

**Objective 8. To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres**

## **Business Development**

**Indicator:** **Core (1a)** Amount of floorspace developed for employment by type

**Target:** Minimum of 20,000 square metres per annum of new/replacement B1c/B2/B8

**Progress:** During the period covering April 2005 to the end of March 2006 total of 4,041 square meters was redeveloped for employment uses. This comprises 737 sq.m of B1 (office and light industry), 737 square metres of B2 (general industry), and 2,567 square metres of B8 (storage and distribution) uses. This redevelopment involved losses of 720 square metres of B1 and 2,230 square metres of B8 uses resulting in a net increase of around 1,000 square metres of employment floorspace<sup>1</sup>.  
(Source: London Development Database, GLA)

**Indicator:** **Core (1b)** Amount of floorspace developed for employment by type, in employment or regeneration area.

**Target:** Initial target of 10,000 square metres of employment floorspace per annum. Future targets will be developed in conjunction with Council's Economic Development Strategy and the implementation of the West London Sub Regional Development Framework.

**Progress:** The completed 4,041 square metres of B1, B2, and B8 use was in a designated IBA/employment area.  
(Source: London Borough of Hillingdon Planning & Community Services)

## **Local Services**

**Indicator:** **Core (4a)** Amount of completed retail, office, and leisure development

**Target:** 800 square metres of retail development per annum.

**Progress:** According to the London Development Database there was a loss of 245 square metres of retail floorspace and a loss of 1976 square metres of office floorspace during 2005/2006. Figures are taken from developments involving

<sup>1</sup> London Development Database currently monitors non-residential developments of over 1,000 sq.m

a loss or a gain of more than 1000 square metres of floorspace in any non-residential developments. It is intended that a more comprehensive analysis of non-residential completions will be carried out in future monitoring reports.  
(Source: London Development Database, GLA)

**Indicator:** **Core (4b)** Amount of completed retail, office, and leisure development in town centres.

**Target:** The retail target is 8,100 square metres of comparison goods floorspace with an additional 1,300 square metres for convenience goods floorspace by 2016. There are currently no targets for office and leisure developments.

**Progress:** 100 square metres of retail floorspace was lost to residential in Yiewsley/West Drayton Town Centre. Additionally 90 square metres of office floorspace was also lost to residential units in Hayes town centre.  
(Source: London Development Database, GLA)

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**Indicator:** **Local (LO7)** Amount of secured and implemented developer contributions towards the provision and improvement of town centres

**Target:** The revised SPD on Planning Obligations will lead to discussions about an appropriate target

**Progress:** In 2005/2006 a total of £29,000 of developer contributions had been allocated to fund improvements to shopping and town centres from new developments.  
(Source: London Borough of Hillingdon, Planning & Community Services, Planning Register)

## 5. DELIVERY OF DEVELOPMENT OBJECTIVES

### Policy Assessment

- 4.11 Section three presented the progress on the AMR indicators. This progress is assessed in this section in the context of the Unitary Development Plan policies and how these policies contributed towards the spatial objectives in the emerging Local Development Framework.

**Objective 1: To ensure that enough land is made available to meet the housing, economic and community facilities needs of the borough in the period to 2016 as identified in the Community Strategy and where appropriate in the Mayor's Spatial Development Strategy (London Plan).**

### Business Development

- 4.12 Unitary Development Plan policies LE2, LE4 and LE5 seek to maintain an appropriate supply of land for employment uses in the borough. Through policy LE2 specific sites have been identified for industrial and business purposes. This information is stored on the Industrial and Business Areas database. Reappraisal of such sites is a matter for regular assessment studies. In future, it is intended to develop a dataset to measure the amount of office type employment floorspace in the borough. This will meet the requirements of the above objective. Similarly, an annual study of retail floorspace will be undertaken by the borough to assess the vitality and viability of the town centres and other retail locations. Changes in the supply and demand can be regularly measured in order to assess the performance of the existing Unitary Development Plan policies and the forthcoming relevant LDF policies.
- 4.13 The proximity to Heathrow Airport and the arterial road network is considered a major reason for businesses to locate in the borough. With the continued growth of Heathrow, the needs of Crossrail and economic growth, there is already significant demands for employment land in the borough. However, there remains a mismatch between supply and demand of employment land in some locations where some sites may be unsuitable for modern business needs. These sites provide opportunities for release to other uses such as housing and town centre regeneration.

### Housing

- 4.14 Hillingdon's housing trajectory shows that completions for the period 1 January 1997 to 31 March 2006 are 378 units in excess of the strategic requirement of 440 new dwellings per annum (3960 units over nine years). The housing trajectory illustrates that if all housing identified in the London Housing Capacity Study and

emerging site allocations in the LDF were to be developed Hillingdon would exceed the strategic housing requirements for the period 2006/07-20016/17.

- 4.15 Unitary Development Plan Policy H1 safeguards the following sites for residential development:

**Table 12: Sites safeguarded by Unitary Development Plan Policy H1 for residential Development**

Unitary Development Plan Policy H1		Progress	
BASF, Colham Mill Road, Yiewsley	PR5	55 new affordable housing units completed	October 1998
RAF West Drayton	PR8	Not yet developed. The site has been rolled forward as part of the LDF Site Allocations DPD in combination with the former NATS	Expected to be completed in phase 2 (2007-12)
The Chestnuts, Barra Hall, Hayes	PR11	24 new units completed	March 2005
Coppermill Lock, Harefield	PR16	79 units (59 private and 20 affordable) completed	October 1997
St. Vincents Hospital, Whiltshire Lane, Northwood	PR26	44 units (30 private and 14 affordable) completed	August and December 2000

Source: London Borough of Hillingdon Unitary Development Plan

- 4.16 The provision of housing in Hillingdon has relied to a large extent on windfall sites coming forward for residential development. While it is expected that some housing will come from small non allocated sites (1395 units from small sites), the borough expects the majority of housing provision to come from sites identified in the London Housing Capacity and the LDF Issues and Options and Preferred Options stages (4485 new units) in the period 2006/07-20016/17.
- 4.17 Policies H2 and H3 of the Unitary Development Plan intend to safeguard existing housing and note that building new dwellings will not be effective in meeting housing requirements if the loss of current stock is not replaced. During the period 1 April 2005 to 31 March 2006 there were only three residential losses to other uses. These included change of uses to a dental surgery, an office and a care home for up to 6 adults with learning difficulties. Although this is contrary to policies H2 and H3, the provision of a compatible use in a residential area which provides for local need was considered a sufficient material consideration.

### Local Services

- 4.18 The demand for office space in Hillingdon has improved since 2004 with notable uptake in Uxbridge and the Odyssey Business Park, South Ruislip. There remains relatively high vacancy levels in Stockley Park and Hayes. According to the London

Annual Office Review 2006, there appears to be an adequate supply of both built and pipeline office development in West London to meet the demand for office floorspace over the next five years.

**Objective 2: To secure high quality, accessible and well designed development that seeks to make the most efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development.**

### Housing

- 4.19 Housing density is dealt with under Unitary Development Plan policy H6. This policy predates Planning Policy Guidance Note 3 (Housing) advice on housing densities. The Council currently applies the London Plan Density Matrix when assessing the density of new residential proposals. The purpose of density guidelines is not only ensuring the efficient use of previously developed land, but also ensures that new development is sympathetic to the character and appearance of the surrounding area. During 2005/06, 70% of the new residential development took place at a density above 50 units per hectare. The remaining 30% of the new development took place at a lower density thus reflecting the suburban character of the Borough. However, only 7% of the new development took place below the minimum density requirements. There are large properties situated in large grounds that following subdivision their density remains low.
- 4.20 Emerging LDF policy follows the principles of the London Plan density matrix and adapts it to reflect Hillingdon's character.
- 4.21 Future annual monitoring reports will include an indicator for the number/percentage of planning approvals consistent with the London Plan and the proposed Core Strategy DPD density matrix.
- 4.22 All housing completions for the period 2005/06 took place on previously developed (brownfield) land. A number of factors outside the local authority powers can influence the recycling of previously developed land. Sufficient brownfield land has been identified for housing up to 2016 and will help to maintain a high level of land recycling during this period.
- 4.23 High density housing development contributes positively to the efficient use of land. For the year 2005/06 with 75% of all new housing completions developed at a density of at least 50 units per hectare.

### Business Development

- 4.24 Unitary Development Plan policies LE2 and S1 seek to locate new development on brownfield sites. Productivity improvements in the retail and employment sectors

will contribute to making more efficient use of brownfield land. During 2005/2006, 100% of employment floorspace developed was in previously developed land.

**Objective 3: To promote safe, healthy and inclusive communities and respect the needs of the borough's diverse and multi-cultural communities.**

### Health and Education

- 4.25 There is continual demand for services provided by the borough's hospitals and schools with a need to improve and modernise existing services and facilities to meet this demand. Hillingdon's Unitary Development Plan and the emerging LDF support the sustainable maintenance and growth of these facilities to meet current and expected demand. During 2005/2006 various planning permissions were granted for extensions, developments, and for redevelopment of existing facilities. Some of the permissions are for the facilities within the Hillingdon and Mount Vernon Hospitals, Hayes Manor School, Haydon School, Uxbridge High School, Bishoshalt School, and Sacred Heart RC Primary School.
- 4.26 During the last financial year (from 1<sup>st</sup> of April 2005 to 31<sup>st</sup> of March 2006), approximately £140,500 have been agreed to be collected from developer contributions for the Local Education Authority with a further £22,000 agreed to be collected for the Hillingdon Primary Care Trust.

**Objective 4: To increase Hillingdon's accessibility**

### Transport

- 4.27 Policies contained within the Unitary Development Plan Accessibility and Movement chapter aim to encourage ways to manage land-use developments so that they minimize the demands on the transport system and reduce dependence on the private car. In particular, Policy AM1 of the Unitary Development Plan, together with the London Plan 2004 Public Transport Accessibility Levels (PTAL) have helped to guide new development towards areas with good access to public transport. PTAL scores are obtained from Transport for London and are used to assess density, parking and access to public transport on appropriate planning applications. The criteria of AM1 and the PTAL method, detailed within the London Plan, have been combined into a core policy in the 'Preferred Options' of the LDF, 2005.
- 4.28 Parking standards contained within the Unitary Development Plan and a subsequent revision in 2001, have prescribed maximum parking standards. Policy

AM14 of the Unitary Development Plan requires all development to accord with this maximum. By restricting the levels of parking this policy helps to encourage the use of public transport in the borough. Maximum parking standards in the borough were supported at the Issues and Options stage of the LDF process and have been continued through into the 'Preferred Options' of the LDF, 2005. Implementation of the car parking policies can be measured by analysing the amount of completed non-residential developments complying with car-parking standards. This information is not currently available and the analysis will be incorporated into future annual monitoring reports.

- 4.29 There are important links between the borough's land-use planning and transport policies within the Unitary Development Plan. Section 106 agreements can be used to address any material impacts of development beyond site boundaries. The borough is committed to using Section 106 agreements to secure improved accessibility to sites by all modes of transport, with the emphasis on achieving access to public transport, walking and cycling. The implementation of Section 106 agreements in the Unitary Development Plan has been supplemented through the adoption of an SPG on Planning Obligations, 2003. The Council's commitment to Section 106 agreements has been re-emphasised within transport policies in the 'Revised Preferred Options' of the LDF, 2006.
- 4.30 The planning and building control process plays an important part in improving the accessibility of buildings and spaces and providing a built environment that can be used by everyone. The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. Hillingdon considers the Disability Discrimination Act 1995 as important in relation to new development and is committed to the delivery of Lifetime Homes in the borough. Existing policies R16 and AM13 make reference to accessibility in all areas of development. Accessibility is also covered within the Hillingdon Design and Accessibility Statement SPD and the Core Strategy DPD in the emerging LDF.

**Objective 5. To enhance the environment in Hillingdon by addressing local causes of pollution and climate change.**

### Air Quality

- 4.31 Air quality is one of the key environmental threats within the borough. In 2001, an Air Quality Management Area was designated, which was subsequently expanded and now runs from the Chiltern-Marylebone railway line in the north down to the southern borough boundary. The area was designated based on predicted exceedences of national targets for the pollutants Nitrogen dioxide. Since June 2004, regulations have required an Air Quality Action Plan. This sets out measures to improve air quality in the borough. This also contains measures to monitor levels of Nitrogen dioxide and other pollutants including fine particulate matter (PM<sub>10</sub>) and

Benzene. The borough does not monitor other pollutants, as they are not considered to pose a threat to national targets.

- 4.32 The 2005 progress report of the Air Quality Action Plan states that there is no evidence of progress towards achieving the standard.
- 4.33 The Unitary Development Plan contains a policy specific to air quality (OE6), which allows for refusal of applications based on air pollution factors and the Air Quality Supplementary Planning Guidance supports this policy. However, traffic has continued to grow in the borough, with private car use greater than the average for the whole of London. Unitary Development Plan policies support growth in the housing and economic sectors, which have resulted in increased vehicle traffic and are linked to the failure to reduce air pollution levels.
- 4.34 The Core Strategy of the emerging LDF will support greater provisions for public transport, cycling and walking. These will be required to help achieve air quality targets as Hillingdon faces a number of threats from development. New residential development and the provision of jobs as required by the London Plan and the proposed third runway at Heathrow Airport are particular threats to air quality.

### **Flood Protection and Water Quality**

- 4.35 Hillingdon contains a number of water bodies including the Colne, Frays, and Wraysbury Rivers, Yeading Brook and The Grand Union Canal. The Environment Agency launched the use of new Flood Zone maps in July 2004, in accordance with Planning Policy Guidance 25: Development and Flood Risk. This uses the following zoning:
- Flood Zone 1 - lowest probability of flooding from rivers, where the chance of flooding in any one year is less than 0.1% (a 1000 to 1 chance).
  - Flood Zone 2 - chance of flooding in any one year between 0.1% and 1% fluvial (between a 1000 to 1 and a 100 to 1 chance).
  - Flood Zone 3 - highest probability of flooding. The chance of flooding in any one year is greater than or equal to 1% (100 to 1 chance).
- 4.36 Sections of the borough have been identified as having significant risk of flooding in Zones 2 and 3, these areas have been identified and are used as material considerations in the development application process.
- 4.37 Water quality in the borough is measured by the Environment Agency. In 2005 92% of measured waterways had good to fair biological water quality, with 93% having good to fair chemical water quality. Water quality has been increasing in the borough and is just short of the national targets set at 94% for both chemical and biological water quality.

- 4.38 In years 2004/05 and 2005/06 there was no instance where permission for development was granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. Where advice was given these applications were either refused or modified to the requirements stipulated by the Environment Agency.
- 4.39 Policies OE7 to OE10 contained within the Unitary Development Plan pertain to surface water drainage and flood prevention issues. Issues of flooding and water quality will be covered within the Core Strategy DPD in the emerging LDF.

### Renewable Energy

- 4.40 In February 2004 the London Plan introduced a requirement for larger schemes to produce some of their energy needs through onsite renewable provision. A figure of 10% was identified by the Mayor's Energy Strategy. To conform with this objective, major commercial applications over 1000 square metres should seek to produce 10% of their energy through on site renewable energy generation. A number of schemes are beginning to emerge in Hayes and Ruislip. This will be monitored in subsequent annual monitoring reports. This requirement has been identified in the emerging Local Development Framework.
- 4.41 In the future it is proposed to state the number of planning approvals which have carried out an energy assessment. It would be possible to measure the number of approvals where renewable technologies were included on site as part of the application. Additionally, the amount of energy that has been generated, both in terms of percentages and the amount of electricity generated could be reported on. Finally, the amount of carbon saved by the inclusion of energy conservation and renewable energy installations could also be recorded.

### Minerals

- 4.42 Mineral aggregates (sand and gravel) are primary inputs to the building and construction industry and are a key building block in the capital's economic growth and development. Hillingdon's Unitary Development Plan and LDF promote the sustainable management of this key sector of the economy through strategic minerals policies that:
- Identify and safeguard aggregate resources suitable for extraction;
  - Control the level of extraction of the finite sand and gravel resource;
  - Mitigate the effects of extraction, protecting surrounding natural environments and communities; and
  - Ensure prompt restoration of minerals sites to realise council regeneration and biodiversity objectives.
- 4.43 Details of the remaining reserves at mineral workings in Hillingdon have been collected by the London Aggregates Working Party but they are kept confidential,

even when presented at the borough level. This also applies to the production of primary/land won aggregates and secondary/recycled aggregates.

- 4.44 This confidentiality issue makes the forecasting of current and future mineral extraction problematic. The Unitary Development Plan and proposed LDF policies provide a degree of certainty for minerals operators and the business community to plan for future investment and risk in the mineral extraction sector.
- 4.45 Minerals extraction and processing and the disposal of municipal and construction waste have various negative effects on air and water quality and the overall amenity of the surrounding environment. These two land uses produce dust, noise, odours, vehicle emissions, disturb geology, archaeological features and ground water. These effects must be balanced against their contribution to the local and regional economy and the form and function of the urban environment.

**Objective 6: To safeguard the borough's rural and urban heritage.**

### Local Services

- 4.46 The borough's open space and nature conservation policies aim to protect existing parks and open spaces from inappropriate development. They also aim to ensure an equitable distribution of spaces and facilities according to the location and characteristics of communities. Hillingdon's open spaces provide high quality natural environments for the public to escape the urban environment and interact with nature. These spaces also provide 'ecological services' such as helping with flood control and improve air quality.

### Minerals & Waste

- 4.47 The four mineral and waste indicators are insufficient to measure environmental enhancement objectives of the LDF. However, a falling rate of mineral extraction and / or waste facilities will most probably see a corresponding decrease in vehicle movements, dust and odours.
- 4.48 Over time landfill sites will reach capacity and will be restored according to meet borough objectives. Boroughs will continue to work with the Environment Agency to monitor the water and soil quality impacts of closed landfill sites.
- 4.49 The opposite is expected for waste facilities (including composting, landfill, recycling and transfer stations). These will continue to grow in number as Hillingdon works toward the GLAs goal of 85% of London's waste managed within London by 2020. Hillingdon is currently working with other authorities in West London to produce a joint waste development plan document. This plan will implement the Mayor's vision with a spatial strategy to provide sites for recycling, recovery,

processing, and ultimately disposal of waste. There is an assumption against the development of new incineration facilities, due to being a source of air pollution. Instead, there is a move to utilise modern technology like pyrolysis and gasification.

- 4.50 Policies in the Unitary Development Plan protect existing strategic waste sites to ensure that future waste management makes efficient use of transportation as well as reducing waste going into landfill.

### **Biodiversity**

- 4.51 Biodiversity in Hillingdon is guided by London and UK wide policy. In the Mayor's Biodiversity Strategy his two priorities are no net loss of biodiversity and the increased access by Londoners to experiencing nature.
- 4.52 Overall, the amount of land protected through local, regional and national policy for biodiversity enhancement in Hillingdon continues to increase. The 2005 survey of Sites of Importance for Nature Conservation (SINC), undertaken by the GLA, suggested the inclusion of 16 new sites for designation through the LDF. Three of these have been lost to development.
- 4.53 The Unitary Development Plan and LDF contain policies to protect and enhance nature conservation sites in the borough. Sites are designated for protection through listing as sites of:
- Metropolitan;
  - Borough Grade I;
  - Borough Grade II; or
  - Local importance in the Unitary Development Plan and LDF.

Some of these sites are also protected by national and international measures.

- 4.54 Development near or adjacent to SINC's requires an ecological assessment so as to avoid or mitigate negative impacts on these important sites. The policies also aim to educate the public on the importance of biodiversity and to ensure that the viability of habitats and species continue to be monitored across the borough. New information may identify new sites suitable for designation. Hillingdon aims to enhance biodiversity borough wide through negotiating conditions with developers to improve habitats for example using green roofs and or bat and bird boxes.
- 4.55 Currently monitoring is on a rather 'ad hoc' arrangement. Earlier surveys by the former London Ecology Unit and more recently by the GLA gives a basic foundation of knowledge. However, Hillingdon will need to work closely with Wild London, the GLA, Greenspaces Information for Greater London, Recorders and other NGO's to develop a robust monitoring procedure as advocated in the Hillingdon's Biodiversity Action Plan.

- 4.56 Monitoring should also record the amount undeveloped open space, metropolitan open land and impervious surfaces.

**Objective 7: To deliver a choice and mix of housing types and tenures which cater for a range of needs and aspirations including those in need of affordable housing, in order to promote the establishment of mixed sustainable communities.**

## Housing

- 4.57 A number of Housing Unitary Development Plan policies contribute to this objective. These include; Policy H4 and H5 which provide advice on the housing mix, policy H10 on non-self contained accommodation and Policy H11 on the provision of affordable housing from private developed sites.
- 4.58 77% of the units completed in 2005/2006 across the borough comprised one and two bedroom units. This fulfils part of Policy H4 requirements for one and two bedrooms. However, the imbalance of 1 and 2 bed completions against 3, 4, and 5+ beds is too large, and does not meet policy H4 requirements for 'a mix of housing units of different sizes' or to comply with policy H5 requirements for large family dwellings. The Housing Need Survey Update (2005) notes that larger units are less likely to be developed and therefore the housing need of those requiring larger accommodation becomes increasingly difficult to meet.
- 4.59 The Draft LDF Core Strategy addresses the above imbalance by recommending minimum housing size mix requirements as part of new residential development.
- 4.60 Unitary Development Plan policy H10 contains development criteria for the provision of non-self contained accommodation such as hostels and sheltered accommodation. The supporting text notes particular need for housing for elderly people in Hillingdon. During 2005/06 one 138-bed hostel was completed alongside two residential care homes for 17 people and a HMO (housing for multiple occupation) for 8 nuns. During this period a 5-bed hostel and a care home for 16 people was lost.
- 4.61 Unitary Development Plan policy H11 requires the provision of 25% affordable housing units from private development sites of at least 25 units or comprising at least 1 hectare. However, since the adoption of the Unitary Development Plan considerable changes to planning policy guidance have taken place. In 2001, the Council prepared an Affordable Housing Best Practice Note which requires the provision of 35% affordable habitable rooms per hectare for sites comprising of at least 1 hectare or able to accommodate at least 25 units. More recently PPG3 (1999) and the London Plan (2004) has moved this threshold to 50%.

**Objective 8: To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres.**

### **Business Development**

- 4.62 With policies LE2, LE4 and LE5 promoting employment development, 2005/2006 saw renewed interest by the business sector. There are new developments either under construction or recently completed in Stonefield Way, South Ruislip, Rigby Lane, the North Uxbridge Industrial Estate, Springfield Road, Hayes, Bath Road, Stockley Road and Stockley Close. Part of this can be attributed to the prospect of Terminal 5 commencing operations in 2008 and to the pressures on employment sites elsewhere in London.

### **Local Services**

- 4.63 Policies S1 and LE2 provide the policy context to achieve objective 2 and to build competitive economic growth by supporting both local and non-local businesses. In terms of the supply side of commercial units, the 2006 Industrial and Business Land and the Retail and Town Centre Frontages surveys, showed that there is generally a wide range of units to meet the needs of different types and sizes of business. There is a perceived need for more small affordable modern business incubation type units and some larger modern retail units.
- 4.64 Policy S1 seeks to direct new retail development to be appropriate in type and scale to its function and location. Since 2004/05 there has been renewed interest in retail activity with permission granted for an extension to the Sainsbury Store and the commencement of the redevelopment of the Lombardy Retail Park. The 2006 Town Centre Retail Frontage survey revealed very few vacant Class A1 (retail) in the borough. However, there is pressure to permit change of uses from A1 to non-A1 type uses (especially restaurants and takeaways) as retailing continues to adjust to a more competitive environment.
- 4.65 The diversification of product ranges by supermarkets into comparison goods, the drift of shoppers to the internet and mail order retailing, and the polarisation of high street name businesses to the major centres and retail parks, has contributed to a weakening of the comparison goods retail offer in some locations in the borough, notably Northwood Hills and Ruislip Manor. Whilst policy S1 (Retail Development) still appears to be meeting its overall objectives in terms of the scale of development and appropriate location within the town centre network, interest by major retailers in the borough is strong, especially with regard to edge of centre

locations. This will need to be carefully monitored in the future especially with regard to appeal outcomes.

## List of Abbreviations

AMR	Annual Monitoring Report
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
GLA	Greater London Authority
HBAP	Hillingdon Biodiversity Action Plan
HDAS	Hillingdon Design and Accessibility Statement
HEAAP	Health and Education Area Action Plan
LAWP	London Aggregates Working Party
LDD	Local Development Documents
LDF	Local Development Framework
LDS	Local Development Scheme
LEA	Local Education Authority
NHS	National Health Service
NNR	National Nature Reserve
PCT	Primary Care Trust
PPS	Planning Policy Statement
RAF	Royal Air Force
SAP	Standard Assessment Procedure
SCI	Statement of Community Involvement
SHAAP	Southern Hillingdon Area Action Plan
SINC	Site of Importance for Nature Conservation
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
ODPM	Office of the Deputy Prime Minister

## Appendix

### List of Local Development Framework Core Output Indicators Update 1/2005

#### BUSINESS DEVELOPMENT

- 1a Amount of floorspace developed for employment by type.
- 1b Amount of floorspace developed for employment by type, in employment or regeneration areas.
- 1c Amount of floorspace by employment type, which is on previously developed land.
- 1d Employment land available by type.
- 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.
- 1f Amount of employment land lost to residential development.

#### HOUSING

- 2a Housing trajectory showing:
  - (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
  - (ii) net additional dwellings for the current year;
  - (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
  - (iv) the annual net additional dwelling requirement; and
  - (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
- 2b Percentage of new and converted dwellings on previously developed land.
- 2c Percentage of new dwellings completed at:
  - (i) less than 30 dwellings per hectare;
  - (ii) between 30 and 50 dwellings per hectare; and
  - (iii) above 50 dwellings per hectare.

- 2d Affordable housing completions.

#### TRANSPORT

- 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.
- 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

#### LOCAL SERVICES

- 4a Amount of completed retail, office and leisure development.
- 4b Amount of completed retail, office and leisure development in town centres.
- 4c Amount of eligible open spaces managed to Green Flag Award standard.

#### MINERALS

- 5a Production of primary land won aggregates.
- 5b Production of secondary/recycled aggregates.

## **WASTE**

**6a** Capacity of new waste management facilities by type.

**6b** Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

## **FLOOD PROTECTION AND WATER QUALITY**

**7** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

## **BIODIVERSITY**

**8** Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

## **RENEWABLE ENERGY**

**9** Renewable energy capacity installed by type.

# Translation service

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Documents available from Hillingdon Council's website  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## Albanian

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## Arabic

إذا كنت تحتاج الى هذه الوثيقة او الى وثائق اخرى لاطار التطوير المحلي مطبوع باحرف كبيرة او مسجل على كاسيت سمعي او بلغة برايل أو باللغة العربية، رجاء إطلب من شخص ما يتحدث الإنجليزية الاتصال بنا بالنيابة عنك على 01895 250111 .

## Bengali

আপনি যদি এটি অথবা স্থানীয় উন্নয়নের কাঠামো সংক্রান্ত অন্য কোনো দলিল বড় আকারের ছাপা, অডিও ক্যাসেট, ব্রেইল অথবা বাংলায় পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে দয়া করে আপনার পক্ষ থেকে 01895 250111 নম্বরে ফোন করতে অনুরোধ করুন।

## Chinese

如果你需要這一份或其他當地拓展構架文件的大字體印刷、錄音帶、盲人點字版或中文翻譯，請託一位會說英語的某人致電 01895 250111 替你提出這個要求。

## Gujarati

જો તમને આ અથવા લોકલ ડિવેલોપમેન્ટ ફ્રેમવર્કના બીજા દસ્તાવેજો મોટા અક્ષરોમાં છાપેલા, ઓડિયો કેસેટ ઉપર, બ્રેઈલમાં કે ગુજરાતીમાં જોઈતા હોય, તો કોઈ અંગ્રેજી બોલતી વ્યક્તિને કહો કે તમારા વતી 01895 250111 પર ફોન કરે.

## Hindi

अगर आप को यह या किसी और लोकल डिवेलपमेंट फ्रेमवर्क (स्थानीय परिणाम ढांचा) के दस्तावेज़ बड़े अक्षर में, आडिओ टेप, ब्रेल या अलबेनिअन में चाहिए तो कृपया आप की तरफ से किसी से अंगरेज़ी भाषा में इस नंबर पर फोन करें 01895 250111

## Punjabi

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫ੍ਰੇਮਵਰਕ ਬਾਰੇ ਕੋਈ ਹੋਰ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ, ਬ੍ਰੇਲ ਵਿਚ ਜਾਂ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦੇ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਆਖੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਨੰਬਰ 01895 250111 'ਤੇ ਫੋਨ ਕਰੇ।

## Tamil

நீங்கள் இதையோ அல்லது ஏனைய உள்ளூர் மேம்பாட்டு கட்டமைப்பு பத்திரங்களையோ, பெரிய எழுத்தில், ஒலிநாடாவில், ப்றையில் (குருட்டுக்கு) அல்லது தமிழில் பெற விரும்பினால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை 01895 250111 தொலைபேசியில் அழைக்குமாறு கேட்கவும்.

## Somali

Haddii aad dooneysid macluumaadkan ama kuwakale oo ah Local Development Framework faawaaweyn, maqal, qoraalka indhoolaha ama Somali, fadlan weydiiso qof yaqaan ingiriska oo kudira teleefonkan 01895 250111.

## Urdu

اگر آپ یہ، یا لوکل ڈیولپمنٹ فریم ورک سے متعلق دوسری دستاویزات، الفاظ علی میں، آڈیو کیسٹ پر، بریل کی صورت میں یا اردو زبان میں حاصل کرنا چاہتے ہیں تو براہ کرم کسی انگریزی بولنے والے سے کہئے کہ وہ 01895 250111 پر آپ کی جانب سے ٹیلیفون کریں۔