

London Borough of Hillingdon
Unitary Development Plan
(adopted 1998)
Saved Policies
27th September 2007



HILLINGDON
LONDON



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INTRODUCTION TO SAVED POLICIES

The 2004 Planning and Compulsory Purchase Act introduced a new development plan regime including Local Development Frameworks. A three year phase-in period was allowed during which time old style local plan policies would remain in force unless they were replaced by new measures. Hillingdon has been at the forefront of the production of its Local Development Framework. However in 2006, following the Lichfield and Staffordshire planning inquiries and changing requirements, it became evident to Government that the target for the replacement of existing plans was not going to be met nationally. As a result in August 2006 the Secretary of State issued a direction to save policies. Each of Hillingdon's Unitary Development Plan policies was subjected to six tests identified in Planning Policy Statement 12: Local Development Frameworks (2004). Following Member approval in March 2007 a request to save the remaining policies was submitted to the Government Office for London for further scrutiny.

A direction was issued on 24 September 2007 by the Government Office for London confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27 September 2007.

How to use the Saved Policies

In this 'Saved Policies' version of Hillingdon's Unitary Development Plan much of the document remains the same as the 1998 adopted version. However deleted policies and supporting text have been struck through. Where appropriate text has been added in boxes indicating where specific issues are addressed by national guidance or through the London Plan (2004). Maps have been relabelled but the boundaries and content is the same as the 1998 original.

Following an early revision to Hillingdon's car parking standards and planning inquiry in 2002 and more recent changes originating from the London Plan, the original standards have been replaced. The Interim Parking Standards are located in Appendix 1.

Design of New Development

5.15 Although it is not possible to define rules of design or specify policies which, if followed, will inevitably produce attractive buildings, there is a need to establish a context within which good design can flourish in order to reconcile the interests of developers with those of other people and bodies affected by development. This section of the Plan indicates the general design considerations which the Local Planning Authority will take into account when determining planning applications for new development or when preparing schemes for environmental improvement. It will seek to ensure that all new development complements or improves the character and appearance of the area in which it is proposed and will look for buildings composed of design elements which stimulate and sustain visual interest. It will promote building forms and townscape elements which combine to create and define well proportioned and attractive external spaces which are put to a positive public or private use. The Local Planning Authority's Supplementary Planning Guidance and Design Guides provide more detailed guidance for residential development. In addition the Local Planning Authority in assessing proposals will take into account the requirements of the Home Energy Conservation Act (1995) and the Council's resultant Home Energy Strategy. The Local Planning Authority has also published policies and planning briefs covering specific areas where major developments are proposed or where particular design issues have been identified. As part of the implementation of the Plan it will, where appropriate, prepare further guidance or put forward positive proposals to conserve, enhance or improve the environment following the policies within this section.

BE13 DEVELOPMENT WILL NOT BE PERMITTED IF THE LAYOUT AND APPEARANCE FAIL TO HARMONISE WITH THE EXISTING STREET SCENE OR OTHER FEATURES OF THE AREA WHICH THE LOCAL PLANNING AUTHORITY CONSIDERS IT DESIRABLE TO RETAIN OR ENHANCE.

BE14 PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF SITES IN ISOLATION IF THE DESIGN FAILS TO SAFEGUARD THE SATISFACTORY RE-DEVELOPMENT OF ADJOINING SITES WHICH HAVE DEVELOPMENT POTENTIAL.

BE15 PROPOSALS FOR ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS WILL BE PERMITTED WHERE THEY HARMONISE WITH THE SCALE, FORM, ARCHITECTURAL COMPOSITION AND PROPORTIONS OF THE ORIGINAL BUILDING.

5.16 In applying these policies the Local Planning Authority will seek to ensure that where appropriate streetscape features such as lighting, seats, walls, railings, paving and kerbing which contribute to the townscape qualities of the area are retained or provided. It will also seek to retain urban spaces, open areas, views and landmarks and use opportunities as they arise to reveal such features to public view. Other policies in this Plan require the provision of amenity space and landscaping, and pedestrian, parking, servicing and other facilities. The Local Planning Authority will seek to ensure that such facilities are so laid out and designed that they form an attractive setting for new development. It will normally permit developments which meet adopted planning and highway standards or which are capable of satisfactory extension to adjoining land likely to be developed.