

LONDON BOROUGH OF HILLINGDON

LOCAL PLAN PART 2

**DEVELOPMENT MANAGEMENT
POLICIES**

**Adopted Version
16 January 2020**

Local Centres and Local Parades

3.12 Shopping areas that meet local shopping needs over and above daily food shopping have been designated local centres in the Borough hierarchy. These centres provide for the needs of people who do not live close to a town centre and may also provide a range of other services and community functions. Local centres are generally much smaller than town centres and to protect their retail function, policies governing changes of use for A1 (units) are more restrictive than those for town centres.

3.13 The Council will resist proposals that would result in the loss of a Use Class A1 shop in core areas and will examine very closely similar proposals for other parts of these centres.

3.14 The Borough hierarchy of shopping centres also includes local shops and Local Parades, which fulfil a convenience shopping function. The list of Local Parades is in Table 3.2. These parades or local shops are retained to meet the day to day shopping needs of local residents, minimise the need to travel by car or public transport and address wider social, inclusion and accessibility objectives. The following uses are considered important at the local level - pharmacy, post office, grocer, baker, butcher, greengrocer and newsagent - and are referred to as essential shops.

3.15 A walking distance of 800m is applied (about a 10 minute walk) to establish a shop's catchment. Residential areas which are not within 800m of at least five essential shop uses are defined as being deficient. When considering applications for a change of use, accessibility to alternative shops that are available to residents within 800m will be taken into account by the Council. For those areas with an insufficient population to support essential shops, the Council will seek to ensure that all residential areas are within half a mile of at least five essential shop.

3.16 The Council will, in assessing proposals, ensure that parades and local centres retain as many essential shops as possible with no less than three in smaller parades and a choice of essential shops in the larger parades and in local centres. The Council will ensure that at least 50% of a shopping parade is retained as Use Class A1 shops.

Table 3.2: Local Parades

LOCAL PARADES		
Colham Green • Pield Health Road • Violet Avenue Cowley • Station Road/High Street • Dellfield Parade/The Parade, High Street Cowley Peachy • High Road • Moorfield Road Eastcote Village Goulds Green • 305 -315 Harlington Road Hayes • 124-152 Uxbridge Road • Kingshill Avenue • Lansbury Drive • Bourne Circle/ Gloucester Parade, Bourne Avenue/ Cranbourne Drive • 641 -693 Uxbridge Road, Wood End • Dawley Parade, Dawley Road • 1 – 29 Dawley Road, Hayes town • Hayes End 625 – 849 (south) 1172 – 1380 (north) Uxbridge Road	Harlington • Cranford Parade, 141 - 171 Northfield Parade, North Hyde Road/High Street • Redmead Road, • St Dunstan's Close Harmondsworth • Harmondsworth Village • Bath Road Hillingdon • Ryefield Avenue, • Sutton Court Road, • Crescent Parade, Long Lane/Uxbridge Road Hillingdon Hill • Royal Lane/Hillingdon Village Ickenham • 55 -97 High Road Northwood • Northwood High Street • Pinner Road, • Salisbury Road Ruislip • Howletts Lane, Ruislip Gardens • West End Road/ New Pond Parade Sipson • 41- 47 Sipson Way	South Ruislip • 702 –724 Field End Road • 439– 490 Victoria Road, • 1-24 Station Approach • Whitby Road Uxbridge • Cowley Road (Trumper Way-Myddleton Road) • 98-118 Cowley Road • Brunel University West Drayton • 58-66 Swan Road, • 81 Swan Road and the Green • 107 –147 Station Road West Drayton • Mulberry Crescent • Harmondsworth Road/Sipson Road Laurel Lane • Byron Way/ Coleridge Way West Ruislip • (Station) Ickenham Road • Station Parade, Ickenham Road Yeading • Welbeck Avenue • Yeading Lane Yiewsley • Falling Lane/Royal Lane

Policy DMTC 3: Maintaining the Viability of Local Centres and Local Parades

A) The Council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. In considering applications for changes of use of shops the Council will ensure that:

- i) the local centre or shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade, and its function in the Borough shopping hierarchy;**
- ii) at least of 50% of the local centre or shopping parade is retained as Use Class A1 shops; and**
- iii) the surrounding residential area is not deficient in essential shop uses.**

Location and concentration of town centre uses

3.17 Given the mixed use nature and higher density of development in town centres, it is important to ensure that there is a mix and balance of complementary night time and day time uses that can co-exist successfully with neighbouring residential areas and create an attractive and vibrant area. Certain types of uses can cause detrimental cumulative impacts as a result of their concentration or location. The Council will therefore resist applications for such uses where they would cause harm to the character, function and amenity of an area or negatively impact on the health and wellbeing of the Borough's residents.

3.18 In assessing the likely impacts of a proposal on the surrounding area, various factors will be taken into account such as the type of use, the proposed hours of opening, size of premises, operation and servicing, parking requirements, and measures to mitigate odour and noise. Proposals that would result in unreasonable adverse cumulative impacts that cannot be adequately mitigated will be resisted.

3.19 When considering applications for adult-orientated activities, such as alcohol consumption, gambling, and adult entertainment, the proximity of the site to housing, places of worship, schools, hospitals and other sensitive community facilities will be considered.