Hayes Town Indoor Market, 15B Station Road, Hayes, UB3 4BD
APP/R5510/W/19/3242523 - LPA ref. 17297/APP/2019/2228

Policy Update

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon now consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations
West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016).

The Local Plan: Part 1 - Strategic Policies (2012)

Policies unchanged.

The Local Plan: Part 2 - Development Management Policies (2020)

Noting that the Local Plan Part 2 Saved UDP Policies (2012) against which the planning permission was initially determined has now been withdrawn (16th January 2020), the Council rely on policies DMHB 11, DMHB 12, DMHD 1, DMT1, DMT2, DMT4 and DMT6 of the Local Plan: Part Two - Development Management Policies (2020). The aims and objectives of these policies are consistent with the withdrawn policies. Policies attached.

Withdrawn policies are BE13, BE15, BE19, BE20, BE21, BE24, AM2, AM7 and AM14.

The London Plan - Consolidated With Alterations (2016)

Policies unchanged.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:
(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

The Council does not rely on policies contained in The Draft London Plan (Intend to Publish Version, December 2019).