not identified as hotel growth location in the Local Plan Part 2 to ensure consistency with the Airports National Policy Statement.

2.25 The Heathrow area is subject to specific demand for land uses related to the airport, which include a mix of industrial, warehouse and storage, offices and tourist development.

2.26 The Heathrow area is also subject to pressure for off-site airport-related car parking. To ensure the sustainability and air quality objectives of the Local Plan are met, car parking for hotel proposals should be for hotel guests only and not accommodate unrelated vehicles.

2.27 Proposals for new visitor accommodation must be designed to minimise any impacts on privacy by ensuring that an appropriate distance (usually 20m) is maintained between facing windows and there is no overlooking to neighbouring properties. Kitchen vents and outdoor areas, including smoking shelters and waste facilities must be located to avoid nuisance to neighbours. The Council will expect proposals to address car parking and servicing and may require a Travel Plan to be submitted.

#### **Policy DME 5: Hotels and Visitor Accommodation**

**The Council will support a range of visitor accommodation, conference and related uses in accessible sustainable locations, as defined in the Site Allocations and Designations document, subject to:**

- i) A high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to**

local amenity and the streetscape;

- ii) **Provision of an accessible layout and rooms in accordance with Policy DME 6: Accessible Hotels and Visitor Accommodation; and**
- iii) **No adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.**

### **Accessible Hotels and Visitor Accommodation**

2.28 The provision of visitor accommodation that is accessible to all has been identified as an issue in London. The London-wide Hotel Demand Study (2006) identified a very limited supply of accessible accommodation for disabled people and a number of issues regarding its provision. The London Plan Policy 4.5: London's visitor infrastructure identifies a minimum of 10% of new visitor accommodation to be wheelchair accessible.

2.29 New development will be required to meet the provisions of the Accessible Hillingdon SPD and Design and Access Statements submitted with planning applications should demonstrate consistency with the principles of inclusive design. Additionally, an Accessibility Management Plan (AMP) is required for visitor accommodation of more than 10 rooms. Appropriate facilities for a wide range of disabilities should be included, such as en-suite bathrooms, manoeuvring space for a mobile hoist (where ceiling hoists are not installed), ensuring walls are capable of supporting the required fittings, for example, grab rails and drop down support rails and, where possible, connecting doors to adjoining rooms for assistants to disabled persons.

2.30 An AMP is separate to and complements a Design and Accessibility Statement by outlining amongst other matters “soft” measures (such as management, alarms) which may not be able to be addressed through design. The AMP should ensure that the management and operation of facilities are considered from the onset and that accessibility and inclusion are monitored and maintained throughout the life of the development.

### **Policy DME 6: Accessible Hotels and Visitor Accommodation**

**A) In order to ensure that inclusive access has been incorporated into the proposal from the onset, the Council will require:**

- i) **all proposals to meet the requirements of the Accessible Hillingdon SPD;**

- ii) a Design and Access Statement to be submitted with the planning application; and
  - iii) For proposals of ten rooms or more, an Accessibility Management Plan should be submitted with the planning application.
- B) For proposals of 10 rooms or more, the Council will require 10% of hotel rooms to meet wheelchair accessibility standards. In particular, accessible rooms should:**
- i) be located along accessible routes, close to lifts on upper floors and close to the reception on the ground floor;
  - ii) be situated so that they have equal access to views enjoyed from standard bedrooms; and
  - iii) provide appropriate facilities for a wide range of disabilities.

### **Farm Diversification**

2.31 Farm diversification will help sustain the rural economy. The Council will encourage farmers and agricultural businesses, to invest in their land or business including those uses that contribute to green energy production.

#### **Policy DME1 7: Farm Diversification**

**The Council will support farm diversification schemes including those related to the provision of renewable energy, provided that they minimise visual, traffic and environmental impacts and do not:**

- i) have an adverse impact on the open character of the countryside and landscape quality;
- ii) contribute to visual “clutter”;
- iii) significantly increase road traffic or congestion on rural roads and junctions;
- iv) erode environmental quality, nature conservation value or limit public access to the countryside; and
- v) have an adverse environmental impact on nearby residential areas or other sensitive receptors by virtue of noise, vibration, smoke, odour or emissions.