

LONDON BOROUGH OF HILLINGDON

LOCAL PLAN PART 2

**DEVELOPMENT MANAGEMENT
POLICIES**

**Adopted Version
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1. INTRODUCTION

1.1 The Hillingdon Local Plan: Part 1: Strategic Policies was adopted in November 2012 and is the key strategic planning document for Hillingdon. It sets out a long term spatial vision and objectives for the Borough, what is planned to happen, where and how it will be achieved.

1.2 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications. The document is structured as follows:

Chapter 2 - The Economy: sets out policies related to employment growth in the Borough, including the uses that are acceptable on designated and non-designated sites, offices, and policies related to tourism.

Chapter 3 - Town Centres: contains policies related to all aspects of town centre development including the uses that will be acceptable in designated town centres.

Chapter 4 - New Homes: sets out policies to ensure the delivery of new homes, including affordable housing.

Chapter 5 - Historic and the Built Environment: sets out policies to ensure the protection of Hillingdon's heritage and the built environment. Specific policies related to householder development are contained in Appendix A of the document and design guidance for shopfronts in Appendix B.

Chapter 6 - Environmental Protection and Enhancement: contains a range policies related to environmental protection including sustainable design standards, air, water and land quality, the natural environment, Green Belt and minerals.

Chapter 7 - Community Infrastructure: contains policies related to community infrastructure protection and provision, including open space, education and healthcare.

Chapter 8 - Transport and Aviation: policies related to all aspects of the transport network including Heathrow Airport.

Status of Development Plan Documents

1.3 The National Planning Policy Framework (NPPF) re-affirms the Government's commitment to a plan-led system. The adopted Local Plan and the published London Plan together form the 'development plan' for the London Borough of Hillingdon. Section 38(6) of the Planning and Compulsory Purchase Act 2004 makes clear that determinations of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

1.4 Cutting across all thematic policies in the plan is the presumption in favour of sustainable development contained within the NPPF. This requires that:

a) When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

b) Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

c) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account:

- Relevant London Plan policies
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in the NPPF indicate that development should be restricted.

Supporting Technical Reports

1.5 In line with EU and UK requirements, a sustainability appraisal (SA) (incorporating the requirements of a Strategic Environmental Assessment) has been undertaken alongside policy preparation. The overall aim is to ensure that the Plan contributes to the achievement of sustainable development. This has involved a separate and concurrent evaluation of the policies, options and reasonable alternatives. The SA highlights the key social, economic and environmental impacts and identifies mitigation

measures to ensure effective implementation. The SA has contributed towards the reasoning and refinement of policies and is subject to public consultation. The SA is available to view as a separate document.

1.6 An Equalities Impact Assessment (EIA) of Part 2 has been prepared by the Council. An EIA is the process of identifying what impact, or likely impact, a policy has on protected groups. Local authorities have a duty under the Equalities Act 2010 to carry out an EIA of their Local Plans. The assessment seeks to ensure that, as far as possible, any negative consequences for a particular group or sector of the community are eliminated, minimised or counterbalanced by other measures. The EIA highlights key issues that need further consideration and the recommendations were used in the preparation of the policies in this document.