

material; and

iv) updates in accordance with A) iv) pertaining to the progress of material importation and disposal in compliance with the approved plans.

C) Where assurances cannot be given that the appropriate protection and safeguards can be implemented, then the Council will expect the applicant to provide contingency plans including providing security bonds (through legal agreements) to ensure any subsequent harm can be remediated and the site made good.

D) Proposals that include the importation of waste materials (inert or otherwise) that are not accompanied by the appropriate level of controls or safeguards will not be supported.

Air Quality

6.62 Hillingdon declared an Air Quality Management Area in September 2003 which covers the Borough from the Chiltern-Marylebone railway line southwards. Following on from this, an Air Quality Action Plan was approved by the Council in 2004. In conjunction with other bodies, this aims to put in place measures to reduce air pollutant emissions and improve local air quality.

6.63 At certain locations such as alongside major roads and around Heathrow Airport, the level of atmospheric pollutants is consistently high. The inclusion of stringent mitigation measures will need to be introduced before consideration of new development in the area, especially where any development proposal either introduces new residents into areas of poor air quality or would lead to deterioration in air quality for existing residents.

6.64 The main focus of improvement will be on those areas where air quality objectives are currently exceeded. However, it is important to make certain that work continues to ensure that the recommended levels are, at the very minimum, maintained and, preferably showing continued improvement for all the residents in the Borough.

6.65 Planning applications for all relevant development should contain an assessment of the likely future levels of air quality in the area and take account of the provisions of the Mayor of London's Sustainable Design and Construction SPD. The Council's latest planning guidance on Air Quality sets out how the assessments should be undertaken.

Policy DMEI 14: Air Quality

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

- i) be at least “air quality neutral”;**
- ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and**
- iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.**

Minerals

6.66 The London Borough of Hillingdon is a major source of aggregates (sand, gravel, crushed rock and recycled construction materials) for London and the surrounding areas. Aggregates are the vital raw ingredients for building schools, houses and roads and all the other construction projects necessary to maintain economic growth and quality of life.

6.67 The London Plan identifies Hillingdon as one of four boroughs that are collectively required to maintain a seven year landbank with the capacity to deliver at least 5 million tonnes of land won aggregates. Hillingdon's apportionment is a rolling permitted landbank of at least 1.75 million tonnes, which is the equivalent to 0.25 million tonnes per annum (mtpa). Therefore the Council needs to ensure it has permitted reserves amounting to at least 1.75 million tonnes for seven years.

6.68 The flat topography and lack of natural screening features in the south of the Borough means that workings on the areas identified in Policy DMIN 1: Preferred Areas for Minerals and Aggregates Railheads could potentially be highly visible and severely intrusive. Although mineral working is a 'temporary' use of land, its effects on individuals can be long term, frequently extending over many years. The Council would favour a comprehensive approach to the development of the areas identified in Policy DMIN 1—as opposed to fragmented or piecemeal proposals.

6.69 Minerals can only be excavated where they are found and although noise emission is inevitable it can have a significant impact on the environment and the quality of life of communities. The Council is concerned to ensure that noise levels are kept to the minimum practicable level