

Appendix 5 UDP Saved Policies Replacement

LB Hillingdon has an adopted Unitary Development Plan (UDP, September 1998), which from the 27th of September, 2007, specified policies that have been retained. The Council received a direction issued by the Secretary of State agreeing those policies that have been 'saved.'

Saved policies in Hillingdon's UDP will gradually be replaced by policies in Hillingdon's Local Plan documents. The Hillingdon Local Plan: Part 1- Strategic Policies is the first of these documents, and once adopted, will replace some of the saved policies, as shown in the table below. However, local development document policies are not necessarily replaced by like for like policies. They may be fully or partly absorbed by new policies.

The remaining saved policies will continue to be part of Hillingdon's Local Plan until they have been replaced (either in full or in part) by a future local development document or are no longer considered consistent with the National Planning Policy Framework.

UDP Saved Policies Replacement

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
Part One		
Pt 1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.	EM2	Replaced
Pt 1.2 To maintain Metropolitan Open Land for formal and informal open air recreation facilities including nature conservation.	EM2	Replaced
Pt 1.3 To seek greater public access to the countryside for informal leisure activities.		Retained
Pt 1.4 To safeguard a network of Green Chains from built development to provide a visual and physical break in the built-up area and opportunities for recreation and corridors for wildlife.	EM2	Replaced
Pt 1.5 To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses.		Retained
Pt 1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated Local Nature Reserves or other Nature Reserves, or sites proposed by English Nature or the Local Authority for such designations.	EM7	Replaced
Pt 1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.	HE1	Replaced
Pt 1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.	HE1	Replaced
Pt 1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.	HE1	Replaced
Pt 1.10 To seek to ensure that new development will not adversely affect the amenity and character of the Borough's residential areas.	BE1	Replaced

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
Pt 1.11 To facilitate the development of telecommunications networks in a manner that minimises the environmental and amenity impact of structures and equipment.		Retained
Pt 1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.	EM6	Replaced
Pt 1.13 To seek to ensure the provision of 8,000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.	H1	Replaced
Pt 1.14 To not normally grant planning permission for a change from residential use.	H1	Replaced
Pt 1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of adjoining occupiers are not harmed.		Retained
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards	BE1	Replaced
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.	H2	Replaced
Pt 1.18 To maintain, enhance and promote town centres as the principal centres for shopping, employment and community and cultural activities in the Borough.	E5	Replaced
Pt 1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of town or local centres.	E5	Replaced
Pt 1.20 Pt 1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.		Retained
Pt 1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate to help reduce deficiencies in recreation open space or to ensure that provision does not fall below accepted standards.		Retained
Pt 1.22 To seek the retention of existing recreation open space where there is an identified demand for such a facility or it makes a significant contribution to the visual amenity of the built up area.		Retained
Pt 1.23 To encourage industry and warehousing to locate within existing Industrial and Business areas, and offices and other business uses, shops and public buildings employing or attracting large numbers of people to locate within town centres or other areas identified for such purposes.		Retained
Pt 1.24 To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing.		Retained
Pt 1.25 To encourage the provision of small industrial, warehousing and business units within designated Industrial and Business Areas.		Retained
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBAs) and other appropriate locations.		Retained
Pt 1.27 To ensure that development at Heathrow Airport for airport purposes mitigates or redresses any adverse effects on the environment.	E3 / T4	Replaced

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
Pt 1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.		Retained
Pt 1.29 To seek, in conjunction with other London boroughs, to contribute a proportion of the regional sand and gravel requirement and London-wide landbank, and to protect the amenities of those living, working and recreating in and travelling through that part of the Borough south of the M4 motorway from an over-concentration of aggregate working.	EM9 / EM10	Replaced
Pt 1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.		Retained
Pt 1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.	E5 / CI 1 / CI 2 / CI 3	Replaced
Pt 1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.	T1	Replaced
Pt 1.33 To promote the construction of new roads or the widening of existing roads only where they would: improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.		Retained
Pt 1.34 To maintain the road hierarchy set out in this Plan and accordingly seek to segregate different types of traffic by the function of the various tiers of the hierarchy through traffic management schemes, road signing and planning control over development and redevelopment schemes.		Retained
Pt 1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network of cycle routes through the Borough to promote safer cycling and better conditions for cyclists.		Retained
Pt 1.36 In consultation with public transport operators to improve facilities at bus and rail interchanges, and in consultation with LT and bus operators to promote traffic management measures which give priority to buses.	T2 / T3	Replaced
Pt 1.37 To facilitate the development and transport interchange facilities and rail and road improvements at Hayes Hub, which promote competitiveness, economic regeneration and environmental quality of the Hayes/West Drayton Corridor.		Retained
Pt 1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.		Retained
Pt 1.39 To seek, where appropriate, planning obligations to achieve benefits to the community related to the scale and type of development proposed.		Retained
Part 2		
3. Open Land and Countryside		
OL1 Green Belt – acceptable open land uses and restrictions on new development		Retained
OL2 Green Belt – landscaping improvements		Retained
OL4 Green Belt –replacement or extension of buildings		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
OL5 Development proposals adjacent to the Green Belt		Retained
OL9 Areas of Environmental Opportunity - condition and use of open land		Retained
OL11 Green Chains	EM2	Replaced
OL12 Development of agricultural land		Retained
OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.		Retained
OL14 Change of use or conversion of redundant agricultural buildings		Retained
OL15 Protection of Countryside Conservation Areas		Retained
OL19 Access to and use of the countryside by all sections of the community		Retained
OL21 Proposals to reclaim/restore damaged, derelict or otherwise degraded land		Retained
OL22 Proposals for damaged, derelict or otherwise degraded land – assessment of current condition and adverse effects		Retained
OL23 Restoration/reclamation of damaged, derelict or otherwise degraded land – provision for aftercare		Retained
OL26 Protection and enhancement of trees, woodland and landscape features		Retained
4. Ecology and Nature Conservation		
EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves	EM7	Replaced
EC2 Nature conservation considerations and ecological assessments		Retained
EC3 Potential effects of development on sites of nature conservation importance		Retained
EC4 Monitoring of existing sites of nature conservation importance and identification of new sites		Retained
EC5 Retention of ecological features and creation of new habitats		Retained
EC6 Retention of wildlife habitats on derelict or vacant land		Retained
5. Built Environment		
BE1 Development within archaeological priority areas		Retained
BE2 Scheduled ancient monuments	HE 1	Replaced
BE3 Investigation of sites of archaeological interest and protection of archaeological remains		Retained
BE4 New development within or on the fringes of conservation areas		Retained
BE5 New development within areas of special local character		Retained
BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character		Retained
BE7 Development schemes on the southeast side of Ducks Hill Road		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
BE8 Planning applications for alteration or extension of listed buildings		Retained
BE9 Listed building consent applications for alterations or extensions		Retained
BE10 Proposals detrimental to the setting of a listed building		Retained
BE11 Proposals for the demolition of statutory listed buildings		Retained
BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings		Retained
BE13 Layout and appearance of new development		Retained
BE14 Development of sites in isolation		Retained
BE15 Alterations and extensions to existing buildings		Retained
BE18 Design considerations - pedestrian security and safety		Retained
BE19 New development within residential areas – complementing and improving amenity and character of the area		Retained
BE20 Daylight and sunlight considerations		Retained
BE21 Siting, bulk and proximity of new buildings/extensions		Retained
BE22 Residential extensions/buildings of two or more storeys		Retained
BE23 External amenity space and new residential development		Retained
BE24 Design of new buildings – protection of privacy		Retained
BE25 Modernisation and improvement of industrial and business areas		Retained
BE26 Town centres – design, layout and landscaping of new buildings		Retained
BE27 Advertisements requiring express consent - size, design and location		Retained
BE28 Shop fronts – design and materials		Retained
BE29 Advertisement displays on business premises		Retained
BE30 Advertisement hoardings enclosing sites under construction		Retained
BE31 Facilities for the recreational use of the canal		Retained
BE32 Development proposals adjacent to or affecting the Grand Union Canal		Retained
BE33 Proposals for the establishment of residential moorings		Retained
BE34 Proposals for development adjacent to or having a visual effect on rivers		Retained
BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London		Retained
BE36 Proposals for high buildings/structures in identified sensitive areas		Retained
BE37 Telecommunications developments – siting and design		Retained
BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
BE39 Protection of trees and woodland – tree preservation orders		Retained
6. Other Environmental Considerations		
OE1 Protection of the character and amenities of surrounding properties and the local area		Retained
OE3 Buildings or uses likely to cause noise annoyance – mitigation measures		Retained
OE5 Siting of noise-sensitive developments		Retained
OE7 Development in areas likely to flooding – requirement for flood protection measures		Retained
OE8 Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures		Retained
OE9 Limitation of development in areas with a potential for sewerage flooding		Retained
OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity		Retained
OE11 Development involving hazardous substances and contaminated land – requirement for ameliorative measures		Retained
7. Housing		
H1 Sites safeguarded for residential development		Retained
H2 Restrictions on changes of use of residential properties		Retained
H3 Loss and replacement of residential accommodation		Retained
H4 Mix of housing units		Retained
H5 Dwellings suitable for large families		Retained
H7 Conversion of residential properties into a number of units		Retained
H8 Change of use from non-residential to residential		Retained
H10 Proposals for hostels or other accommodation for people in need of care		Retained
H12 Tandem development of backland in residential areas		Retained
8. Shopping and Town Centres		
S6 Change of use of shops – safeguarding the amenities of shopping areas		Retained
S7 Change of use of shops in Parades		Retained
S9 Change of use of shops in Local Centres		Retained
S10 Change of use of shops in Local Centres – criteria for permitting changes of use outside core areas		Retained
S11 Service uses in Primary Shopping Areas		Retained
S12 Service uses in Secondary Shopping Areas		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
9. Recreation, Leisure and Community Facilities		
R1 Development proposals in or near areas deficient in recreational open space		Retained
R2 Provision of recreation, entertainment and leisure facilities in Town Centres		Retained
R3 Indoor sports, leisure and entertainment facilities		Retained
R4 Proposals that would involve the loss of recreational open space		Retained
R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities		Retained
R6 Ancillary recreational facilities		Retained
R7 Provision of facilities which support arts, cultural and entertainment activities		Retained
R8 Loss of facilities which support arts, cultural and entertainment activities		Retained
R9 Proposals for the use of buildings for religious and cultural purposes		Retained
R10 Proposals for new meeting halls and buildings for education, social, community and health services		Retained
R11 Proposals that involve the loss of land or buildings used for education, social, community and health services		Retained
R12 Use of premises to provide child care facilities		Retained
R13 Use of residential accommodation for educational and child care premises		Retained
R14 Provision child care facilities in shopping and other large developments		Retained
R15 Use of residential accommodation for medical/health care facilities		Retained
R16 Accessibility for elderly people, people with disabilities, women and children		Retained
R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities		Retained
10. The Local Economy		
LE1 Proposals for industry, warehousing and business development		Retained
LE2 Development in designated Industrial and Business Areas		Retained
LE3 Provision of small units in designated Industrial and Business Areas		Retained
LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas		Retained
LE6 Major office and other business proposals in town centres		Retained
LE7 Provision of planning benefits from industry, warehousing and business development		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
11. Airports and Aviation		
A1 Proposals for development which extend Heathrow Airport on land to the north of Bath Road or otherwise increase runway capacity		Retained
A2 Developments at Heathrow airport likely to increase demand for off-airport development or have significant adverse environmental impact		Retained
A3 Development at Northolt Aerodrome		Retained
A4 New development directly related to Heathrow Airport		Retained
A5 New development at airports - incorporation of ancillary retail and leisure facilities and other services		Retained
A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports		Retained
12. Tourism		
T2 Location of tourist accommodation and conference facilities		Retained
T4 Hotels, guesthouses and other tourist accommodation – location, amenity and parking requirements		Retained
13. Minerals and Waste Disposal		
MIN1 Safeguarding of sand and gravel reserves		Retained
MIN2 Proposals to work sand and gravel in relation to regional requirements and London-wide Landbank	EM10	Replaced
MIN3 Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal		Retained
MIN4 Restriction on the release of good agricultural land for mineral working and requirement for restoration		Retained
MIN5 Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met		Retained
MIN6 Consideration of impact on farming of proposals for mineral extraction/disposal of waste		Retained
MIN7 Restoration of good agricultural land following mineral extraction		Retained
MIN8 Restoration of land south of the A4020 Uxbridge Road		Retained
MIN9 Restoration of land north of the A4020 Uxbridge Road		Retained
MIN10 Restoration and after-use of sand and gravel workings in the Colne Valley		Retained
MIN11 After-use of mineral sites – landscaping and screening		Retained
MIN12 Proposals for extraction of clay or brickearth		Retained
MIN14 Proposals for mineral extraction in locations of archaeological importance		Retained
MIN15 Proposals for ready mix concrete plants		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
MIN16 Waste recycling and disposal – encouragement of efficient and environmentally acceptable facilities		Retained
MIN17 Proposals for concrete crushing/soil screening plants		Retained
MIN18 Safeguarding of existing civic amenity and waste transfer sites		Retained
MIN19 Use of Category A waste for restoration of sand and gravel pits		Retained
MIN20 Proposals involving landfilling, re-working or disturbance of old landfill sites –gas control and monitoring requirements		Retained
MIN21 Impact of development proposals involving landfilling on the local hydrogeological regime – requirement for monitoring and mitigation measures		Retained
MIN23 Schemes for mineral extraction, mineral processing, landfill, waste handling or treatment adjacent to noise-sensitive locations – noise monitoring and control requirements		Retained
MIN24 Sites for aggregates depots – access, location and amenity considerations		Retained
MIN25 Safeguarding of operational rail aggregates depot facilities		Retained
MIN26 Environmental up-grading of aggregates depots		Retained
MIN27 Support for temporary rail-served aggregates depots for major construction projects		Retained
14. Accessibility and Movement		
AM1 Developments which serve or draw upon more than a walking distance based catchment area – public transport accessibility and capacity considerations		Retained
AM2 Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity		Retained
AM3 Proposals for new roads or widening of existing roads		Retained
AM4 Safeguarded road proposals -schemes shown on Proposals Map		Retained
AM5 Land safeguarded for road proposals of the Department of Transport and the Traffic Director for London		Retained
AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic		Retained
AM7 Consideration of traffic generated by proposed developments		Retained
AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes		Retained
AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities		Retained
AM10 Incorporation in new developments of additions to the proposed cycle network		Retained
AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services		Retained

Saved UDP Policy	Replacement policies in the Hillingdon Local Plan: Part 1- Strategic Policies (or future LDDs)	Retained/ replaced
AM12 Promotion of traffic management measures which give priority to buses		Retained
AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - i. Dial-a-ride and mobility bus services ii. Shopmobility schemes iii. Convenient parking spaces iv. Design of road, footway, parking and pedestrian and street furniture schemes		Retained
AM14 New development and car parking standards		Retained
AM15 Provision of reserved parking spaces for disabled persons		Retained
AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas		Retained
AM17 Provision of short stay off-street parking space for town centres		Retained
AM18 Developments adjoining the Grand Union Canal – securing facilities for canal borne freight		Retained
15. Proposals		
PR2 Western Core Area, Hayes		Retained
PR4 Thorn EMI Complex, Blyth Road, Hayes		Retained
PR8 RAF West Drayton		Retained
PR10 Powergen/Bulls Bridge Site, North Hyde Gardens, Hayes		Retained
PR16 Coppermill, Harefield		Retained
PR19 Breakspear House, Breakspear Road North, Harefield		Retained
PR20 Harefield Hospital		Retained
PR21 Hillingdon Hospital		Retained
PR22 Brunel University		Retained
PR23 Hillingdon Circus		Retained