

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE LONDON BOROUGH OF HILLINGDON
UDP 1998**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

A handwritten signature in black ink, appearing to be 'Nick Ward', written over a horizontal line.

Nick Ward
Head of West London Local Plans and Casework
The Government Office for London
24th September 2007

SCHEDULE

POLICIES CONTAINED IN THE IN THE LONDON BOROUGH OF HILLINGDON UDP 1998

- 1.OL1 Green Belt – acceptable open land uses and restrictions on new development*
- 2.OL2 Green Belt – landscaping improvements*
- 3.OL4 Green Belt –replacement or extension of buildings*
- 4.OL5 Development proposals adjacent to Green Belt*
- 5.OL9 Areas of Environmental Opportunity - condition and use of open land*
- 6.OL11 Green Chains*
- 7.OL12 Development of agricultural land*
- 8.OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.*
- 9.OL14 Change of use or conversion of redundant agricultural buildings*
- 10. OL15 Protection of Countryside Conservation Areas*
- 11. OL19 Access to and use of the countryside*
- 12. OL21 Proposals to reclaim/restore damaged, derelict or otherwise degraded land*
- 13. OL22 Proposals for damaged, derelict or otherwise degraded land – assessment of current condition and adverse effects*
- 14. OL23 Restoration/reclamation of damaged, derelict or otherwise degraded land – provision for aftercare*
- 15. OL26 Protection and enhancement of trees, woodland and landscape features*
- 16. EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves*
- 17. EC2 Nature conservation considerations and ecological assessments*
- 18. EC3 Potential effects of development on sites of nature conservation importance*
- 19. EC4 Monitoring of existing sites of nature conservation importance and identification of new sites*
- 20. EC5 Retention of ecological features and creation of new habitats*
- 21. EC6 Retention of wildlife habitats on derelict or vacant land*
- 22. BE1 Development within archaeological priority areas*

23. BE2 Scheduled ancient monuments
24. BE3 Investigation of sites of archaeological interest and protection of archaeological remains
25. BE4 New development within or on the fringes of conservation areas
26. BE5 New development within areas of special local character
27. BE7 Development schemes on the southeast side of Ducks Hill Road
28. BE8 Planning applications for alteration or extension of listed buildings
29. BE9 Listed building consent applications for alterations or extensions
30. BE10 Proposals detrimental to the setting of a listed building
31. BE11 Proposals for the demolition of statutory listed buildings
32. BE12 Proposals for alternative use of statutorily listed buildings
33. BE13 Layout and appearance of new development
34. BE14 Development of sites in isolation
35. BE15 Alterations and extensions to existing buildings
36. BE18 Design considerations - pedestrian security and safety
37. BE19 New development within residential areas – complementing and improving amenity and character of the area
38. BE20 Daylight and sunlight considerations
39. BE21 Siting, bulk and proximity of new buildings/ extensions
40. BE22 Residential extensions/ buildings of 2+ storeys
41. BE23 External amenity space and new residential development
42. BE24 Design of new buildings – protection of privacy
43. BE25 Modernisation and improvement of industrial and business areas
44. BE26 Town centres – design, layout and landscaping of new buildings
45. BE27 Adverts requiring express consent - size, design and location
46. BE28 Shop fronts – design and materials
47. BE29 Advert displays on business premises
48. BE30 Advert hoardings enclosing sites under construction
49. BE31 Facilities for the recreational use of the canal
50. BE32 Development proposals adjacent to or affecting the Grand Union Canal
51. BE33 Proposals for the establishment of residential moorings
52. BE34 Proposals for development adjacent to or having a visual effect on rivers

53. BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
54. BE36 Proposals for high buildings/structures in identified sensitive areas
55. BE37 Telecommunications developments – siting and design
56. BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals
57. BE39 Protection of trees and woodland – TPOs
58. OE1 Protection of the character and amenities of surrounding properties and the local area
59. OE3 Buildings or uses likely to cause noise annoyance – mitigation measures
60. OE5 Siting of noise-sensitive developments
61. OE7 Development in areas likely to flooding – requirement for flood protection measures
62. OE8 Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures
63. OE9 Limitation of development in areas with a potential for sewerage flooding
64. OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity
65. OE11 Development involving hazardous substances and contaminated land – requirement for ameliorative measures
66. H1 Sites safeguarded for residential development
67. H2 Restrictions on changes of use of residential properties
68. H3 Loss and replacement of residential accommodation
69. H4 Mix of housing units
70. H5 Dwellings suitable for large families
71. H8 Change of use from non-residential to residential
72. H12 Tandem development of backland in residential areas
73. S7 Change of use of shops in Parades
74. S9 Change of use of shops in Local Centres
75. S10 Change of use of shops in Local Centres-criteria for permitting changes of use outside core areas
76. S12 Service uses in Secondary Shopping Areas

77. R1 Development proposals in or near areas deficient in recreational open space
78. R2 Provision of recreation, entertainment and leisure facilities in Town Centres
79. R3 Indoor sports, leisure and entertainment facilities
80. R4 Proposals that would involve the loss of recreational open space
81. R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
82. R6 Ancillary recreational facilities
83. R7 Provision of facilities which support arts, cultural and entertainment activities
84. R8 Loss of facilities which support arts, cultural and entertainment activities
85. R10 Proposals for new meeting halls and buildings for education, social, community and health services
86. R11 Proposals that involve the loss of land or buildings used for education, social, community and health services
87. R13 Use of residential accommodation for educational and child care premises
88. R14 Provision of child care facilities in shopping and other large developments
89. R16 Accessibility for the elderly, people with disabilities, women and children
90. R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
91. LE1 Proposals for industry, warehousing and business development
92. LE2 Development in designated Industrial and Business Areas
93. LE3 Provision of small units in designated Industrial and Business Areas
94. LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
95. LE6 Major office and other business proposals in town centres
96. LE7 Provision of planning benefits from industry, warehousing and business development
97. A1 Proposals for development which extend Heathrow Airport on land to the north of Bath Road or otherwise increase runway capacity

98. *A2 Developments at Heathrow airport likely to increase demand for off-airport development or have significant adverse environmental impact*
99. *A3 Development at Northolt Aerodrome*
100. *A4 New development directly related to Heathrow Airport*
101. *A5 New development at airports - incorporation of ancillary retail and leisure facilities and other services*
102. *A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports*
103. *T2 Location of tourist accommodation and conference facilities*
104. *MIN1 Safeguarding of sand and gravel reserves*
105. *MIN2 Proposals to work sand and gravel in relation to regional requirements and London-wide Landbank*
106. *MIN3 Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal*
107. *MIN4 Restriction on the release of good agricultural land for mineral working and requirement for restoration*
108. *MIN5 Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met*
109. *MIN6 Consideration of impact on farming of proposals for mineral extraction/disposal of waste*
110. *MIN7 Restoration of good agricultural land following mineral extraction*
111. *MIN8 Restoration of land south of the A4020 Uxbridge Road*
112. *MIN9 Restoration of land north of the A4020 Uxbridge Road*
113. *MIN10 Restoration and after-use of sand and gravel workings in the Colne Valley*
114. *MIN11 After-use of mineral sites – landscaping and screening*
115. *MIN12 Proposals for extraction of clay or brickearth*
116. *MIN14 Proposals for mineral extraction in locations of archaeological importance*
117. *MIN15 Proposals for ready mix concrete plants*
118. *MIN16 Waste recycling and disposal – encouragement of efficient and environmentally acceptable facilities*

119. *MIN17 Proposals for concrete crushing/soil screening plants*
120. *MIN18 Safeguarding of existing civic amenity and waste transfer sites*
121. *MIN19 Use of Category A waste for restoration of sand and gravel pits*
122. *MIN20 Proposals involving landfilling, re-working or disturbance of old landfill sites –gas control and monitoring requirements*
123. *MIN21 Impact of development proposals involving landfilling on local hydrogeological regime – requirement for monitoring and mitigation measures*
124. *MIN23 Schemes for mineral extraction, mineral processing, landfill, waste handling or treatment adjacent to noise-sensitive locations – noise monitoring and control requirements*
125. *MIN24 Sites for aggregates depots – access, location and amenity considerations*
126. *MIN25 Safeguarding of operational rail aggregates depot facilities*
127. *MIN26 Environmental up-grading of aggregates depots*
128. *MIN27 Support for temporary rail-served aggregates depots for major construction projects*
129. *AM1 Developments which serve or draw upon more than a walking distance based catchment area – public transport accessibility and capacity considerations*
130. *AM2 Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity*
131. *AM3 Proposals for new roads or widening of existing roads*
132. *AM4 Safeguarded road proposals -schemes shown on Proposals Map*
133. *AM5 Land safeguarded for road proposals of the Department of Transport and the Traffic Director for London*
134. *AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic*
135. *AM7 Consideration of traffic generated by proposed developments*
136. *AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes*
137. *AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities*

138. *AM10 Incorporation in new developments of additions to the proposed cycle network*
139. *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*
140. *AM12 Promotion of traffic management measures which give priority to buses*
141. *AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes*
142. *AM15 Provision of reserved parking spaces for disabled persons*
143. *AM17 Provision of short stay off-street parking space for town centres*
144. *AM18 Developments adjoining Grand Union Canal*
145. *PR2 Western Core Area, Hayes*
146. *PR4 Thorn EMI Complex, Blyth Road, Hayes*
147. *PR8 RAF West Drayton*
148. *PR10 Powergen/Bulls Bridge Site, North Hyde Gardens, Hayes*
149. *PR16 Coppermill, Harefield*
150. *PR19 Breakspear House, Breakspear Road North, Harefield*
151. *PR20 Harefield Hospital*
152. *PR21 Hillingdon Hospital*
153. *PR22 Brunel University*
154. *PR23 Hillingdon Circus*
155. *BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character*
156. *H7 Conversion of residential properties into a number of units*
157. *H10 Proposals for hostels or other accommodation for people in need of care*
158. *S6 Change of use of shops – safeguarding the amenities of shopping areas*
159. *S11 Service uses in Primary Shopping Areas*
160. *R9 Proposals for the use of buildings for religious and cultural purposes*
161. *R12 Use of premises to provide child care facilities*

- 162. *R15 Use of residential accommodation for medical/health care facilities*
- 163. *T4 Hotels, guesthouses and other tourist accommodation – location, amenity and parking requirements*
- 164. *AM14 New development and car parking standards*
- 165. *AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas*