

Former NATS site, Porters Way, West Drayton Sustainability Appraisal

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Non - Technical Summary

The London Borough of Hillingdon is producing a supplementary planning document (SPD) to guide the future development of the Former National Air Traffic Services (NATS) site. The site is being considered for redevelopment to provide housing and some associated uses. This document is the Sustainability Appraisal that accompanies the SPD and is used as a planning tool to assess the performance of the SPD against specific sustainability objectives developed for the area.

The Former National Air Traffic Services (NATS) site has an area of 12.72ha, and a parcel of Council owned land sits immediately adjacent with an area of 0.56ha. The surrounding area is predominantly residential, and the site is considered to be suitable for high-quality, low-density residential development of around 600-800 dwellings, and associated facilities. The site is located approximately 2.4km north of Heathrow Airport, about 800 metres to the east of West Drayton Train Station, and about 1km east of the West Drayton Town Centre. The site has close proximity to the M4 and M25 motorways, and Stockley Business Park.

The Council adopted an SPD for Porters Way in 2005, which covers the former NATS site. As part of that process a Sustainability Appraisal was prepared, consulted on and adopted. The Council proposes to update the SPD in accordance with the most up to date legislation, guidance and best practice examples. Exemptions to the sustainability appraisal process are permitted for minor modifications to existing policy, provided by section 4.1.4 of the ODPM guidance *Sustainability Appraisal of RSS & LDD's - 2005*. However, as the SA process is a useful tool that can add value to the process, and considering the number of changes to legislation and policy since 2005, it was considered prudent and appropriate to undertake a Sustainability Appraisal of this SPD.

The purpose of an SA is to promote sustainable development through meaningful integration of sustainability considerations into the preparation and adoption of plans. The SA process is designed to test the Former NATS site SPD for soundness – through social, economic and environmental criteria. The Sustainability Appraisal of the SPD has been undertaken by the LDF Team of the London Borough of Hillingdon and the development of the SPD has been informed through an iterative process, which has ensured the SA process has informed the preparation of the Former NATS site SPD, and vice-versa, in an integrated manner. The SA Framework, Baseline data, Indicators and Assessment within this SA have been informed by the Sustainability Appraisal for the draft Core Strategy, this is to ensure consistency across the LDF documents.

The SPD has been prepared within the context of the Hillingdon Unitary Development Plan Saved Policies September 2007 and other agreed Council guidance, along with regional and national legislation and planning policy. In due course it will comply with Local Development Framework (LDF) requirements by being adopted as a Supplementary Planning Document. The adopted supplementary planning document will be a material consideration in the assessment of any planning application on the site. The SPD will also help to realise a number of objectives of Hillingdon's Sustainable Community Strategy.

The SPD process encourages the engagement of the local community in the planning process. This ensures the Council can incorporate the comments and ideas from the local community into a planning document that will become a material consideration in making

planning decisions. The process also engages local residents early in the preparation of ideas and plans for the site, which is important to add value to any redevelopment, and the long-term objective of creating sustainable communities.

Due to the development pressures on this site, the SPD has been brought ahead of other relevant overarching draft Local Development Framework (LDF) documents.

THIS REPORT

- Explains the Sustainability Appraisal process and methodology (Section 1);
- Section 2 provides a review of the relevant plans and programmes, outlines the baseline conditions for the area, identifies the key sustainability issues, provides the objectives against which the Former NATS site policies have been assessed and the outcomes of the Scoping Report which set out the objectives and criteria for the SA;
- Section 3 contains information on the appraisals of the SPD that have occurred during its development, and the final appraisal of the SPD released for consultation;
- Section 4 has more information on implementation and recommended monitoring of sustainability aspects; and
- The Appendices contain details of the plan review; the indicators and baseline.

1.0 Background

The purpose of the Supplementary Planning Document (SPD) is to provide planning guidance for the future use and development of the land illustrated on the map overleaf, being the former National Air Traffic Control (NATS) site, along with the adjoining Council owned land and consideration of the wider area.

Accompanying the preparation of the SPD is the Sustainability Appraisal (SA) process. The purpose of an SA is to promote sustainable development through meaningful integration of sustainability considerations into the preparation and adoption of plans. The SA process is designed to test the former National Air Traffic Control (NATS) site SPD for soundness – through social, economic and environmental criteria.

The LDF Team have prepared both the SPD and the SA together through an integrated and iterative process. This has ensured that the SA process has informed the development of the former NATS site SPD.

The SA Framework, Baseline data, Indicators and Assessment within this SA have been informed by the Sustainability Appraisal for the Core Strategy, this will ensure consistency across the LDF documents. This report documents the impact of the SA process to date, and provides an assessment of the SPD document.

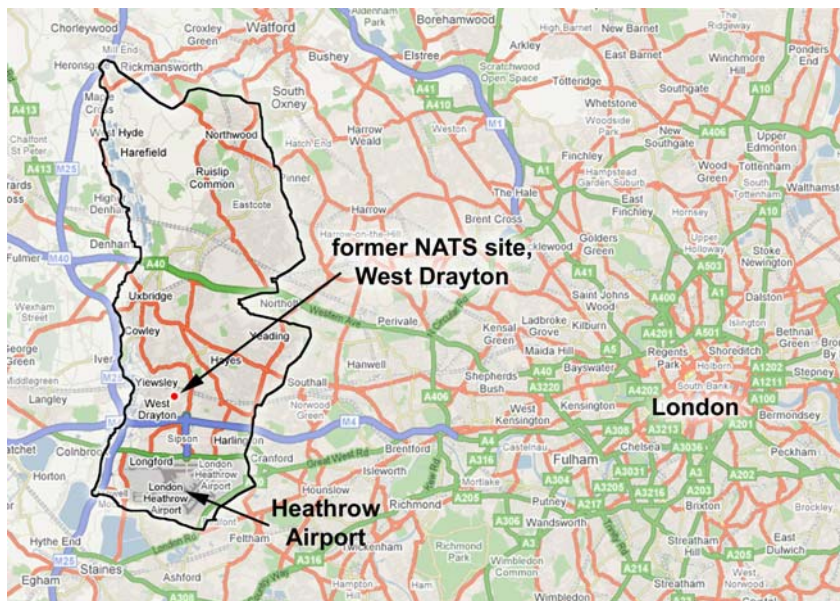
The Council prepared and adopted an SPD covering this site in 2005. As part of that process an SA was undertaken, through close consultation with various agencies. Formal consultation on the SA and SPD was undertaken in October/November 2005. The SA and SPD were considered to be sound documents and adopted in December 2005. Further to the use of these background documents, the latest legislation, plans, programmes and policies, the SA process was preceded by a Scoping Report (April 2009), which set out the sustainability objectives and baseline, including the requirements of Strategic Environmental Assessment (SEA) set out in EU Directive 2001/42/EC.

1.1 The study area

The former National Air Traffic Services (NATS) site is located approximately 2.4km north of Heathrow Airport, about 800 metres to the east of West Drayton Train Station, and about 1km east of the West Drayton Town Centre. The northern boundary of the site is the Great Western Railway line. The site has close proximity to the M25 and M4, motorways, and Stockley Business Park. The site is served by Porters Way which links Station Road/Sipson Road (a Local Distributor Road) to the A408 Stockley Road (London Distributor) by means of Mulberry Parade and Lavender Rise.



The site location is illustrated on the maps below. As far as possible, the analysis of issues, baseline and assessment set out by this Sustainability Appraisal relate to the area within the SPD boundary, but where specific data is unavailable analysis may be based on a wider context area.

Location Plan



Aerial Photo of the site



Notes	Site Address		LONDON BOROUGH OF HILLINGDON Planning & Community Services Civic Centre Uxbridge, Middx. UB8 3UW Telephone No.: Uxbridge 250111
	Porters Way West Drayton		
 Cities Revealed © aerial photography copyright The GeoInformation © Group, 2007	Description	scale	
	Aerial Photo	date	

1.2 The former NATS site SPD

The purpose of the Supplementary Planning Document (SPD) is to provide planning guidance for the future use and development of the land illustrated on Map 2, being the former RAF West Drayton/National Air Traffic Control (NATS) site, along with the adjoining Council owned land and consideration of the wider area. The SPD will provide guidance on the extent and form of development that may be considered acceptable, and the desirable uses for the site.

The statutory basis for the preparation of the SPD is London Plan Policy 3A.7 (Large Residential Developments) which states that:

“Boroughs should prepare planning frameworks for all large residential sites of 5 hectares or more, or that are capable of accommodating more than 500 dwellings. The planning frameworks should be prepared in consultation with local communities and other key stakeholders.”

The site available for redevelopment has an area of 12.72ha, and the proposal is envisaged to include around 600-800 dwellings and associated community facilities. Further site specific detailed planning guidance is therefore considered to be essential to add value to the planning process, creating certainty for developers and the community, and a plan-led approach to redevelopment of the site.

The Council adopted an SPD for Porters Way in 2005, which covers the NATS site. However, it is considered essential to update and refine the SPD in accordance with the most recent legislation and policy advice, and to ensure relevant stakeholders are engaged in the process, particularly the GLA, other agencies, and the local residents and other interested persons.

The former NATS site SPD has been produced for consultation. It sets out the proposed policies for the area. The SPD is divided into the following sections:

- Introduction
- Site Background
- Development Framework
- Requirements for Specific Uses
- Sustainable Development
- Planning Obligations

This report contains the assessment for the SPD as part of the Sustainability Appraisal process.

1.3 The Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)

What is Sustainable Development?

The most frequently quoted definition of sustainable development comes from the Brundtland Report 1987 “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. In March 2005, a

new Government strategy for sustainable development was set out called 'Securing the Future'. The following definition for sustainable development was forwarded to specifically direct sustainable development in the UK:

"The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations. For the UK Government and the Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible."

To achieve this, five key principles have been proposed in 'Securing the Future':

- Living within environmental limits
- Ensuring a strong, Healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

These principles have been used to inform the development of the sustainability objectives which are set out later in this report (section 2.5 The Sustainability Appraisal Framework).

What does a Sustainability Appraisal involve?

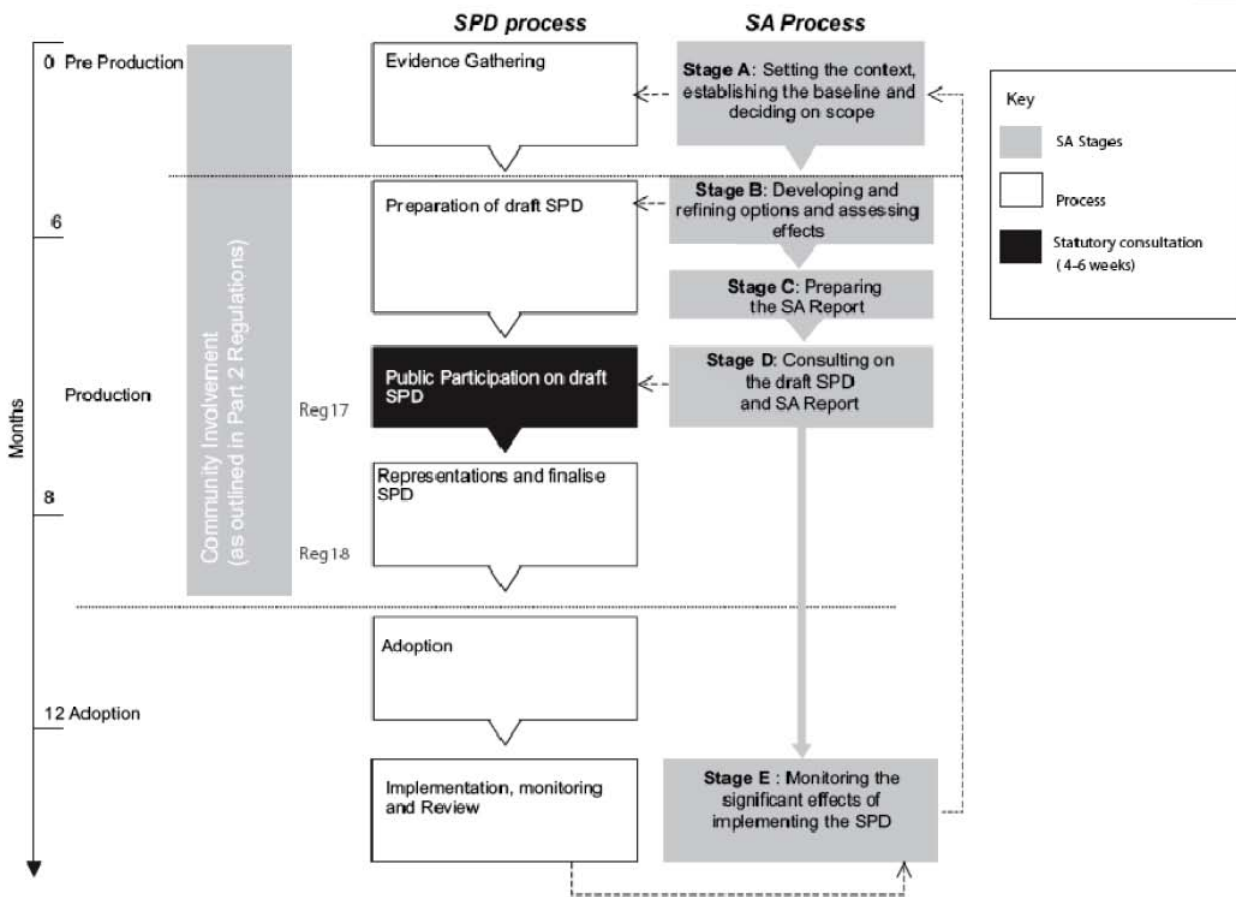
The SA process is designed to test the SPD for soundness – through social, economic and environmental criteria. In order to make meaningful progress towards a sustainable way of living, it is essential that plans such as the SPD for former NATS site are developed in an integrated way where sustainability considerations underpin the policy direction and the expected outcomes are tested through the process. The Sustainability Appraisal process provides a mechanism through which these considerations can be forwarded to influence the development of such plans with the aim of reconciling and balancing their environmental, social and economic effects. Under the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal is mandatory for SPDs.

The Sustainability Appraisal process has also been tailored to incorporate the requirements of the Strategic Environmental Assessment (SEA) process. The European Strategic Environmental Assessment Directive requires the use of the SEA process to ensure that plans and policies with land use implications take environmental issues into account. The process involves the assessment of the current state of the environment, the identification of likely significant effects on the environment and specifies possible measures to prevent or mitigate these effects. The report is then consulted on with authorities that have environmental responsibility. Information summarised stating how environmental considerations have been integrated into the plan and monitored thereafter.

Since environmental issues fall within the scope of a sustainability assessment, the SA process can be used to satisfy the requirements of an SEA, along with the wider social and economic considerations.

1.4 How this SA/SEA was undertaken

In order to ensure that the SA meets the requirements of SEA Directive, DCLG (formally ODPM) has prepared guidance. ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks’, published November 2005, is intended to provide guidance on how to undertake a Sustainability Appraisal that incorporates the environmental assessment requirements of the SEA Regulations. This Sustainability Appraisal of the Former NATS site SPD follows this guidance and therefore incorporates the requirements of the SEA and the SA regulations and for the purpose of this report is termed solely as a Sustainability Appraisal (SA). In line with this guidance, the SA has five stages, which are linked to the four stages of SPD production, as shown in the diagram below.



This Report covers the appraisal process to date. Table 1 shows the key outputs of the SA process in development of the Former NATS site SPD.

The following table provides the stages and associated process for the former NATS site SPD:

Stage	Key SA Steps	SA Outputs
A	<p>This involves:</p> <ul style="list-style-type: none"> - Identifying other relevant policies, plans, programmes and sustainability objectives - Collecting baseline information - Identifying sustainability issues and problems - Developing the SA Framework - Consulting on the scope of the sustainability appraisal 	<p><i>Section in this report:</i> Section 2 and appendices A, B and C <i>Also the Former NATS site SPD SA Scoping Report (December 2007)</i> <i>Timeframe:</i> The Scoping Report was issued in December 2007 for a 5 week consultation period. <i>Process:</i> The Scoping Report was revised (March 2008) to reflect comments received from statutory consultees.</p>
B	<p>Testing the SPD objectives against the SA framework.</p> <ul style="list-style-type: none"> - Developing the SPD options. - Predicting and evaluating the effects of the SPD. - Considering ways of mitigating adverse effects and maximizing beneficial effects. - Proposing measures to monitor the significant effects of implementing the SPD 	<p><i>Section in this report:</i> Section 3 <i>Timeframe:</i> This has been ongoing during the preparation of the SPD. <i>Process:</i> Involvement in design team meetings and informal consultation with statutory consultees.</p>
C	Preparing the SA report	This report has been completed.
D	Consulting on the SPD and SA report. This involves public participation, assessing significant changes required and providing information and helping decisions to be made.	<i>Section in this report:</i> Section 4 provides details on how to comment on the Former NATS site SPD Report and this SA Report
E	Monitoring significant effects of the implementation of the SPD. <ul style="list-style-type: none"> - Using a finalised and agreed methodology, significant effects of the SPD must be monitored from an early stage. - Sustainability monitoring reports must be integrated with the Annual Monitoring Report, and appropriate remedial action taken when necessary. 	<p><i>Section in this report:</i> Section 4 <i>Timeframe:</i> Annual monitoring <i>Process:</i> A range of indicators have been identified that will show change over time as a result of the SPD.</p>

2.0 Context

2.1 Introduction

This chapter sets out the results arising from tasks undertaken within Stage A of the Sustainability Appraisal process. Much of this information is also contained in the SA Scoping Report. Table 2 below outlines the component parts in Stage A, and lists the outputs within this report.

Table 2: Stage A of SA

Task	Purpose	Section of SA Scoping report	Output in this Report
A1: Identifying other relevant policies, plans, programmes and sustainability objectives	To document how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.	Section 3 and Appendix A	A table summarising all European, national regional, sub-regional and local plans, programmes and sustainability objectives of relevance to the former NATS site. (Appendix A and section 2.2).
A2: Collecting baseline information	To provide an evidence base for sustainability issues.	Section 4 and Appendix B	A table summarising evidence (as far as information is currently available) against a comprehensive range of key sustainability issues and indicators (Appendix B and section 2.3)
A3: Identifying sustainability issues and problems	To help focus the SA and streamline the subsequent stages, by analysing the baseline and identifying sustainability issues and	Section 5	A summary of the key issues as they drive or are affected by sustainable

Task	Purpose	Section of SA Scoping report	Output in this Report
	problems.		development, drawing evidence from the baseline information (section 2.4).
A4: Developing the SA Framework	To provide a means by which the sustainability of the plan can be appraised.	Section 6 and Appendix C	Drawing on and consistent with, the above three tasks a framework for testing options at future stages in the form of a matrix was developed (Appendix C and section 2.5).
A5: Consulting on the scope of the sustainability appraisal	To consult with statutory bodies that have social, environmental, or economic responsibilities to ensure the SA covers the key sustainability issues.	Section 7 and Section 8	Consultation was undertaken.

2.2 Summary Review of Plans, Programmes and Sustainability Objectives

In order to conduct a meaningful sustainability appraisal of the SPD, the relationship of the former NATS site SPD with other relevant plans and programmes and the relevant sustainability objectives established at National, Regional, and Local level have been mapped and assessed. Accordingly, these objectives have been taken into account during the preparation of this Sustainability Appraisal. This mapping exercise was completed as part of Stage A in the Sustainability Process.

These strategies, along with community and stakeholder consultation and baseline analysis, have informed the options to be considered in the preparation of the Former NATS site SPD. Mapping and documenting these strategies, and the relationships between them, enables potential synergies to be exploited and any inconsistencies and constraints to be addressed. There is no definitive list of strategies and plans that may have influence within the former NATS site SPD. This review did not attempt to list all relevant information to the former NATS site, but to establish relationships and common themes between plans and to identify the likely significant effects of the former NATS site SPD. It will not always be possible to achieve complete compatibility with the objectives or aspirations of other plans.

A full review of plans and strategies is contained within Appendix A. It reviews the relevant sustainability objectives of the plan, programme or sustainability objective and summarises the implications of these sustainability objectives on the SPD. The challenge is for the SPD to incorporate these key principles and apply them locally.

2.3 Collection of Baseline Information

The sustainability framework must be drawn from a robust evidence base if it is to be relevant and effective in informing the preparation of the SPD. Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems along with alternative ways of dealing with those problems. This report provides an overview of the current environmental, social and economic situation on the former NATS site, West Drayton and wider area. From this baseline we can map any sustainability issues connected to the implementation of the SPD over time and manage the effects accordingly.

Relationship to the SEA Directive

The baseline data collected to meet the requirements of Annex 1 (f) of the SEA Directive includes:

- Biodiversity
- Population
- Flora and fauna
- Landscape
- Air
- Water (including resources, quality and groundwater)
- Cultural (including architectural and archaeological heritage)
- Material assets (including energy, waste, previously developed land and minerals);
- Human health
- The interrelationship between these factors

Baseline data was also collected for a range of economic and social topics. These sustainability topics were selected from a number of sources, including the DCLG (ODPM) guidance.

Detailed baseline information for West Drayton area has been gathered as part of the baseline analysis for the former NATS site SPD. Baseline information gathered for the Porters Way Supplementary Planning Document 2005 has been a valuable source in preparation of this SPD, and much of this information remains the most up to date information, particularly as there has not been a census in the intervening 3 ½ years since that SA was undertaken. Also, substantial baseline investigations for Hillingdon as a whole have been undertaken as part of the Sustainability Appraisals of the 'Planning Obligations Supplementary Planning Documents', 'Affordable Housing Supplementary Planning Document', and most recently the 'RAF Uxbridge Supplementary Planning Document' adopted in January 2009. This baseline information has been utilised, updated and added to within this baseline study. Baseline information has also been sourced from a number of Hillingdon strategies, action plans and monitoring reports and this information has been drawn on where relevant to the former NATS site situation. A summary of the key baseline information is set out in Appendix B including the relevant baseline indicator information available in tabular form.

Focusing the Baseline Stage

To focus the baseline data collection stage, the following principles were considered:

- Relevance – is the data helpful?
- Current – is the data as up to date as possible?

- Availability – is the data easily accessible?
- Interpretation – is it easy to understand?

Generally, if data did not fall within the above it was omitted. Where site specific data was unavailable, then Hillingdon Borough, Regional or national level data was used where considered appropriate.

Presenting the Baseline Data

The baseline review and data tables are set out in Appendix B. The appraisal objectives have been used as the basis for the analysis of the baseline. In line with the iterative nature of the process, the objectives have also been influenced by the baseline. This approach is consistent with guidance from the DCLG (ODPM).

Summary and Conclusion

The baseline review has provided an indication of the key sustainability issues within the former NATS site, and the West Drayton area, across the range of sustainability objectives. This has been critical in updating proposals and policy guidance for the redevelopment of the site. Key conclusions from the baseline review relating to sustainability issues and the strategy needed for former NATS site are summarised in Table 3 below.

2.4 Key Sustainability Issues

The Scoping Report identified a number of key sustainability issues. This analysis has informed the development of the Former NATS site SPD objectives and options. The table below was updated subsequent to the SPD and SA consultation to reflect stakeholder comments. The stakeholder comments and SA amendments can be found in Appendix D.

Key sustainability issues are highlighted in the table below.

Table 3: Key Sustainability Issues

No	Key Issues	Key Sources	Key Strategy for the former NATS site SPD
Social			
1	Ensuring the standard of living for present and future residents is addressed.	Sustainable Community Strategy	Provide residents with a very high standard of living .
2	The baseline review identifies GP provision is below national average. There is room for improvement in Borough's Community Facilities provision.	Baseline – Community Facilities UDP Sustainable Community Strategy Hillingdon Transport Strategy	Provide community facilities and essential services to allow easy access for residents without unnecessary utilization of motor vehicles.
3	Local and national policy promotes healthy living for all residents in the borough.	Baseline – Community Facilities UDP Sustainable Community Strategy Health White Paper	Provision of health facilities and the encouragement of healthy living complimented by access to a range of high quality open spaces and natural landscapes.
4	The baseline review identifies a diverse community within the area. It also identifies a lack of cultural facilities	Baseline – Community Facilities Sustainable Community Strategy UDP Core Strategy SA LDF SA	Consider access to cultural, recreational and leisure facilities to improve community vibrancy and cohesion.
5	Policy promotes the provision of educational services for growing population. The baseline review identifies a lack of capacity in existing schools to meet expected growth.	Baseline – Education UDP Sustainable Community Strategy Core Strategy SA	Provision of additional primary and secondary education capacity to meet the needs of new residents, through obligations.

No	Key Issues	Key Sources	Key Strategy for the former NATS site SPD
6	Policy identifies the need to provide a sustainable housing mix to meet the varied needs of the area.	Baseline – Housing PPS3 London Plan UDP Sustainable Community Strategy Affordable Housing SPD Core Strategy SA LDF SA	Provide a range of social rented, intermediate and market housing that meets local needs including an appropriate mix of dwelling sizes.
7	Meeting the housing needs of the growing population whilst maintaining existing and developing character of the area.	Baseline – Housing London Plan Affordable Housing SPD	Identify variety of housing densities on the site appropriate to the surrounding area and transport links.
8	The baseline review recognises that the closed nature of site currently acts as a barrier.	Baseline – Connectivity UDP Hillingdon Transport Strategy	Improve navigation through the former NATS site through the establishment of focal points at key locations
9	The baseline review recognises that the closed nature of site currently acts as a barrier and that pedestrian links from the site to the town centre are hampered by poor access routes.	Baseline – Connectivity UDP Corporate Plan LDF SA	Improve access across the site allowing residents to access public transport around the West Drayton Town Centre
10	The community strategy draws attention to the need to improve the quality of community living by addressing crime and safety issues.	Baseline – Community Safety Sustainable Community Strategy	Promote safer communities through the creation of active frontages and natural surveillance along pedestrian and cycle links.
11	Local and national policy highlights the importance of local community involvement in development within the borough.	Baseline – Community Cohesion PPS1 UDP Sustainable Community Strategy	Involve local communities in decision-making and promote community cohesion.
Environmental			
12	The baseline review identifies the current suburban nature and green principles of the Borough.	Baseline – Open Space Baseline – Housing UDP	Preserving and enhancing the character of the site, the surrounding residential area and areas of open space.
13	Local policy recognises the need to maintain and enhance the environment which is identified in the baseline review.	Baseline – Open Space UDP	Protecting views and improving the aesthetic qualities in and around the site

No	Key Issues	Key Sources	Key Strategy for the former NATS site SPD
14	The baseline review highlights the military and air traffic control history of the site. Local and national policies stress the importance of preserving London's historical assets.	Baseline – History PPG15 UDP Sustainable Community Strategy Core Strategy SA LDF SA	Maintaining the heritage of the area, particularly preserving the historical value of the site and taking advantage of heritage opportunities.
15	Local policy states the importance of open space and green principles in the borough.	Baseline – Open Space PPG2 UDP LDF SA	Protecting the green spaces and providing high quality open space for a range of recreational activities
16	The baseline review identifies the limited importance of habitats and fauna on the site.	Baseline – Ecology UDP PPS9 Core Strategy SA LDF SA	Creating new and preserving existing valuable habitats to enhance biodiversity and to provide for species already using the site and surrounds
17	Regional policy promotes the use of sustainable design and construction practices in all new developments.	London Plan London Plan Early Alterations Sustainable Design and Construction SPG PPS22	Develop good quality housing based upon sustainable design and construction principles.
18	Local and regional policy highlights the growing need to protect and conserve water supplies in London.	London Plan Sustainable Community Strategy Core Strategy SA	Promoting and encouraging efficient use of water and minimizing runoff
19	Both local and regional policy identify the need to improve energy efficiency and reduce CO2 emissions within the borough	London Plan Sustainable Community Strategy Core Strategy SA LDF SA	Promoting energy efficiency and increasing self sufficiency with regard to green energy production
20	The local policy promotes sustainable waste management within the borough.	Baseline – Resource Management Sustainable Community Strategy PPS10 Core Strategy SA LDF SA	Ensuring that the new development contributes to Hillingdon's efforts to facilitate high levels of recycling and effective waste management .
21	Areas around the site are affected by significant noise issues. New development will need to address local policy to reduce and control noise.	Baseline – Noise and Air Pollution Noise SPD Mayor's Noise Strategy Core Strategy SA LDF SA	Ensure that noise pollution is controlled on site, especially around sensitive interfaces
22	Development will need to	Baseline – Flooding and	Reduce and where

No	Key Issues	Key Sources	Key Strategy for the former NATS site SPD
	minimise flooding risk as set out in local policy.	Water Control PPS25 Core Strategy SA LDF SA	possible prevent flooding on-site through sensitive design and an integrative approach to water management, using sustainable urban drainage systems where possible
23	The borough has a high level of car ownership and private car travel. Local and regional policy identifies the need to promote alternatives to the use of private cars.	Baseline – Connectivity Mayor’s Air Quality Strategy Mayor’s Transport Strategy Hillingdon Transport Strategy Sustainable Community Strategy Core Strategy SA	Reducing the reliance for new residents on private motor vehicles through effective design
24	The baseline shows a high level of private car use in the borough. Local and regional policies identify the need to promote the walking and cycling as alternatives.	Baseline – Connectivity Mayor’s Air Quality Strategy Mayor’s Transport Strategy Hillingdon Transport Strategy Sustainable Community Strategy	Providing for and encouraging walking and cycling
25	The site benefits from significant public transport opportunities as identified in the baseline review. In accordance with local and regional policy, public transport alternatives should be promoted, particularly links from the site to new and existing opportunities	Baseline – Connectivity Mayor’s Air Quality Strategy Mayor’s Transport Strategy Hillingdon Transport Strategy Sustainable Community Strategy	Providing access to regular and well-connected public transport services
26	Local and regional policies advocate the reduction of carbon emissions in London. Local policies identify the need to reduce the impact of traffic from new developments	Baseline – Connectivity Mayor’s Air Quality Strategy Hillingdon Transport Strategy Core Strategy SA LDF SA	Reducing carbon emissions and the effects of traffic on the environment
27	The baseline review identifies traffic accident hot spots in the area. The Mayor’s strategy identifies the need to	Baseline – Connectivity Mayor’s Transport Strategy	Introduce measures to calm traffic and promote road safety.

No	Key Issues	Key Sources	Key Strategy for the former NATS site SPD
	improve transport safety, especially reducing road traffic accidents and fatalities.		
Economic			
28	<p>The baseline review identifies the employment profile of the area and its wider context.</p> <p>The core strategy identifies the need to promote competitive economic growth which promotes employment creation, but only where this will not impact on existing local shops.</p>	Baseline – Employment and Economic Development UDP Core Strategy Sustainable Community Strategy	Limit employment opportunities to minimise impacts on residential amenity and to match the varied needs of the local area.
29	The policy review suggests the limited economic opportunities at this site, whilst identifying the need to support the existing town centre and limit impacts on existing businesses.	Baseline – Employment and Economic Development UDP London’s Economic Development Strategy Sustainable Community Strategy LDF SA	Encourage both indigenous and inwards investment into the area, whilst limiting development in the out-of-centre location.

2.5 The Sustainability Appraisal Framework

A Sustainability Framework (SF) provides the key objectives and indicators against which emerging options and policies can be tested against – and suggestions made for improvement.

The Sustainability Appraisal Framework presented in Table 4 was developed through the scoping process and consulted upon (see below). This framework provides the basis through which the Sustainability Appraisal of the emerging SPD has been conducted. In Table 4 below, the key issues identified are mapped to the final objectives and SA objectives from hierarchical and relevant other Sustainability Appraisals are listed to give consistency throughout the planning system. The SF includes a range of topics as required by the SEA Directive - including issues such as biodiversity, population, human health, fauna, flora, water, air, material assets and cultural heritage.

Indicators

Indicators have been selected to enable the monitoring and review of the SPD after its adoption and to assess whether progress is being made toward greater sustainability within the area, against the baseline which is presented in Appendix B. The indicators that accompany the framework are presented in Appendix C. To ensure consistency and continued monitoring the indicators have, where possible, been closely aligned with the indicators proposed in Sustainability Appraisal Report of the Core Strategy.

2.6 Consulting on the scope of the SA/SEA

In line with the requirements of the SEA Regulations and the DCLG guidance on carrying out sustainability appraisals, the scoping report was consulted upon and letters were sent to the following statutory consultees:

- Environment Agency;
- Natural England; and
- English Heritage.

3.0 Assessment of the former NATS site Supplementary Planning Document

3.1 Introduction

The Former NATS site SPD was informed by the SA process and along with the previous SPD and SA adopted in 2005, and the formal public consultation that was undertaken as part of that process. Stage B of the sustainability appraisal process involves developing and refining options and assessing effects. At the end of Stage B a draft Sustainability Appraisal is complete, which highlights the expected effects on the key sustainability criteria as a result of the implementation of the SPD. The following table provides a summary of the key steps in Stage B of the Sustainability Appraisal process and how they appear in this SA Report. Following consultation on the SPD, the Sustainability Appraisal has been revised to reflect any key changes.

Table 4: The Sustainability Appraisal Framework

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
1	To promote methods to reduce dependence on private vehicular transport and manage the effects traffic on the environment	<p>Will it increase the proportion of journeys made using public transport rather than private car?</p> <p>Will it increase accessibility to public transport?</p> <p>Will it increase walking and cycling alternatives to using private cars?</p> <p>Will it act to achieve Hillingdon’s targets to increase walking by 10% and cycling by 80%?</p> <p>Will it increase car sharing?</p> <p>Will it improve road safety?</p> <p>Will it reduce carbon emissions?</p> <p>Will it act to reduce air pollution?</p>	7, 9, 21, 23, 24, 25 26, 28	<p>London Plan SA:</p> <ul style="list-style-type: none"> -To focus development at locations which are currently well served by public transport with spare existing capacity, walking or cycling, or at locations where improvements are planned to achieve increases in their modal share -To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and by foot <p>Affordable Housing SPD SA:</p> <ul style="list-style-type: none"> - To promote methods to reduce dependence on private transport and manage the effects traffic on the environment - To improve air quality to a standard that is acceptable for human and ecological health <p>Core Strategy SA:</p> <ul style="list-style-type: none"> - To promote methods to reduce dependence on private transport and manage the effects traffic on the environment
2	To increase accessibility to and within the site and promote	<p>Will it reduce isolation? Will it improve access to the site by car?</p> <p>Will it improve</p>	8, 9, 13, 23, 24, 25	<p>Affordable Housing SPD SA:</p> <ul style="list-style-type: none"> - To improve the ready access to essential services and facilities for all residents <p>Core Strategy SA:</p> <ul style="list-style-type: none"> - To improve the ready access to

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
	connectivity with the surrounding areas.	access to the site by walking and cycling? Will it make navigation through the site easier? Will it improve connectivity between the surrounding area, facilities and the town centre?		essential services and facilities for all residents
3	To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	Will it improve social cohesion? Will it reduce dissatisfaction with local services? Will it improve the range of key services within easy access of the population? Will it improve access to cultural, recreational and leisure facilities? Have densities been maximised especially around transport links?	17, 20, 21, 22, 23, 24, 26	London Plan SA: - To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel Affordable Housing SPD SA: - To improve the ready access to essential services and facilities for all residents - To improve air quality to a standard that is acceptable for human and ecological health Core Strategy SA: - To encourage efficient use of available land that will not foreclose on future options - To improve the ready access to essential services and facilities for all residents
4	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats where appropriate.	Will existing species be provided for on site? Will new habitats be created? Will habitat corridors be included to facilitate movement of species? Will tree cover and woodland be retained and enhanced? Will it retain existing hedgerows, where practicable?	13, 16, 17	London Plan SA: - To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats - To increase tree cover as appropriate and ensure active and sustainable management of existing woodland Affordable Housing SPD SA: - To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline Core Strategy SA: - To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
				in decline
5	To ensure local people have access to satisfying opportunities for employment and occupation	<p>Will it enhance local employment prospects?</p> <p>Will it improve the range of employment opportunities?</p> <p>Will it promote skills training?</p> <p>Will it build on current employment strengths?</p>	28	<p>London Plan SA:</p> <ul style="list-style-type: none"> -To ensure Londoners have access to opportunities for employment and occupation - To maximise the benefits of regeneration schemes for local people <p>Core Strategy SA:</p> <ul style="list-style-type: none"> - To provide residents of all ages with the option to access education and skills based enhancement - To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas
6	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	<p>Will it provide a high quality urban environment?</p> <p>Will it increase the success of the neighbourhood in the short and the long term?</p> <p>Will it promote and deliver sustainable design and construction?</p> <p>Will it reduce pollution? Will it make efficient use of natural resources including soil, mineral aggregates, water and biodiversity?</p> <p>Will housing of decent quality be retained and improved?</p> <p>Will a high level of reused and recycled materials be integrated into construction materials?</p> <p>Will it act to achieve London's</p>	6, 7, 8, 9, 10, 17, 18, 19, 20	<p>London Plan SA:</p> <ul style="list-style-type: none"> - To promote a high quality of urban design in conjunction with sustainable construction principles and techniques - To actively promote new clean technologies, particularly potential growth sectors of the environmental economy, renewable energy production and pollution control - To improve the image of London as an exemplary sustainable city - To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets - To improve air quality - To substantially increase the proportion of energy both purchased and generated from renewable and sustainable resources - To reduce the amount of waste requiring final disposal through waste minimisation, and to increase in order of priority, the proportion of waste reused, recycled and composted, and recovered - To ensure that London makes

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
		requirement that at least 50% of timber products used are from an FSC source?		<p>more efficient use of natural resources and in particular, soil, mineral aggregates, water and energy Affordable Housing SPD SA:</p> <ul style="list-style-type: none"> - To reduce contributions towards, and vulnerability to, the effects of climate change Core Strategy SA: - To avoid the adverse effects of activities and development on the natural functions of soil and water systems. - To improve air quality to a standard that is acceptable for human and ecological health. - To reduce contributions towards, and vulnerability to, the effects of climate change. - To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place. - To promote growth in the economy whilst improving its environmental and social performance
7	To promote efficient use of water and the use of recycled and non-potable water sources	<p>Will water use be minimised in buildings and the landscape? Will non-potable water sources such as rainwater and greywater be captured, treated and reused on-site in place of mains water supply?</p> <p>Will this enable 100% of properties to be metered?</p> <p>Will this enable new development to have a water use of 105L per day or less in keeping with best practice?</p>	18	<p>London Plan SA</p> <ul style="list-style-type: none"> - To promote a high quality of urban design in conjunction with sustainable construction principles and techniques - To ensure that London makes more efficient use of natural resources and in particular, soil, mineral aggregates, water and energy - To improve the image of London as an exemplary sustainable city Affordable Housing SPD SA: - To reduce contributions towards, and vulnerability to, the effects of climate change Core Strategy SA: - To reduce contributions towards, and vulnerability to, the effects of climate change. - To ensure efficient use of non renewable resources and minimise production of waste
8	To promote	Will it act to reduce	19	London Plan SA:

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
	improved energy efficiency and increased self sufficiency in term of energy production	<p>carbon emissions? Will it reduce resident's energy costs? Will renewable energy sources be maximised? Will energy be supplied and distributed in an efficient manner? Will buildings be designed to lower energy demand through passive design? Will it meet London's 20% reduction in CO2 through on-site renewables target?</p>		<ul style="list-style-type: none"> - To substantially increase the proportion of energy both purchased and generated from renewable and sustainable resources - To promote a high quality of urban design in conjunction with sustainable construction principles and techniques - To actively promote new clean technologies, particularly potential growth sectors of the environmental economy, renewable energy production and pollution control - To improve the image of London as an exemplary sustainable city - To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets - To improve the image of London as an exemplary sustainable city - To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets <p>Affordable Housing SPD SA: - To reduce contributions towards, and vulnerability to, the effects of climate change Core Strategy SA: - To reduce contributions towards, and vulnerability to, the effects of climate change. - To ensure efficient use of non renewable resources and minimise production of waste</p>
9	To promote recycling and efficient waste management	<p>Will it minimise waste production and increase levels of reuse and recycling? Will materials and infrastructure be re-used? Will construction and demolition waste be minimised? Will it enable organic</p>	20	<p>London Plan SA: - To reduce the amount of waste requiring final disposal through waste minimisation, and to increase in order of priority, the proportion of waste reused, recycled and composted, and recovered - To ensure that London makes more efficient use of natural resources and in particular, soil,</p>

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
		<p>waste to be collected and reused? Will it act to enable the provision of facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space (by 2010 this should rise to 35%)?</p>		<p>mineral aggregates, water and energy - To improve the image of London as an exemplary sustainable city Affordable Housing SPD SA: - To reduce contributions towards, and vulnerability to, the effects of climate change Core Strategy SA: - To ensure efficient use of non renewable resources and minimise production of waste</p>
10	To ensure indigenous and inward investment which is environmentally, socially and economically sustainable	<p>Will it contribute to prosperity? Will it increase opportunities for business? Will it encourage entrepreneurship and innovation in design and development? Will it introduce investment that will compliment and support the viability of existing businesses in The town centre?</p>	29	<p>London Plan SA: - To ensure that inward investment projects are environmentally, socially and economically sustainable - To create a climate for investment in London, with a modern employment structure based on a combination of indigenous growth and inward investment Affordable Housing SPD SA: - To promote growth in the economy whilst improving its environmental and social performance Core Strategy SA: - To promote growth in the economy whilst improving its environmental and social performance - To enhance the image of the borough as a location for new business - To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas</p>
11	To protect, maintain and enhance the quality of open spaces and the green spaces and ensure effective	<p>Will it ensure easy accessibility to open spaces? Will it act to protect and enhance existing open space areas? Will it create a variety of functional open spaces to meet</p>	12, 13, 15, 16, 24	<p>London Plan SA: - To protect, maintain, restore and enhance the quality of London's open spaces, to create new open space as appropriate, and to ensure that access to open space and the wider public realm is maintained Affordable Housing SPD SA:</p>

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
	access to open space	community and environmental needs? Will it improve physical activity and wellbeing? Will it improve opportunities for recreation and play? Will it act to change the area's classification as an Area of Deficiency access to nature and public open space for metropolitan and district parks? (As defined by "London Plan Implementation Report – Improving Londoner's access to Nature" Feb 2008)		<ul style="list-style-type: none"> - To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community - To provide environments that promote healthy and safe living and reduce anti-social behaviour
12	To improve health, reduce health inequalities and promote healthy living	<p>Will it improve access to primary healthcare facilities?</p> <p>Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</p> <p>Will it improve the health of children and young people?</p> <p>Will contaminated land be managed so that it poses no significant risk to users?</p>	1, 2, 3, 4	<p>London Plan SA:</p> <ul style="list-style-type: none"> - To improve the health of Londoners, reduce health inequalities and promote healthy living <p>Affordable Housing SPD SA:</p> <ul style="list-style-type: none"> - To provide environments that promote healthy and safe living and reduce anti-social behaviour <p>Core Strategy SA:</p> <ul style="list-style-type: none"> - To provide environments that promote healthy and safe living and reduce anti-social behaviour
13	To reduce crime and the fear of crime	<p>Will it make local people feel safer in their community?</p> <p>Will it act to avoid the creation of isolated places?</p> <p>Will it create safer walking routes to key areas?</p> <p>Will it improve safety for children and young people?</p> <p>Does it incorporate</p>	1, 10	<p>London Plan SA:</p> <ul style="list-style-type: none"> - To reduce crime and the fear of crime <p>Affordable Housing SPD SA:</p> <ul style="list-style-type: none"> - To provide environments that promote healthy and safe living and reduce anti-social behaviour <p>Core Strategy SA:</p> <ul style="list-style-type: none"> - To provide environments that promote healthy and safe living and reduce anti-social behaviour

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
		the principles of 'Secure by Design'?		
14	To provide everyone with the opportunity to live in a decent affordable home	Will it increase access to good quality and affordable housing? Will it reduce homelessness? Will it provide a range of housing to cater for different affordability needs? Will it act to achieve Hillingdon's target of 50% affordable housing (30% intermediate, 70% social rent)? Will it provide a range of dwelling sizes? Will it enable all residential development should meet Lifetime Home standards and 10% should meet wheelchair accessibility standards?	6	London Plan SA: - To ensure that all Londoners have access to good quality affordable housing Affordable Housing SPD SA: - To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home Core Strategy SA: - To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home
15	To provide good education and training opportunities which build skills and capacity of the population	Will it provide meaningful educational opportunities for children and young people in West Drayton? Will it provide meaningful educational opportunities for adults in West Drayton? Will it improve access to educational facilities?	5	London Plan SA: - To improve education and skills Affordable Housing SPD SA: - To provide residents of all ages with the option to access education and skills based employment
16	To foster a vibrant and cohesive community that participate	Will it foster a sense of pride in local neighbourhood? Will it respond to community needs	11	London Plan SA: - To tackle poverty and social exclusion in areas of particular need - To actively challenge

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
	in decision-making	and desires?		discrimination against all marginalised groups in a consistent and comprehensive way - To respect people and value their contribution to society
17	To preserve and enhance the urban and suburban landscape, in keeping with the character of the wider area	Will it maintain the visual character of the area? Will it protect and enhance the high landscape and amenity values of parts of the site? Will it minimise effects of development on the surrounds? Has an appropriate balance of densities been included reflecting the more urban character near the town centre and the more suburban character of the other surrounding areas? Will the historic amenity of the site and wider area be preserved and enhanced?	12, 15, 16	London Plan SA: - To maintain and enhance the quality and integrity, and distinctiveness of the cityscape Affordable Housing SPD SA: - To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community Core Strategy SA: - To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place.
18	To maintain and enhance the historic environment and cultural assets of the site, including entries in the heritage at risk register	Will the historical assets be retained? Will the history of the site be showcased? Will the cultural environment be protected? Will any archaeological sites be protected? Will there be any impact on the neighbouring conservation area? Will understanding of the history and archaeology of the site be enhanced?	4, 14	London Plan SA: - To maintain and enhance the historic environment and cultural assets of London Affordable Housing SPD SA: - To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community Core Strategy SA: - To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community

No.	Objective	Key Criteria	Key Issue Ref.	SA Reference
		Will it enable historical tourism for the area? Will it improve access to cultural facilities?		
19	To minimise noise pollution, especially around land use interfaces	Will it create significant noise pollution for sensitive land areas? Will noise issues be created around land use interfaces?	21	London Plan SA: - To minimise ambient noise using best practice techniques
20	To reduce and where possible prevent the impact of flooding to people and property of the site	Will it reduce risk of flooding and prevent it where possible? Will it manage flood waters effectively? Will it position property out of flood paths? Will sustainable urban drainage systems be used? Are the SUDS features beneficial to biodiversity, pollution prevention and amenity value? Have contamination issues been considered in drainage design? Will it act to achieve 50% attenuation of the undeveloped site's surface water run off at peak times?	22	London Plan SA: - To avoid development that will impact on areas at high risk from flooding Affordable Housing SPD SA: - To minimise the hazard risk from flooding in Hillingdon Core Strategy SA: - To reduce contributions towards, and vulnerability to, the effects of climate change. - To minimise the hazard risk from flooding in Hillingdon

Table 5: Stage B of the SA

Stages and Tasks	Purpose	Output in this Report
B1: Testing the SPD objectives against the sustainability appraisal framework	To test the SPD objectives for compatibilities and inconsistencies against the SA objectives.	See Section 3.3
B2: Developing the SPD Options	To provide a range of options (developed from analysis of the baseline situation, stakeholder	See Section 3.2

	views, and from policy directions) for assessment. The options must include a 'business as usual' option.	
B3: Predicting the effects of the SPD	This predicts the likely social, environmental and economic effects of the options being considered in the SPD process.	See Section 3.5
B4: Evaluating the effects of the SPD	This task evaluates the significance of the likely effects	See Section 3.5
B5: Considering ways of mitigating adverse effects and maximising beneficial effects	This task provides mitigation and improves positive effects by <ul style="list-style-type: none"> - recommending changes to the SPD - refining policies - suggesting technological or other measures to be applied in the implementation stage - proposals linked to EIA or changes to other plans and programmes 	See Section 3.4 and 3.6
B6: Proposing measures to monitor significant effects of implementing the SPD.	This task provides early warning of measures that will need to be incorporated into the AMR or other reporting and remedial mechanisms	See Section 4.3

Subsequent stages involve:

- Stage C – Preparing the Sustainability Appraisal Report. This report fulfils this stage;
- Stage D – Consulting on the SPD and the Sustainability Appraisal Report: and
- Stage E – Monitoring the significant effects of implementing the SPD.

3.2 Initial Assessment of Emerging Options and Policies

Three strategic options were considered and identified for the proposed guidance for the former NATS site. These are outlined below, and this chapter outlines the reasons for selecting the alternatives/options.

Option 1: Development based on current planning policy

This approach is based on the Hillingdon Unitary Development Plan Saved Policies (adopted 1998, policies saved 2007). Whilst many of the policies set out a positive basis to guide any development, there are no site specific policies for the former NATS site and they are therefore open to interpretation in the local context.

Option 2: Development based on emerging LDF Policy with no SPD

Site-specific proposals for the former RAF West Drayton site are included in the draft Core Strategy and Site Allocations DPD: Proposed Changes. The policies are both out of date and do not set a positive basis for development, and there would be a lack of detail and clarity on how the development should come forward within the set parameters. The LDF process has been delayed and amended several times and Council is currently reviewing the draft LDF and revising many aspects of that. There is limited specific statutory guidance for this site.

Option 3: Development of the SPD to guide the regeneration the former NATS site

This approach would steer regeneration initiatives. This policy would be based on the efficient use of land by the promotion of a residential led development, the promotion of accessibility and safety, high quality and safe urban design and management strategies for the long term. The approach aims to re-use previously developed land to meet the needs of the community, enhance the quality of environment, provide sufficient affordable homes and, develop local services, create a vibrant community with some local employment and help individuals to maximise their opportunities and to achieve success by building on the strengths of the area.

A full assessment of the above options against the SA objectives set out in Section 3.3 is located in Appendix E.

3.3 Testing the SPD objectives against the SA Framework

This section tests the objectives of the SPD against the Sustainability Objectives, with a view to highlighting compatibility, inconsistencies and tensions. The results are set out in the matrix below and each of the policies has been appraised on its own merits. This approach, which reflects current good practice, ensures that the appraisal considers the extent to which principles will contribute to the achievement of objectives in their own right.

The objectives for the site, as set out in the SPD are:

1. To ensure development of the site is sustainable and can be accommodated without detriment to the local community and environment;
2. To ensure that good quality design of the built environment, open spaces and landscaping is central to the achievement of a self-sustaining high quality development, which makes the best use of previously developed land, having regard to the relatively poor accessibility of the site.
3. To maintain and improve the amenity of adjoining residents and those that live in the vicinity through careful design, appropriate scale, siting and orientation of any new buildings and activities;
4. To provide a high quality residential-led scheme that reflects the area's general character and reinforces the local distinctiveness by design;
5. To provide of a mixture of other uses appropriate for a residential area, including small-scale employment generating uses, starter units, live/work units, small-scale retail units and education/ health/ and community facilities;
6. To provide a comprehensive scheme of high quality landscaping as an integral part of any new development. The landscaping should augment the existing features; retain and utilise trees of merit; maintain, enhance and improve biodiversity interests across the whole site; and provide a high quality setting for any new development and improve the general landscape;
7. To provide a satisfactory level of usable private amenity space as well as children's play area(s) and suitably located and functional public open spaces;
8. To ensure provision of a safe and secure environment through well considered design and the application of community safety by design principles;
9. To enable the creation of a community focus to the area by high quality streetscape design and the enhancement of the local shopping parade incorporating complementary education/ health/ community facilities and public open space.
10. To ensure that safe vehicular access is provided to and from the site and within the local vicinity by incorporating traffic and transport initiatives wherever necessary;
11. To maximise the use of public transport and other sustainable means of travel, including the promotion of cycling and pedestrian movements;
12. To improve pedestrian and cycle accessibility to and from the sites via improvements to localised routes, such access to Area A from Rutters Close and traversing the site to Holly Gardens or Hawthorne Crescent and Porters Way will enable improved access to public transport and local facilities and amenities;
13. To provide safe and secure cycle parking facilities throughout the site in line with the Council's cycle parking standards and to meet the needs of users of the community

facilities;

14. To ensure the provision of sufficient car parking throughout the site in accordance with the Council's revised parking standards, including provision for disabled parking;
15. To improve and upgrade Area B as a focal point for local shops and facilities and to include supporting community facilities, as appropriate, on adjoining land in Area A to strengthen this focal point, as part of the integrated redevelopment of the site;
16. To develop an interface between the IBA land located across the railway line to the north and the northern boundary of the site by removing any on site IBA designations whilst allowing for small-scale workshops and light industry appropriate within a residential area (B1);
17. To ensure compliance with the Council's Supplementary Planning Document Planning Obligations (2008).

The SA Framework Objectives

1. To promote methods to reduce dependence on private vehicular transport and manage the effects of transport on the environment.
2. To increase accessibility to and within the site and promote connectivity with the surrounding areas.
3. To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and mixed use as appropriate, with provision of key services and amenity that will reduce the need to travel.
4. To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats where appropriate.
5. To ensure local people have access to satisfying opportunities for employment and occupation.
6. To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques.
7. To promote efficient use of water and the use of recycled and non-potable water resources.
8. To promote improved energy efficiency and increased self-sufficiency in terms of energy production.
9. To promote recycling and efficient waste management.
10. To ensure indigenous and inward investment that this is environmentally, socially and economically sustainable.
11. To protect, maintain and enhance the quality of open spaces and ensure effective access to open space.
12. To improve health, reduce health inequalities and promote healthy living.
13. To reduce crime and the fear of crime.
14. To provide everyone with the opportunity to live in a decent affordable home.
15. To provide good education and training opportunities which build skills and capacity of the population.
16. To foster a vibrant and cohesive community that participates in decision-making

17. To preserve and enhance the urban and suburban area in keeping with the character of the wider area.
18. To maintain and enhance the historic environment and cultural assets of the site.
19. To minimise noise pollution, especially around land use interfaces.
20. To reduce and where possible prevent the impact of flooding to people and property of the site.

Table 6: Testing the SPD Objectives against the Sustainability Framework Objectives

		Sustainability Appraisal Framework Objectives (1-20)																				
		1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	
SPD objectives (1-16)	1.	+	+	++			++	+	+	+	+		+	?	?		?	+	?		+	
	2.	++	++	++			++	+	+	+	+	+	?		+	+	?	++			+	
	3.	?	?	++			++	+	+	+	+	+					?	+	?		+	
	4.	?	?	++			++				+	++						+	++		+	
	5.	+	+	++		+	++							+					+			+
	6.	?	?	++	+		++	++														
	7.	+	+	++	+		++	++														
	8.	++	++	++			++															
	9.	++	++	++		+	++															
	10.	++	++	++		+																
	11.	++	++	?		+																
	12.	++	++	?		+																
	13.	++	++	?		+		?														
	14.	++	++	+						+												
	15.	+	+						+/?	+												
	16.	- / ?	- / ?	- / ?		+																

Key

Very Compatible	++
Compatible	+
Uncertain Link	?
Dependant on implementation	- / +
Incompatible	- -
No Link	

The outcome from the assessment is clearly visible in the above matrix. Overall the development principles compare favourably with the SA objectives.

With some of the emerging development principles there are uncertain links, as it is unknown how they are likely to impact (either in a positive or negative fashion) on the objectives. No incompatible or negative comparisons have been identified with any of the principles. No links have been identified between a number of the principles and the objectives.

3.4 Refining of the SPD in Response to the SA

The Supplementary Planning Document went through a number of iterations prior to the present document. These appraisals dissected and predicted the impact of the Former NATS site SPD, using the Sustainability Framework. A series of recommendations were considered in the preparation of the SPD, to improve the expected outcomes as a result of the SPD.

The initial recommendation's, along with the resulting changes and responses from the policy-making team are included in Appendix F.

A number of key changes were brought about as a result of this process, these include:

- Requirements for significant improvements to the pedestrian environment, on and particularly around the site, along with infrastructure and facilities for cyclists
- Requiring all residential buildings to meet Code Level 4 of the Code for Sustainable Homes, with expectations that measures to achieve Code 5 and 6 must be explored.
- Requirements for the provision of a Nursery on site
- Clarification of the definition of “sustainable exemplar”, from the Mayors renewable Energy Toolkit
- Ensure water is treated as a precious resource, and setting out requirements to use water efficiently
- Expectations for on-site renewable energy generation
- Raising the possibility for the creation of residential compatible ‘green jobs’ on site.
- Clarification of Sustainable Urban Drainage System (SUDS) requirements, especially how SUDS might be affected by mitigating potential site contamination issues
- Setting out potential issues for aviation safeguarding, whilst requiring landscaping, green roofs and walls, and other features to enhance any development on the site

3.5 Assessment of the SPD

When predicting the effects of the SPD against the Sustainability Appraisal Framework Objectives, the SA team kept the following in mind:

- Effects - the magnitude, geographical scale, the time scale over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether or not there are secondary, cumulative and / or synergistic effects;
- Effect of the plan in relation to the baseline situation;
- A focus on the effects of the SPD policies rather than other factors that may influence the achievement of the SA objectives (e.g. Core Strategy policy);
- Effects of displacing sustainability problems to other areas as a result of the plan;
- Uncertainty and risk.

An assessment of the proposed policies against the sustainability framework is presented in the tables below. The assessment considers possible indirect, secondary, cumulative and synergistic impacts of the proposed policies. Comments incorporate comparisons to the baseline conditions identified in the baseline review (Appendix B). Effects are noted using the system shown in Table 7 below.

Key

++	likely to have a very positive effect
+	likely to have a positive effect
+/-	likely to have a neutral effect or positive effects would balance out negative effects
-	likely to have a negative effect
--	likely to have a very negative effect
?	unknown or could have a positive or a negative effect depending on how it is implemented

Table 7. Key to Effects Notation

SA Framework Objectives	Predicted Impact	Justification
<p>1. To promote methods to reduce dependence on private vehicular transport and manage the effects of transport on the environment.</p>	<p>+</p>	<p>Comments: The SPD recognises the need to increase accessibility to public transport and to reduce the need to travel, particularly by reducing car use (PPG13). The SPD makes a positive contribution to this SA Framework objective by outlining a number of public transport objectives including:</p> <p>“Reduce vehicle trip generation and associated carbon emissions through accessibility and appropriate site design”</p> <p>“Reduce vehicle carbon emissions for the development as a whole through modal split and reduction in on-site car parking and ownership where appropriate and achievable”.</p> <p>A PTAL assessment has been carried out which shows the site has a very low PTAL of 1a – 1b, with the centre of the site being 0. Significant improvements will be expected improve the public transport accessibility of the site and the surrounds. Cycle and pedestrian links will open up the site, a bus route along Porters Way currently services the site, and improved access to the West Drayton rail station will also improve the opportunities to use public transport to travel to central London, and other areas. Home-zone street design will also be delivered to assist road safety.</p> <p>A detailed Travel Plan is required and will aim to provide improved road safety. Carbon emissions goals and targets are intended to be delivered through the Travel Plan for the site overall. The urban design criteria of the SPD requires that clear walking and cycling routes and links to public transport are developed to promote good alternatives to car travel. No specific targets for modal split have been set out in the SPD, but these are expected to be delivered within the travel plan.</p> <p>Likelihood / certainty of occurring:</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>There is a degree of uncertainty associated with this predicted effect. Although methods and infrastructure will be introduced to assist this objective, it is still uncertain whether people will actually reduce vehicle car usage.</p> <p>Geographical scale of the effect: Site and surrounding areas connected through developed routes</p> <p>Nature of the effect: Permanent</p> <p>Timing: Long Term</p>
<p>2. To increase accessibility to and within the site and promote connectivity with the surrounding areas.</p>	<p>+/?</p>	<p>Comments: The SPD encourages pedestrian and cycle routes into and across the site. Objectives within the SPD that will contribute positively to accessibility and connectivity include:</p> <p>“To ensure that safe vehicular, cycle and pedestrian access is provided to, within and from the site”, and “the provision of pedestrian and cycle access to facilitate easy and safe access, connectivity and permeability within the site and to the surrounding area within the considerations of the secured by design principles”.</p> <p>The site is currently closed off and has very low accessibility, with a PTAL of 1a-1b, and the centre of the site currently 0. However, this will be rectified by the proposals within the SPD, therefore improving connectivity to the site. Pedestrian and cycle links, as well as vehicular links, will improve the access in, out and within the site and to the surrounding communities. The strategic links to the West Drayton Rail station and town centre, and surrounding cycle and pedestrian paths, including public Rights-Of-Way are reflected in proposals, ensuring improved connectivity and integration between the</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>site and the surrounding area and assisting accessibility.</p> <p>Another positive contribution to this SA objective is that the SPD outlines options for connectivity to local schools, considering key factors including safety, accessibility and connectivity.</p> <p>The masterplan and the delivery of access on site will determine how effective the access initiatives are in reality. The SPD does not lay out a clear access plan as detailed studies have not been conducted at this stage. The masterplan will need to provide good access to potentially challenging locations due to the current isolation of the site.</p> <p>Key features that should provide good access links include; the nursery, GP surgery, and existing shops on Mulberry Parade. The viability of a good pedestrian link from the town centre through to the site is still to be determined through detailed studies.</p> <p><i>Likelihood / certainty of occurring:</i> It is likely that access will be improved considerably due to the reopening of the site. However, there is some uncertainty surrounding the quality of access to certain features which will depend on the masterplan development. The improved public links and connectivity within the site and to the surrounding areas needs to be delivered before this objective is fulfilled, as raised within the SPD, if this does not happen issues with access may still occur.</p> <p><i>Geographical scale of the effect:</i> Site Specific</p> <p><i>Nature of the effect:</i> Permanent</p> <p><i>Timing:</i> Long Term</p>

SA Framework Objectives	Predicted Impact	Justification
<p>3. To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and mixed use as appropriate, with provision of key services and amenity that will reduce the need to travel.</p>	<p>+/?</p>	<p>Comments: The SPD outlines a number of objectives to encourage and contribute to sustainable development considering density, good design, mixed use and the provision of services and amenities.</p> <p>The SPD outlines diversity in housing form, densities, height and type, and aims to match this to its surroundings and encourages good quality urban design. The SPD requires new development to demonstrate compatibility with the suburban form to the south, of Porters Way, through scale, massing, bulk and avoidance of overlooking, whilst delivering densities in keeping with wider policy objectives.</p> <p>Plans for a local community focus (shop, health centre, public space) will aim to improve social cohesion and local service provision. This focus point will be in compliance with residential uses, ecological requirements and minimal traffic generation.</p> <p>Improved links to West Drayton town centre will assist in providing easy access to key services.</p> <p>The SPD suggest densities reflect the low density, suburban character of the area, despite the medium-high density development to the west.</p> <p>Likelihood / certainty of occurring: It is likely that the SPD will act to improve services in the area and deliver mixed-use communities with appropriate densities.</p> <p>Geographical scale of the effect: Site Specific</p> <p>Nature of the effect:</p>

SA Framework Objectives	Predicted Impact	Justification
		Permanent Timing: Medium - Long Term
4. To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats where appropriate.	0	<p>Comments: The SPD realises the importance of protecting and enhancing biodiversity, together with encouraging habitat creation. By seeking to protect ecological habitats and biodiversity, development should have a neutral effect. It is important to note that any development on this scale could have a negative effect, though some areas can be managed and enhanced.</p> <p>The SPD outlines the potential importance of the rail corridor as a buffer between the suite and the railway line and industrial development beyond, and potential ecological functions. The SPD seeks to retain significant trees and landscaping, a full tree survey and landscape plan will be required as part of site proposals. The action plans in the Hillingdon Biodiversity Action plan should also be considered in proposals and recommendations for the site.</p> <p>The requirement of a green/blue grid, open spaces and movement network as part of the final master plan ensures existing habitats are protected. The enhancements proposed to open space will boost local biodiversity and provide new habitats, bringing new ecological opportunities.</p> <p>The tree lined streets need investigation to determine their importance and should be able to be protected, though the feasibility of this is still to be determined through masterplan development.</p> <p>Likelihood / certainty of occurring: Again this can be uncertain unless the objectives and proposals above are delivered. One constraint of the SPD is that the ecological initiatives have not set out specific targets. This would be effective in ensuring the ecological benefits.</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>Geographical scale of the effect: Site Specific and wider</p> <p>Nature of the effect: Permanent</p> <p>Timing: Short, Medium and Long Term</p>
<p>5. To ensure local people have access to satisfying opportunities for employment and occupation.</p>	<p>+</p>	<p>Comments: The SPD has made positive contributions to ensure that employment and occupation opportunities are available for local people. The small parcel of Industrial Business Area land on the site is not considered to be critical to the long-term economic vitality, or employment opportunities of the wider area. However given the proximity to the railway and the industrial nature of this section, the possibility for light industry or green jobs, compatible with the residential development, could be considered. This might offer connections to Brunel University as part of skills and employment.</p> <p>A1, A3 and A4 uses, B1a offices, B8/C3 Live work units, a health centre and retaining existing shops, and provision of a Nursery will provide a range of job opportunities.</p> <p>Likelihood / certainty of occurring: The scale of employment developments, amount of retail and commercial on the site will be very limited and is still to be determined through additional studies.</p> <p>Geographical scale of the effect: Site Specific and wider communities</p> <p>Nature of the effect: Permanent</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>Timing: Long Term</p>
<p>6. To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques.</p>	<p>++</p>	<p>Comments: The SPD promotes urban design and architectural excellence throughout the development and the site offers a unique opportunity to create an exemplar sustainable development with real value.</p> <p>Whilst the final size and location of the overall proposal will be established in design codes, exemplar units would be code level 6 while the rest of the proposed units on site will be code level 4, which in itself is a high standard of sustainable design and construction.</p> <p>The SPD mentions a community node (with shops, health centre and other local community facilities) which will help to increase the success of the community in the short and long term. The SPD outlines a requirement for high quality design and a mix of dwelling types.</p> <p>The SPD states that the development should aim to meet the objectives of the Mayor’s Air Quality management Area (AQMA). The main aim of which is to reduce pollution.</p> <p>Likelihood / certainty of occurring: The delivery of a Zero-Carbon development within the site will be challenging, and hence carries some uncertainty. The expense of delivering the units is a possible constraint. However through the use of extensive environmental target systems, the site will be designed to high levels of sustainable design.</p> <p>Geographical scale of the effect: Site Specific</p> <p>Nature of the effect:</p>

SA Framework Objectives	Predicted Impact	Justification
		Permanent Timing: Short - Long Term
7. To promote efficient use of water and the use of recycled and non-potable water resources.	++	Comments: The SPD discusses the need to minimise potable water with a target of 80 litres of water used per person per day. This is a challenging target which will create an exemplary development. To achieve this goal, the SPD requires all new housing developments to achieve as a minimum, the requirements set out in level 4 of the Code for Sustainable Homes, and encourage levels 5 and 6. For commercial development, British Research Establishment Environmental Assessment Method (BREEAM) “excellent” rating will be sought, and water saving devices and water recycling will be expected. Likelihood / certainty of occurring: High Geographical scale of the effect: Site Specific Nature of the effect: Permanent if infrastructure is retained and managed Timing: Short and Long-term

SA Framework Objectives	Predicted Impact	Justification
<p>8. To promote improved energy efficiency and increased self sufficiency in terms of energy production.</p>	<p>+</p>	<p>Comments: While development on the site will increase CO₂ emissions in both the short-term and long-term, the SPD does include requirements for limiting energy use and increasing efficiency; including the possible use of combined cooling, heating, and power (CCHP) as well as combined heat and power (CHP), or other such systems. The goal, in keeping with the London Plan, is to reduce carbon dioxide emissions by at least 20% from on-site renewable energy generation, whilst also meeting Code for Sustainable Homes Level 4 across the site, and Code Level 6 (zero-carbon) for a portion of the site.</p> <p>While the SPD mentions the need to address construction and long-term management of site-wide system, it does not discuss a preference for the location or the aesthetics required for such a facility.</p> <p>Likelihood / certainty of occurring: As long as the energy strategy is economically viable, high levels of energy efficiency will be delivered. The Zero Carbon development will require more investment to deliver.</p> <p>Geographical scale of the effect: Global and site specific</p> <p>Nature of the effect: Permanent</p> <p>Timing: Long-term</p>
<p>9. To promote recycling and efficient waste management</p>		<p>Comments: The SPD outlines the requirements of PPS 10 Planning for Sustainable Waste management, and that both residential and commercial developments are to include dedicated storage and collection facilities</p>

SA Framework Objectives	Predicted Impact	Justification
waste management.	+	<p>both residential and commercial developments are to include dedicated storage and collection facilities for waste and recyclable materials. In addition, consideration is given to reusing as well as recycling existing materials and infrastructural waste resulting from demolition.</p> <p>The SPD requires a site-wide waste management strategy, with the objective of reducing waste and encouraging recycling. This strategy could be improved by adding specific and measurable targets, and outlining the desired locations of the waste facility.</p> <p>In addition, renewable energy is required on site and this could include a waste to energy gasification plant, however the scale and location could be a concern.</p> <p>Likelihood / certainty of occurring: High</p> <p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Permanent</p> <p>Timing: Short and long-term</p>
10. To ensure indigenous and inward investment that this is environmentally, socially and economically		<p>Comments: The SPD outlines the importance of retaining the local shops on Mulberry Parade, and maintaining an appropriate level of retail and commercial development in the wider context. The improved links to the town centre should increase opportunities for business. As the SPD highlights, however, it is important that new businesses compliment existing services.</p>

SA Framework Objectives	Predicted Impact	Justification
sustainable.	?	<p>These live/work units are could be included as a small cluster adjacent to the railway line.</p> <p>By limiting the range of new uses on site, the SPD hopes that indigenous and inward investment already focused on the existing town centre, Stockley Park and the surrounding area will be enhanced. A viability study should be conducted to determine whether any uses proposed on site will provide investment in an environmentally, socially, and economically sustainable manner, that does not jeopardise the current success of the existing town centre.</p> <p>Likelihood / certainty of occurring: A viability study will need to be undertaken to understand whether this objective can be achieved without compromising the potential for success of the Yiewsley/West Drayton Town Centre.</p> <p>Geographical scale of the effect: Site and Town Centre</p> <p>Nature of the effect: permanent</p> <p>Timing: long-term</p>
11. To protect, maintain and enhance the quality of open spaces and ensure effective access to open space.		<p>Comments:</p> <p>The SPD provides for a green/blue grid, open spaces, and a movement network, which are required to form the basis of final master plan.</p> <p>The site has limited existing open space or ecological importance and the SPD states that necessary improvements will be required to create a high quality residential environment. The greenspace will be</p>

SA Framework Objectives	Predicted Impact	Justification
	++	<p>improvements will be required to create a high quality residential environment. The greenspace will be improved with appropriate recreational and play spaces, in line with accepted standards. The SPD has also proposed that improvements within the site should be made with the existing open space in mind, and surrounding recreation grounds and open space should be improved. Access to open space will also be improved, with cycling and walking encouraged.</p> <p>While the information within the SPD discussing the importance of high quality open space is strong, it could be expanded to provide details on recreational uses, multi-functionality in sustainable urban drainage systems (SUDS), and ecology.</p> <p>Likelihood / certainty of occurring: High</p> <p>Geographical scale of the effect: Site and connected open space areas</p> <p>Nature of the effect: Permanent</p> <p>Timing: Long-term</p>
<p>12. To improve health, reduce health inequalities and promote healthy living.</p>		<p>Comments: The SPD encourages proposals for a health facility close to Porters Way, preferably adjacent to or consolidated with the existing shops along Mulberry Parade. The type and capacity of a health facility is still to be determined through ongoing studies and consultation with the Hillingdon PCT.</p> <p>The creation of open space, improved cycle and pedestrian links to recreation opportunities and other</p>

SA Framework Objectives	Predicted Impact	Justification
	+	<p>initiatives will provide for a high quality living environment. The SPD will ensure that access to open space is improved. Links to local amenities, public spaces, and the green spaces, especially via cycling and walking, will encourage healthier lifestyles.</p> <p>While the SPD states the possible contamination issues on site, further details could be provided on the proposed mitigation and management of this contamination.</p> <p>Likelihood / certainty of occurring: Likely to occur, though the extent and location of health facilities provided is still subject to viability studies.</p> <p>Geographical scale of the effect: Site and surrounding communities</p> <p>Nature of the effect: Semi-permanent</p> <p>Timing: Medium – Long-term</p>
<p>13. To reduce crime and the fear of crime.</p>		<p>Comments: The SPD requires the high quality of the built environment to be safer through providing “eyes on the street.” Other improvements to the social and physical environments will contribute to a reduction in crime, or fear of crime. These include: “secured by design” standards, which effectively prevents crime and improves security standards using design principles; public surveillance aimed at deterring casual crime; proper street lighting in foot paths and alleys; and possibly extension of CCTV into the site and surrounds.</p>

SA Framework Objectives	Predicted Impact	Justification
	+/?	<p>The location of the Nursery is proposed within the site with safe access and parking provided off Porters Way, however it is important to provide suitable pedestrian crossings, traffic calming measures and other initiatives associated with this.</p> <p>The current isolation and security measures for the site has led to an insular design, which if not overcome could lead to access and safety issues.</p> <p>Likelihood / certainty of occurring: Likelihood depends on the delivery of urban design objectives.</p> <p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Permanent</p> <p>Timing: Short - Long-term</p>
<p>14. To provide everyone with the opportunity to live in a decent affordable home.</p>		<p>Comments: The SPD provides details on housing type, tenure, and size with diversity in housing form, densities and height. Dwelling units will be offered in a range of sizes and tailored to differing levels of affordability. Varying forms of housing are also offered for “specialist housing,” which is targeted to individuals who have mental or physical disabilities, or who require extra care. For example, the SPD provides a commitment to wheelchair access in all specialist housing blocks. These characteristics are further supported by the SPD’s commitment to “lifetime homes,” which is housing thoughtfully designed to adapt and accommodate a multitude of individuals for all dwellings on the site. These policies are all positive and will help to achieve this objective.</p>

SA Framework Objectives	Predicted Impact	Justification
	+/?	<p>Outlined in the SPD is a goal for 50% affordable housing, in line with the London Plan, however local circumstances and housing needs may dictate that this percentage is decreased. Further, a financial viability will need to be undertaken to determine the appropriate amount.</p> <p>Likelihood / certainty of occurring: High; however the 50% affordable housing target is uncertain</p> <p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Semi-permanent</p> <p>Timing: Short to Long-term</p>
<p>15. To provide good education and training opportunities which build skills and capacity of the population.</p>	+	<p>Comments: The SPD provides a commitment to a new Nursery on the site and requires contributions to the existing primary school, secondary school, and post 16 education requirements.</p> <p>The location of the Nursery provides an opportunity to tie into the community hub, thus creating an urban core in concert with the community facilities.</p> <p>The SPD could be strengthened by providing details of education and skills training opportunities for adults.</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>Likelihood / certainty of occurring: High probability of the Nursery being built; High probability of s106 contributions being agreed.</p> <p>Geographical scale of the effect: Site and surrounding communities</p> <p>Nature of the effect: Permanent</p> <p>Timing: Long-term</p>
<p>16. To foster a vibrant and cohesive community that participates in decision-making.</p>	<p>?</p>	<p>Comments: The SPD aims to create ‘places for people’ with a distinctive sense of character and identity, informed by local history. This should help to foster a cohesive community with nodes such as shops, health centre, and other local facilities.</p> <p>The SPD outlines the requirements to involve established local community groups in the planning process, and the consultation on the SPD will also assist with this. The SPD states that the needs of all groups in the community need to be considered as part of the planning process and preparing a masterplan for the site.</p> <p>While it is difficult to ascertain at this time, these actions should help to respond to community needs and desires.</p> <p>Likelihood / certainty of occurring: Uncertain</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Permanent and temporary</p> <p>Timing: Short and long-term</p>
<p>17. To preserve and enhance the urban and suburban area in keeping with the character of the wider area.</p>	<p>++</p>	<p>Comments: The SPD has outlined requirements for relatively low suburban density, which are consistent with the character of the surrounding area. This will reflect the more suburban, open, low rise, character of the area.</p> <p>A cycle/pedestrian link through the site, with a necklace of open space, will provide a high quality space for the site.</p> <p>The historic value of the site will be retained, where possible, with protection and enhancement of key views, along with development of interesting vistas.</p> <p>Providing more details on the residential areas, specifically as they relate to restrictions on the location of housing would strengthen the SPD.</p> <p>Likelihood / certainty of occurring: High</p>

SA Framework Objectives	Predicted Impact	Justification
		<p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Permanent</p> <p>Timing: Short and long-term</p>
<p>18. To maintain and enhance the historic environment and cultural assets, including entries in the heritage at risk register.</p>	<p>?</p>	<p>Comments: The SPD outlines plans for incorporating the historical layout, in addition to other key historical features of the site, is promoted in the SPD as to retaining and enhancing any historical or cultural significance of the site and surrounds. The development of the masterplan will determine how much of this historical layout and existing built form will be able to be retained.</p> <p>Likelihood / certainty of occurring: Highly likely that key historical aspects of the site will be recorded or retained, though uncertain if the history of the site as an entirety will be able to be retained, and this is unlikely to be desirable for the best outcomes for the redevelopment.</p> <p>Geographical scale of the effect: Site specific</p> <p>Nature of the effect: Permanent</p> <p>Timing: Short and long-term</p>

SA Framework Objectives	Predicted Impact	Justification
<p>19. To minimise noise pollution, especially around land-use interfaces</p>	<p>-/?</p>	<p>Comments: The SPD outlines a commitment to assessing noise impacts, and recognizing that development will have a negative noise impact, indicates that the development is to be concentrated away from sensitive areas.</p> <p>Some of the sources outlined in the SPD include the Great Western Railway, particularly when (if) Crossrail proceeds, road traffic with respect to residential development, aircraft noise from Heathrow, and from activities associated with the proposed uses for the site.</p> <p>Overall, additional development on this scale will have a negative impact, especially in the short term.</p> <p>The SPD lacks details regarding noise mitigation and desired positioning of noise generating activities, such as combined heat and power plants. These activities should be taken into consideration, and is expected through the planning process.</p> <p>Likelihood / certainty of occurring: Uncertain regarding noise mitigation techniques</p> <p>Geographical scale of the effect: site specific</p> <p>Nature of the effect: temporary and permanent</p> <p>Timing: short and long-term</p>

SA Framework Objectives	Predicted Impact	Justification
<p>20. To reduce and where possible prevent the impact of flooding to people and property.</p>	<p>+</p>	<p>Comments: The SPD refers to sustainable design and construction, including a requirement for a sustainable water drainage system (SUDS), which should contribute to mitigating flood risk. The aim is to control water runoff as close to the source as possible, thereby reducing the risk of a flood downstream.</p> <p>Climate change considerations, as they relate to flood prevention, have been outlined in the SPD to include minimising water use and protecting and enhancing green infrastructure in the design of SUDS.</p> <p>Likelihood / certainty of occurring: High</p> <p>Geographical scale of the effect: Site and areas connected by possible flooding effects</p> <p>Nature of the effect: Temporary and permanent</p> <p>Timing: Short and long-term</p>

3.6 Further Recommendations and Strategies to Maximise Beneficial Effects

The former NATS site SPD should ensure the most beneficial outcomes from redevelopment are realised, and minimise negative impacts identified within this SA. The preparation of the SPD has been influenced through the formal sustainability appraisal process. However, through ongoing attention to the SA and its fundamental principles, further beneficial effects can be achieved. Through the planning process the SPD should aim to maximise beneficial effects. This could be at the implementation stage; for example, through application of design principles, as part of statements and studies to support a planning application and possibly through proposals in the EIA accompanying planning applications, or through proposals for changing other plans and programmes.

- The SPD requires the development to meet Code Level 4 and aspires to reaching levels above this. In addition an exemplar development is suggested to meet Code Level 6. The difference between Code Level 4 and Code Level 6 is substantial, and it may be more cost efficient and technically-feasible to address certain sustainability issues on a site-wide basis.
- Sustainable energy strategies such as the inclusion of a District Energy System are likely to be more feasible on a large scale. Through the planning process, developments on the site should have a coordinated approach across the whole site, particularly for energy, water, drainage, waste and ecology, to ensure that large scale efficiencies are gained. A site-wide approach to sustainability analysis and strategy should be part of the planning process from the outset.
- Light Industrial and live/work units are suggested as a possibility adjacent to the railway line on the current IBA designated land. Implications on the surrounding residential area will need detailed consideration. Furthermore the viability of employment use of the land also needs to be considered through further investigation
- The implementation of safe and accessible pedestrian/cycle links from the site to the surrounding area will need to be determined through detailed studies. Any development proposed for the site will need to demonstrate that there are, or can be provided, high quality links to West Drayton Town Centre, employment opportunities, schools and other places of interest. This is essential for a pedestrian friendly neighbourhood, thereby reducing private vehicle use, and ensuring safety and security for a sustainable development.
- The potential for limited retail facilities and commercial uses is suggested in the SPD. The amount of retail/commercial uses to be permitted on the site (if any at all) will need to be clarified through detailed studies to support any planning application for the site.

4.0 Implementation

Now that the key issues arising from the sustainability assessment have been highlighted, it is necessary to test the accuracy and actual effects arising from these issues through consultation and monitoring. Stage D of the sustainability appraisal process involves consulting on the SA report alongside the SPD. Comments received will inform the accuracy of the appraisal undertaken and highlight any gaps in the assessment.

Stage E of the sustainability appraisal process involves the monitoring of the implementation of the SPD, where effects can be quantified and controlled where possible.

Appendix C sets out the indicators that will be adopted for monitoring, in line with Sustainability Appraisals of other Local Development Documents within the Local Development Framework.

Links to tiers of Plans at the Project level.

The Sustainability appraisal has identified a number of key relevant plans and implementation tools that will help towards achieving greater sustainability through implementing the SPD. A summary of these are provided below:

Environmental Impact Assessment – Development proposals that are included within Schedule I and II of The Town and Country Planning (Environmental Assessment)(England and Wales) Regulations 1999 are subject to Environmental Impact Assessment (EIA). This is a project level assessment of development. The objectives of the Sustainability Appraisal can be used in the Screening and Scoping stages of the assessment to ensure more sustainable development in the borough.

Local Implementation Plan (LIP) – The LIP is the implementation strategy for the objectives of the Mayor's Transport Strategy. It details a number of programmes that are designed to improve factors such as congestion, safety and accessibility. The implementation of this strategy alongside the policies of the Core Strategy will help to create greater sustainability in Hillingdon's transport sector and will have associated sustainability benefits for air quality, emissions of Carbon dioxide and other greenhouse gases and the general environment.

Hillingdon Design and Accessibility Statement (HDAS) SPD – The guidance contained in the HDAS is split between five sections. Residential layouts, residential extensions, shopfronts, accessible Hillingdon and transport interchanges. The documents provide specific guidance for improving design and ensuring development preserves and enhances the landscape and townscape character. The documents also provide guidance on creating more accessible buildings. As part of the LDF the documents are intended to be used alongside the policies of the Core Strategy to create environments that are accessible and have a higher quality of urban design promoting greater sustainability

Draft Noise SPD – The document contains specific guidance for location and design of development to minimise potential noise impacts.

Hillingdon Biodiversity Action Plan (BAP) – The Hillingdon BAP contains strategies for the protection of biodiversity and includes Habitat and species action plans to achieve this. The plan is an important implementation tool for achieving the SA objective on biodiversity

Air Quality Action Plan – The Air Quality Action Plan contains a number of measures taken to reduce levels of air pollutants and will be used alongside the objectives of the SA and Core Strategy Policies.

Safer by Design Supplementary Planning Guidance – The guidance contains information on planning and design methods to reduce crime and anti-social behaviour, this can be used with the Core Strategy, HDAS and this SPD to achieve the SA objective on reducing anti social behaviour

Sustainable Design and Construction (London Plan Supplementary Planning Guidance) – The guidance contains advice on several topics including the re-use of land and buildings, conservation of energy, materials, water and other resources. These are to ensure that applications make the most of natural systems and to ensure developments are comfortable and secure for users. Advice is also included on ways to reduce the impacts of noise and pollution, flooding and micro-climatic effects, to conserve and enhance the natural environment (particularly in relation to biodiversity) and to promote sustainable waste behaviour. Several of the objectives of the SA are linked to these topics and this guidance should be used alongside the SPD when assessing development proposals.

5.0 Comments received on the draft Sustainability Appraisal

Consultation is critical for the development of a sound SPD. This Sustainability Appraisal Report was published for consultation, alongside the draft SPD for 6 weeks, from 1 July – 12 August 2009.

The only comments received in relation to the SA were from English Heritage and these are summarized below. The SA has been amended accordingly.

- In general terms, English Heritage welcomes the approach that has been taken to the historic environment in respect of this site in both the SPD and the SA. We are pleased to see that the history of the site has been included in the documents and that strong and distinct SA Objectives have been included in the SA for both landscape/townscape and the historic environment. This satisfies us that the SPD has been assessed satisfactorily in the context of the European Directive on the Assessment of the Effects of Certain Plans and Programmes on the Environment (2001/42/EC) (the SEA Directive).
- More specifically, we concur with the treatment of SA Objectives 17 and 18 on pages 56 and 57 of the SA, although we consider that it might be worth indicating more explicitly that the site's archaeological potential is safeguarded by the processes recommended in paragraph 5.24 of the SPD.
- English Heritage recommends that you include the European Landscape Convention, which was adopted by the United Kingdom in March 2007, in the international section of the plans and programmes table on page 65 and include a synopsis of it in the table that commences on page 67. Further guidance on the convention is available on our Historic Environment: Local Management (HELM) website www.helm.org.uk by searching the English Heritage section of the Guidance Library.
- English Heritage notes that there did not appear to be synopses provided for all the national planning policy documents referred to as having been considered in the SA in the table commencing on page 67. We would welcome some explanation as to why some are summarised and some are not otherwise it is not clear why they have not been given an equal treatment.

- We welcome the baseline information provided in respect of Scheduled Ancient Monuments, Listed Buildings and Buildings at Risk on page 89. We would welcome this being extended to convey the site's relationship to conservation areas, archaeological priority areas and registered parks and gardens of historic interest. It should also be noted that our Buildings at Risk Register has been extended to include all heritage assets and is now known as the Heritage at Risk Register. Consequently, any relationship to other heritage assets at risk, other than listed buildings, should also be identified. We also recommend the inclusion of "entries in the Heritage at Risk Register" as an indicator for SA Objectives 17 and 18 in Appendix C.
- English Heritage is of the view that the comments in the third column for SA Objective 18 on page 131 are not very clear and we would appreciate the inclusion of a little more detail to clarify them. We also note that we believe there is value in the observations made about this objective in Appendix F on page 168.

6.0 Monitoring

Any significant effects of the SPD must be monitored from an early stage. Sustainability monitoring reports must be integrated with the Annual Monitoring Report, and appropriate remedial action taken where necessary. Monitoring will enable the Council to establish whether the SPD is contributing to the achievement of the identified sustainability objectives. It also allows us the identification of unforeseen or adverse effects and consideration of appropriate remedial action. Monitoring should be an ongoing process and achieving high standards should be of paramount importance.

The baseline and sustainability indicators were identified in the Scoping Report for this sustainability appraisal, and are included in Appendix C.

While it is recognised that additional work is required to establish additional targets and to refine some of the proposed indicators, these will generally provide the framework that will be used to monitor the progress of the SPD against the sustainability objectives. Specific monitoring and mitigation requirements arising from the SPD appraisal include:

- The biodiversity and ecological value may need to be assessed and monitored for effects during development of the area and protected where required.
- Planning Applications will need to ensure the Air Quality Management Area designation is a key consideration, and that air quality impacts will be minimized through appropriate design, restricting land uses that would increase pollutants, minimizing vehicle emissions and other measures.
- Preservation of the better aspects of the history and memory of the site should also be taken into account as part of the ongoing process and should influence the preparation of the masterplan.
- Planning Applications will need to ensure key views are retained, and enhanced from and towards the site.
- Availability of community services including recreational facilities, health services and education facilities will need detailed consideration to ensure the provision of suitable social infrastructure
- Improvements to pedestrian and cycle links off the site will be key to the success, or otherwise, of redeveloping the site
- Monitor environmental improvements to the site.

Appendices

Appendix A: Review of Relevant Plans and Policies

Following best practice that aims to make Sustainability Appraisals more approachable and manageable, this policy review draws on the policy reviews already undertaken in 2005 for the Porters Way SPD and Sustainability Appraisal, Hillingdon's Site Allocation DPD SA, and the London Plan SA. This recognises that these documents have already included comprehensive reviews of policies and plans which have fed into the objectives and criteria which in turn feed into this SA document. This review firstly outlines the plans and policies that have previously been reviewed as part of the Sustainability Appraisal for the Core Strategy and Site Allocation DPD (the most directly relevant Sustainability Appraisal hierarchical document). This document is publicly available at: <http://www.hillingdon.gov.uk/>.

While all of the documents listed here have directly informed this SA, the commentary on the review has not been repeated here for the sake of efficiency and practicality. The second table outlines additional relevant plans and policies, and where appropriate updates those reviewed by the Sustainability Appraisal for the Core Strategy and Site Allocation DPD. It sets out their sustainability objectives and requirements. The review then refers to and updates the review of the relevant sustainability consideration's identified in International, National and Local policy and plans by the Sustainability Appraisal of the London Plan (the most directly relevant Sustainability Appraisal hierarchical document).

Policies and plans reviewed in the Core Strategy DPD and Site Allocations DPD SA

International
Directive 1996/62/EC Ambient Air Quality Directive
Directive 1999/30/EC Limit values for SO ₂ , NO _x , PM ₁₀ , and lead
Directive 2002/49/EC Environmental Noise Directive
Directive 2000/60/EC Water Framework Directive
Directive 99/31/EC Landfill directive
Directive 92/43/EEC Habitats Directive
National
Working With The Grain of Nature: Biodiversity Strategy for England
A better quality of life: a strategy for sustainable development for the UK
Planning Policy Guidance Note 1: General Policy & Principles
Planning Policy Statement: 1: Delivering Sustainable Development
Supplement to Planning Policy Statement 1: Planning and Climate Change
Planning Policy Guidance Note 2: Green Belts
Planning Policy Guidance Note: 3 Housing
Planning Policy Guidance Note 4: Industrial, commercial development and small firms
Planning Policy Guidance Note 5: Simplified planning zones
Planning Policy Guidance Note 6: Town centres and retail development
Planning Policy Guidance Note 8: Telecommunications
Planning Policy Guidance Note 9: Nature conservation
Planning Policy Statement 9: Biodiversity and geological conservation
Planning Policy Guidance Note 10: Planning and waste management
Planning Policy Statement 11: Regional Spatial Strategies
Planning Policy Statement 12: Local development frameworks

Planning Policy Guidance Note 13: Transport
Planning Policy Guidance Note 15: Planning and the historic environment
Policy Planning Guidance Note 16: Archaeology and Planning
Planning Policy Guidance Note 17: Planning for open space, sport and recreation
Planning Policy Guidance 19: Outdoor advertisement control
Planning Policy Guidance 21: Tourism
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 23: Planning and pollution control
Planning Policy Guidance 24: Planning and noise
Planning Policy Guidance 25: Development and flood risk
Minerals Planning Guidance 1: General considerations
Minerals Planning Guidance 6: Guidelines for aggregates provision in England
Minerals Planning Guidance 7: Reclamation of Mineral Workings
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Working Together for Clean Air
Regional – London
A Sustainable Development Framework for London
The London Plan: Spatial Development Strategy for Greater London
The Mayor's Transport Strategy
The Mayor's Noise Strategy: Sounder City
The Mayor's Air Quality Strategy
The Mayor's Biodiversity Strategy: Connecting with London's nature
The Mayor's Cultural Strategy: London Cultural Capital
The Mayor's Economic Development Strategy: Success through diversity
The Mayor's Municipal Waste Management Strategy
The Mayor's Energy Strategy: Green light to clean power
London Biodiversity Action Plan
London Borough Of Hillingdon
Transport Strategy (Draft)
Sustainable Community Strategy
Air Quality Action Plan
Unitary Development Plan
Hillingdon Biodiversity Action Plan (Draft)
Hillingdon Strategic Flood Risk Assessment (SFRA) 2008.
Policies and plans reviewed in the Core Strategy DPD and Site Allocations DPD SA
London Borough of Hillingdon – Waste (Recycling) Strategy 2001 – 2006
A Prosperous Borough – Hillingdon's Strategy for a Sustainable Economy 2005-2015

International, National, Regional and Local Plans and Strategies Reviewed – Updates and Additions

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
INTERNATIONAL/EUROPEAN CONTEXT			
The Johannesburg Declaration on Sustainable Development			
States a commitment to building a humane, equitable and caring global society	Key commitments <ul style="list-style-type: none"> • Sustainable production and consumption • Renewable energy and energy efficiency • Produce chemicals in ways that do not lead to significant adverse effects on human health and the environment • Develop integrated water resources management and water efficiency plans by 2005 	SPD guidance to support overall objectives	Check that the commitments are reflected in the sustainability appraisal framework
Kyoto Climate Change Protocol			
Established to limit the emissions of greenhouse gases	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12 • UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and a national goal to a 20% reduction in carbon dioxide emissions below 1990 levels by 2010 	Consider how the SPD can contribute to the objectives and targets of the protocol	Check that the requirements of the protocol are reflected in the sustainability appraisal framework
UN Convention on Human Rights			
Details the basic civil and political rights of individuals and nations	The rights of an individual to: <ul style="list-style-type: none"> • Legal recourse when their rights have been violated, even if the violator was acting in an official capacity • The right to privacy and protection of privacy by law • Freedom of opinion and expression • Freedom of assembly and association 	Ensure the SPD does not violate any human rights	Ensure the SA does not violate any human rights
European Spatial Development Perspective 97/150/EC			
Based on the EU aim of achieving a balanced and sustainable development, in particular by	<ul style="list-style-type: none"> • Economic and social cohesion • Conservation of natural resources and cultural heritage 	The SPD guidance should provide a sustainable spatial vision	Check that objectives are reflected in sustainability appraisal

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
strengthening economic and social cohesion	<ul style="list-style-type: none"> • More balanced competitiveness of the European territory • To achieve more spatially balanced development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account 		framework
EC Directive on the Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992			
<p>Member states are required to take legislative and administrative measures to maintain and restore natural habitats and wild species at a favourable conservation status in the community.</p> <p>An assessment of the impact and implications of any plan or project that is likely to have a significant impact on a designated site.</p>	<p>1. Target – preserve the area of habitats and the number of species in Hillingdon</p> <p>2. Target – minimise the loss of designated areas to development.</p> <p>Indicator: Change in areas and populations of biodiversity importance including:</p> <p>i. change in priority habitats and species (by type)</p> <p>ii. Change in areas designated for intrinsic environmental value including site of national, international, regional, sub-regional or local significance.</p>	The SPD guidance should protect and enhance habitats and conservation in the area	Check that the SA will take into account the conservation status of any areas in the area and will seek to identify measures to further maintain and restore natural habitats
European Directive on the Conservation of Wild Birds 79/409/EEC 1979			
Member States have a duty to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels. This applies to birds, their eggs, nests and habitats.	No targets	SPD guidance to support overall objectives and requirements of the Directive	The SA will consider the impacts of the SPD on wild bird populations. The requirements of the Directive should be reflected in the SA framework.
European Directive Nitrates 91/676/EEC			
Reducing water pollution caused or induced by nitrates from agricultural sources	No targets	SPD guidance to support overall objectives and requirements of the	Check that the requirements of the Directive are reflected

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
Prevent further such pollution		Directive	in the Sustainability Framework
European Directive Waste Framework (Directive 75/442/EEC)			
Waste is to be disposed of without causing danger to humans, the environment, the countryside or places of interest	No targets	SPD guidance to support overall objectives and requirements of the Directive	Check that the requirements of the Directive are reflected in the Sustainability Framework
Noise and odour to be minimised			
European Directive EIA 97/11/EC			
Requires assessment of the effect of certain public and private projects on the environment	No targets	SPD guidance to support overall objectives and requirements of the Directive	Ensure that 'appropriate assessments' are carried out for sites in locations where development could negatively impact on the environment
European SEA Directive 2001/42/EC			
Ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption	Ensure preparation of SAs for new planning documents where relevant	SPD guidance to support overall objectives and requirements of the Directive	Ensure that 'appropriate assessments' are carried out for sites in locations where development could negatively impact on the environment
European Directive Energy Performance of Buildings 2001/91/EC			
To promote the improvement of the energy performance of buildings within the community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness	BV63 – the average SAP rating of local authority owned dwellings	SPD guidance to support overall objectives and requirements of the Directive	Ensure that the requirements are reflected in the Sustainability Appraisal Framework

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
Pan-European Biological and Landscape Diversity Strategy July 2003 (UNEP)			
<p>An innovative and proactive approach to stop and reverse the degradation of biological and landscape diversity values in Europe.</p> <p>Strategy to introduce a coordinating and unifying framework for strengthening and building on existing initiatives. The strategy will assess the strengths and weaknesses of existing initiatives and promotes practical action where there is a lack of suitable instruments or where existing mechanisms are not implemented to their full potential</p>	No specific targets	SPD guidance should conserve and enhance biodiversity	The SA will consider biodiversity in accordance with the guidance
Aarhus Convention 1998 (The UN Economic Commission for Europe Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters)			
Establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective	<ul style="list-style-type: none"> • The right of everyone to receive environmental information that is held by public organisations • Public authorities are obliged to actively disseminate environmental information in their possession • The right to participate from an early stage in environmental decision making • The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general 	Production of Statement of Community Involvement (SCI)	Production of Sustainability Report in consultation with relevant organisations in accordance with Government Guidance and the Statement of Community Involvement
European Sustainable Development Strategy (ESDS) – European Commission June 2001			
Achieving sustainable development requires economic growth that supports social progress and respects	No specific targets	SPD guidance should provide a sustainable spatial vision and reflect	The SA will consider long term sustainability in accordance with

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>the environment. The strategy argues that in the long-term economic growth, social cohesion and environmental protection must go hand in hand. The main aims of the strategy are:</p> <ul style="list-style-type: none"> • To limit climate change and increase • the use of clean energy • To address threats to public health • To manage natural resources more responsibly • To improve the transport system and land-use management 		the aim of this strategy	guidance on this issue
EU Sixth Environmental Action Plan 1600/2002/EC			
<p>Priority Areas Climate Change Nature and Biodiversity Environment and Health and Quality of Life Natural Resources and Waste.</p> <p>The objectives, priorities and actions of the Programme should contribute to sustainable development in the candidate countries.</p> <p>This directive sets out a set of common rules on permitting for industrial installations. The IPPC Directive is about minimising pollution from various point sources throughout the EU.</p>	For each of these areas key objectives and certain targets are identified with a view to achieving the main targets	SPD guidance to support the primary areas of the action plan	Check that the requirements of the Directive are reflected in the SA framework
Directive 96/61/EC Integrated Pollution Prevention and Control (The IPPC Directive)			
This directive sets out a set of common rules on permitting for	No specific targets	SPD guidance to support overall objectives and	The SA should include objectives for waste

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
industrial installations. The IPPC Directive is about minimising pollution from various point sources throughout the EU.		requirements of the Directive	management and ensure that the requirements of the Directive are reflected in the SA framework
European Landscape Convention			
The aims of this convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.	No Specific targets	SPD guidance to support overall objectives and requirements of the Directive	Check that the requirements of the Directive are reflected in the SA framework
NATIONAL CONTEXT			
PPS3: Housing (2006)			
<p>High quality housing that is well designed and built to a high standard.</p> <p>1. A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.</p> <p>2. A sufficient quantity of housing taking into account need and demand and seeking to improve choice.</p> <p>Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.</p> <p>A flexible, responsive supply of land – managed in a way that makes efficient</p>	<p>1. Reference to the targets under the affordable housing SPD</p> <p>2. Local (London Plan) target of 365 units per annum (3650 over 10 years)</p>	<p>The SPD will need to consider balancing economic development and nature conservation, can also include policies for the conservation of biodiversity beyond the designated sites, for example the creation of new habitats as part of a new development</p>	<p>The SA will include objectives relating to nature conservation and the protection of wildlife and will consider impacts on biodiversity in accordance with existing guidance.</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
and effective use of land, including re-use of previously developed land, where appropriate.			
PPS9: Biodiversity and Geological Conservation (2005)			
<p>To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.</p> <p>To conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support</p>	No specific targets or indicators	The SPD guidance will need to address waste and encourage developments that minimise and recycle waste in the Borough.	The SA should include objectives to ensure sustainable use of materials through efficient use of raw materials and increased use of recycled materials, composting waste and waste reduction in the Borough.
<p>To contribute to rural renewal and urban renaissance by:</p> <ul style="list-style-type: none"> enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and 			

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>to people's sense of well-being; and</p> <ul style="list-style-type: none"> Ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. 			
PPS10: Planning for Sustainable Waste Management (2005)			
<p>Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for;</p> <p>Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;</p>	No specific targets	The policies of the SPD will have to be in general conformity with those in the RSS	The SA framework will have to take into account policies in the RSS
<p>Help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994;</p> <p>Help secure the recovery or disposal of waste without endangering human</p>			

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations;</p> <p>Reflect the concerns and interests of communities, the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness;</p> <p>Protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission;</p> <p>Ensure the design and layout of new development supports sustainable waste management</p>			
PPS25 Development and Flood Risk (2006)			
<p>The aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate</p>	<p>No specific targets</p>	<p>The SPD must ensure that flood risk is assessed, managed and reduced.</p>	<p>The SA must ensure that flood risk is assessed, managed and reduced on and from RAF The site.</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.</p>			
The Future of Transport White Paper (DFT, 2004)			
<p>The strategy is built around three themes:</p> <ul style="list-style-type: none"> • Sustained investment • Improvements in transport • management <p>Planning ahead Strategy objective: balancing the need to travel with the need to improve quality of life.</p> <p>All transport schemes also need to respect the environment.</p>	<ul style="list-style-type: none"> • Enhanced road networks – more capacity, road tolls, better management • Railways – improve efficiency, structure and performance • Enhanced local travel – promoting walking and cycling as alternatives to car use, more buses, use of school travel plans • Balanced approach to aviation • Maintaining high quality shipping • Sustainable freight transport 	<p>Consider how the SPD documents can contribute to the national objectives and targets on transport</p> <p>Develop policies and proposals that provide for the use of a range of modes of transport with focus on reducing congestion and greenhouse gas emissions</p>	<p>Implications for the SA include the need to formulate objectives that will address congestion and accessibility of transport as well as issues such as health and air pollution.</p>
UK Climate Change Programme			
<p>How the UK plans to deliver its Kyoto target to cut its greenhouse gas emissions by 12.5%, and move towards its domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010</p>	<ul style="list-style-type: none"> • Improve business's use of energy • Stimulate investment and cut costs • Stimulate new, more efficient sources of power generation • Cut emissions from the transport sector • Promote better energy efficiency in the domestic sector • Improve energy efficiency requirements of the Building Regulations • Continue the fall in emissions from 	<p>The SPD guidance will need to address climate change and encourage development that minimises emissions, encouragement of rail travel and freight.</p> <p>Energy efficiency should be integrated into new</p>	<p>Check that the objectives are reflected in the sustainability appraisal framework</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
	agriculture and forestry <ul style="list-style-type: none"> • Ensure the public sector takes a leading role 	housing developments	
UK Biodiversity Action Plan (UK BAP)			
The Action Plan is the UK Government's response to the International Convention on Biological Diversity signed in 1992. It describes the UK's biological resources, commits a detailed plan for the protection of these resources and has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions	A large number of monitoring measures can be found in the individual plans	SPD needs to take due regard of the UK BAP as well as habitat and species action plans that are relevant to the area	The SA should be in line with the objectives of the UK BAP
Waste Strategy for England and Wales (2000)			
Statement of Government policy on sustainable management of waste and resources	Local authorities will be required to meet statutory performance targets (BVPIs) for recycling. Decisions about waste management should be based on BEPO	Plan policies to contribute to achieving said objectives	Check that the objectives are reflected in the sustainability appraisal framework
The Pollution Prevention and Control (England and Wales) Regulations 2000 (The PPC Regulations)			
<p>The regulations apply an integrated environmental approach to the regulation of certain industrial activities and are the means by which the Government has implemented the EU Directive on Integrated Pollution Prevention and Control (96/61/EC).</p> <p>The primary aim of the Directive is to ensure a high level of environmental protection and to prevent and where that is not practicable, to reduce</p>	No specific targets	Plan policies to contribute to achieving said objectives	Check that the objectives are reflected in the sustainability appraisal framework

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
emissions to acceptable levels.			
Working with the Grain of Nature: Biodiversity Strategy for England (DEFRA 2002)			
<p>The strategy seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next 5 years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them</p> <p>The strategy sets out the Government's vision for conserving and enhancing biological diversity in England together with a programme of work to achieve it</p>	<p>The Government's objectives are:</p> <ul style="list-style-type: none"> • To promote sustainable development • To conserve, enhance and restore the diversity of England's wildlife and geology • To contribute to an urban renaissance • To contribute to urban renewal 	<p>SPD guidance will need to ensure that development does not have a detrimental impact on biodiversity</p>	<p>The SA will need to include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance</p>
Countryside and Rights of Way Act 2000			
<p>The Countryside and Rights of Way Act 2000 extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers.</p> <p>It creates a new statutory right of access and modernises the rights of way system as well as giving greater protection to SSSI's, providing better management arrangements of Areas of Outstanding Natural Beauty and strengthening wildlife enforcement legislation.</p>		<p>Plan policies to contribute to achieving said objectives</p>	<p>Check that the objectives are reflected in the sustainability appraisal framework</p>
Strategy for Flood Risk Management (Environment Agency, 2003)			
<p>Aims:</p> <ul style="list-style-type: none"> • Have no loss of life through flooding 		<p>The SPD guidance should take into account all</p>	<p>The SA will include objectives to reduce</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<ul style="list-style-type: none"> Reduce the risk to flooding to life, major infrastructure, environmental assets and some 80,000 homes 		guidance relating to flood risk and management	vulnerability to climate change and to minimise the susceptibility to flooding
Health White Paper – Choosing Health – Making Healthy Choices Easier, Department of Health, 2004			
<p>This report sets out the new approaches to the health of the public reflecting the rapid and radical transformation of the English society in the latter half of the 20th Century. The aims of the strategy are to:</p> <ul style="list-style-type: none"> Have integrated planning and effective delivery of services Improve the health of the nation by reducing smoking, reducing obesity, increasing exercise, improving sexual health and improving mental health 	The report sets out a number of targets to achieve the aims of the strategy	Plan policies to contribute to achieving said objectives	Check that the objectives are reflected in the sustainability appraisal framework
Choice for Parents, The Best Start for Children: A 10 Year Strategy for Childcare, December 2004			
This document sets out the government's vision to ensure that every child gets the best start in life and to give parents more choice about how to balance work and family life	<p>Targets:</p> <ul style="list-style-type: none"> Choice and Flexibility – Parents to have greater choice about balancing work and family life Availability – for all families with children up to 14 to affordable, flexible, high quality childcare Quality – high quality provision with a highly skilled childcare and early years workforce Affordability – families to be able to afford flexible high quality childcare that is appropriate for their needs 	Plan policies to address the issues raised by the plan	Ensure Sustainability Appraisal objectives reflect the aims of this programme

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
Regional			
The London Plan (Spatial Development Strategy for Greater London) - Housing Provision Targets, Waste and Minerals Alterations			
<p>The alterations to the London Plan serve to increase the supply of housing in London by increasing the targets for each Borough from that set out in the London Plan.</p> <p>Borough DPD documents should seek to exceed the Borough target figures, having regard to</p> <ul style="list-style-type: none"> • Opportunity Areas • Mixed use development of low density commercial sites • Change of use of surplus industrial/commercial land • Redevelopment in Town Centres • Intensification of housing provision through high densities (where consistent with sustainable residential quality) • The need for adequate provision of local services. <p>The capacity of housing sites should be determined in accordance with the urban design and density policies of the London Plan.</p> <p>The document also outlines policies to ensure provision of facilities for 75% of London's waste by 2010 and to</p>	<p>The Plan increases Hillingdon's housing targets between 2007/08 and 2016/17 by 3,650.</p> <p>Increase recycling target for London to 30% by 2010.</p>	<p>The objectives outlined in the alterations will need to be considered as part of Hillingdon's overall response to the revised targets.</p>	<p>Ensure Sustainability Appraisal helps to achieve goals and objectives of the plan</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>minimise waste and increase re-use and recycling (the latter to 30% by 2010).</p> <p>Policies are also amended in relation to planning for minerals, promoting recycling and re-use of construction, excavation and demolition waste and the recycling of waste as aggregates.</p>			
The London Plan (Spatial Development Strategy for Greater London) – Consolidated with Alterations since 2004 (February 2008)			
<p>This document sets out a number of key revisions to the London Plan.</p> <p>In relation to the former NATS site, and the West Drayton area, the site falls within the ‘western wedge’ identified by the London Plan, and explained in Policy 5B.1. Development requires a co-ordinated approach and the SPD will assist with this.</p>		Plan guidance to contribute to realising said objectives	Appraisal help to achieve goals and objectives of the plan
Sustainable Design and Construction: The London Plan SPD (2006)			
Guidance to provide additional information to support the implementation of the London Plan	The SPG sets both required and aspirational targets for sustainable design and construction.	The SPD for the former NATS site will need to consider how it can best accommodate sustainable design and construction as part of the Planning Brief.	The SA should be in keeping with the intentions of this SPD in terms of sustainable design and construction.
London Borough of Hillingdon			
Draft Core Strategy (2007)			
<p>The core strategy has 8 objectives:</p> <ul style="list-style-type: none"> To ensure that enough land is made 	No targets	SPD needs to ensure consistency with the	SA needs to ensure consistency with the

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>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</p> <ul style="list-style-type: none"> • 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. • To promote safe, healthy and inclusive communities and respect the needs of the borough's diverse and multi- cultural communities. • To increase Hillingdon's accessibility • To enhance the environment in Hillingdon by addressing local causes of pollution and climate change. • To safeguard the borough's rural and urban heritage. • 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. • To promote the Hillingdon economy through a planning framework for sustainable and competitive economic growth which promotes employment 		<p>objectives and the spatial requirements for densities, housing mix and provision of facilities.</p>	<p>objectives and the spatial requirements for densities, housing mix and provision of facilities.</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
creation, leisure facilities and the role of town centres.			
Draft Site Allocations DPD (2007)			
The draft Site Allocations Development Plan Document (DPD) provides the draft framework for the allocation of land for development in the Borough for the period 2004 – 2016.	No targets or indicators	The SPD should consider the requirements set out in that document.	The SA should take account of the aspirations set out in the relevant documents.
<p>The key objective within the Transport Strategy is of developing an effective and sustainable transport system for the borough.</p> <p>The Local Implementation Plan (LIP) is a statutory document, which implements the Transport Strategy.</p> <p>The LIP has 8 priority areas:</p> <ul style="list-style-type: none"> • road safety, • bus journey times, • relieving traffic congestion, • parking and loading, • accessibility and social inclusion, • walking, • cycling, and • Transport infrastructure. 	<p><i>LIP target chapter 9 pages 249-272.</i></p> <p>Target 1- road safety (reduction in seriously killed or injured, reduction in slight causality Target 2 – school road safety (20mph zone or other road safety measures)</p> <p>Target 3 – bus excess (wait time) Target 4 – Borough bus target Target 5 – traffic volumes</p> <p>Target 6 – general traffic journey time probability</p> <p>Target 7- modal shift</p> <p>Target 8 – school travel plans Target 9 – compliance (to achieve improvements in compliance and loading) Target 10 – access (improvement in proportion of trips made by equality and inclusion groups).</p> <p>Target 11 – taxi-card scheme</p> <p>Target 12 –walking increase in 10% in journeys on foot</p> <p>Target 13- cycling- increase in 80%</p> <p>Target 14 – roads (road conditions)</p> <p>Target 15 – road traffic NOx emissions (collected by GLA)</p>	The SPD should take account all transport related issues identified in this strategy	The SA should ensure the sustainability goals of the Transport Strategy are achieved.
London Borough of Hillingdon's Sustainable Community Strategy 2008-2018			

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>The Sustainable Community Strategy sets out 6 key priorities for the Borough:</p> <ul style="list-style-type: none"> ▪ Improving health and wellbeing – Making Hillingdon a borough of excellent health, social care and housing, where all residents can enjoy fulfilling and happy lives ▪ Strong and Active Communities – A borough where communities are strong and cohesive, and local people have a real opportunity to take an active part in local life, leisure and culture ▪ Protecting and enhancing the environment – One of the greenest and most attractive boroughs in London, for current and future generations to enjoy • Making Hillingdon Safer – A safe borough, where residents are able to benefit from a full range of local amenities without fear of becoming a victim of crime ▪ A thriving economy – Hillingdon will have a strong and vibrant economy, where prosperity and quality of life are high ▪ Improving aspiration through education and learning – We will raise attainment by increasing aspiration, and ensure that all residents, young and old, 	<p>All priorities have been given detailed consideration in formulating policies for the SPD. The priorities will also be a key consideration through the planning process.</p>	<p>The SPD should take account all of the Boroughs key priorities</p>	<p>The SA will include objectives that help deliver against all 6 of the key objectives.</p>

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
have the skills to prosper in the job market of today and tomorrow			
Hillingdon Design and Accessibility Statement SPD (2006)			
<p>The Hillingdon Design and Accessibility Statement SPD seeks to provide guidance for new development in the borough and comprises a number of separate sections on the following topics including the relevant topics of:</p> <ul style="list-style-type: none"> • Accessible Hillingdon – requires consideration of the implications of 1995 DDA requirements early in design. • Shop fronts – Provides guidance on the design of shop fronts and retail units • Public Realm consultation draft – Includes sustainability principles and gives principles and objectives for the design of public realm. It promotes an integrated design process. • New residential layouts – Gives design guidance for the urban design and layout of new communities 	No specific targets	The SPD needs to respond to the standards set out in these documents through all stages.	The SA should cross check the development of the SPD content with these requirements and guidance.
Affordable Housing SPD			
The SPD provides implementation support to the Draft LDF Core Strategy’s aim: “To increase access to and choice of housing in the Borough” and Unitary Development Plan (1998) policy H11 which seeks to obtain the highest acceptable proportion of	<ul style="list-style-type: none"> • Council will seek to ensure that 50% of all new housing is affordable • Council will aim to achieve an overall affordable housing tenure mix of 70% social rent and 30% intermediate Residential development of 15 or more units will be expected to provide specified 	The SPD will need to demonstrate the level of affordable housing potential of the site and how the housing mix will be achieved.	The SA will have an affordable housing objective to promote a mixed and balanced community.

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
affordable housing.	housing mixes for the overall development (15-50 units a balance of 1,2 and 3+ bedrooms, with no more that 50% 1 bed units, 51+ units = 30% 1 bed, 40% 2/3 bed, 30% 4 bed+)		
Noise SPD			
<p>The Supplementary Planning Document (SPD) has been prepared in anticipation of the development of specific policies in the LDF Core Strategy. In the interim period, this SPD will be taken into account by the Council in determining planning applications as supplementary to relevant policies in the adopted UDP (2007).</p> <p>It sets out 10 key points, which will impact on how noise is dealt with as part a development proposals:</p> <ul style="list-style-type: none"> • Location of residential development • Aircraft noise • Road traffic noise • Amenity/Internal Noise levels • Schools and hospitals • Industrial uses • Airport buildings • Character of area • Countryside • Detailed housing design measures 	The SPD sets out a range of detailed maximums for noise in relation to different types and locations of development	The SPD will need to incorporate the guidance on noise.	Ensure Sustainability Appraisal helps to achieve the goals and objectives of the plan.
Live Work Accommodation SPD			
The Supplementary Planning Document (SPD) has been prepared in anticipation of the development of	No targets	Should live/work units be considered it will need to done so within the	The SA would need to consider the implication of live/work

Key objectives relevant to the plan and SA	Key targets and indicators relevant to the plan and SA	Implications for the plan	Implications for the SA
<p>specific policies in the LDF Core Strategy. In the interim period, this SPD will be taken into account by the Council in determining planning applications as supplementary to relevant policies in the adopted UDP. The document sets the parameters for the Borough's live/work policy to prevent the re-use of buildings for solely employment or residential and to ensure appropriate employment uses and locations of live/work premises. It also sets out the Borough's policy on live/work units and affordable housing.</p>		<p>parameters set out in this SPD</p>	<p>development in terms of affordable housing and economic development objectives.</p>
Land Contamination SPG (2004)			
<p>This SPG provides guidance on Hillingdon's policies on land contamination and provides information about land contamination legislation, and advice on how to deal with actual and suspected contaminated sites through the planning and development process.</p>	<p>No targets</p>	<p>The SPD will need to follow the guidance on contaminated land</p>	<p>The SA should ensure that the SPD conforms to these requirements and guidance on land contamination.</p>
Planning Obligations SPD			
<p>The Supplementary Planning Document sets out the council's current approach, policies and procedures in respect of planning obligations. These set out the implementation to the provision of planning obligations for certain items of infrastructure.</p>	<p>No targets</p>	<p>Planning obligations may be used to address matters that cannot be resolved through planning conditions including land contamination.</p>	<p>The SA should ensure that the SPD conforms to these requirements.</p>

Appendix B – Baseline Data

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
NOx/NO2 levels	Areas of WD currently exceeding the national AQ objectives of 40ug/m ³	68NOx / 28NO ² (2003)	Specific figures i.e. 40ug/m ³ or particles per billion are not available. However, 2004 air pollution was recorded as moderate or high.	23 g/m ³ to be achieved by 31 Dec 2010	NOx levels have increased in southern Hillingdon resulting in the declaration of an AQMA	Heathrow and Heathrow related traffic may continue to grow. Influencing this is outside of the Porters way brief but it will influence air quality in the area.	http://www.heathrowairwatch.org.uk/statistics/HIL2003.pdf DEFRA
Existence of air quality management programme	Declared an Air Quality Management Area and developed Air Quality Action Plan	Declared an Air Quality Management Area and developed Air Quality Action Plan	Air Quality Management programmes are based on a borough basis and do not exist for London as a whole area. However, to gauge average air quality levels: The annual mean NO2 Objective was exceeded at all road and kerbside sites in London.	No specific targets available for the West Drayton area	The effects of increasing vehicle traffic. SO2 levels have been falling, while NOx levels and the traffic component of particulates are rising.	West Drayton is now within and air quality management area which is positive, however, It would be more beneficial if specific NOx levels were known.	http://www.londonair.org.uk/london/asp/ReportDetail.asp?ReportID=lqr2004q1&ReportType=All
BAP	Maintain and	To promote,	http://www.lbp.org.uk	See	See London	Difficult to	http://www.lbp.org

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
Objectives	enhance existing woodland area including Frays Island Nature Reserve	enhance and protect parks and amenity grassland, standing water, rivers and streams, woodlands, private gardens, meadows and pastures and their species. See LBH BAP	k To conserve and enhance the capital's wildlife and natural places for future generations to benefit from and enjoy.	London Borough of Hillingdon Biodiversity Action Plan for a list of targets.	Borough of Hillingdon Biodiversity Action Plan for a list of trends.	accurately monitor species within habitats.	g.uk London Borough of Hillingdon Biodiversity Action Plan
Area of Woodland Cover	Frays Island Nature Reserve 1ha	388ha of woodland cover	Native Wood 5896ha Non native 1208ha Coniferous 163ha Fenn Car 16ha Scrub 1579ha	Increase protection and management of woodland over the life of the HBAP	Loss of trees of ecological importance	Grey Squirrels are the main problem in Hillingdon's woods and can affect a range of features, including birds eggs and trees such as Hornbeam	Hillingdon Biodiversity Action Plan and the London Biodiversity Partnership
No. of scheduled ancient monuments.	No SAM in West Drayton	5 SAM in Hillingdon	151 SAM in London	No current targets available for West Drayton	No current trends available for West Drayton		http://www.english-heritage.org.uk/

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
Buildings of Grade I and II* at risk of decay	grade I = 0 Grade II* = 8 grade II = 32 Grade I, II* and II Buildings at Risk =0 (also Local = 5)	1 grade I (poor), 2 Grade II* (poor), 14 grade II on register (of 4, 24 (+5 churches), 371 (+2 churches), 406 all in all). 10.7% of Grade I and II* at risk	67 GII* BAR and 23 G I BAR in Greater London	No current targets available for West Drayton	No current trends available for West Drayton	More information on targets and trends for borough could focus on improving these buildings.	
Chemical river water quality	The water quality for the Frays river and its tributaries, the Rivers Colne and Pinn currently have good water quality.	86% (Good-Fair) 33% (Good)	London 87% Good or fair, 37% Good (2002). Up 16% (G-F), 18% (G) from 1989.	Hillingdon are currently above target	Over all chemical river water quality is good – fair.	The Chemical river water quality is Good but it is slightly less than London as a whole.	
Biological river water quality	The water quality for the Frays river and its tributaries, the rivers Colne and Pinn currently have good water	62% (Good-Fair)	London 82% Good or fair, 30% Good (2002). Up 19% (G-F), 17% (G) from 1989	No current targets available for West Drayton	Improving an increasing.	The water quality in Hillingdon is good, it also appears to be improving which is positive for water quality	Environment Agency

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
	quality.					in the borough	
Greenhouse gas emissions	No specific information available for West Drayton	No specific information available for Hillingdon, however, the Local Agenda 21 monitoring statement (2004) includes a commitment to draft a climate change action plan to help tackle greenhouse gas emissions.	Emissions of the 'basket' of six greenhouse gases are provisionally estimated to have fallen by 14 per cent between the 1990 baseline and 2003.	To reduce greenhouse gas emissions by 12.5% below 1990 levels between 2008 and 2012.	UK emissions of the basket of greenhouse gases, weighted by Global Warming Potential, fell by 12.8% between 1990 and 2000. See link below:	Green house gas emissions have not been broken into ward level figures.	http://www.hillingdon.gov.uk/housing/strategy/2002/chapter_4/04_15.php http://www.sustainable-development.gov.uk/sustainable/quality04/maind/04h09.htm http://www.hillingdon.gov.uk/environment/la21/monitoring_statement_mar04.pdf
% of energy from renewable sources	No specific information available for West Drayton, however, <i>Our Common Future a Strategy for Hillingdon Local Agenda 21</i> aims to increase the	No specific information available for West Drayton, however, <i>Our Common Future a Strategy for Hillingdon Local Agenda 21</i> aims to increase the use of energy	London's renewable energy targets aim to generate at least 665GWh of electricity and 280GWh of heat, from up to 40,000 renewable energy schemes by 2010	Local Agenda 21 Our common future Encourage more businesses to use renewable energy	2004/2004 =5% of electricity supplied from renewable resources. http://www.dti.gov.uk/energy/inform/energy_trends/jun04.pdf p.24	More information is needed on a borough and ward basis on renewable sources to try and improve or maintain its usage.	ALG London Plan http://www.hillingdon.gov.uk/environment/la21/la21_strategy.pdf http://www.alg.gov.uk/doc.asp?doc=12444&cat=1581

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
	use of energy from renewable sources by 10 per cent by the year 2010	from renewable sources by 10 per cent by the year 2010	http://www.london.gov.uk/mayor/strategies/energy/docs/energy_strategy04.pdf	sources, or to source their energy from 'green' suppliers to benefit from the climate change levy			
River flood hazard (area affected)	West Drayton Town Centre has a significant chance of flooding. The chance of flooding each year is greater than 1.3% (1 in 75). http://maps.environment-agency.gov.uk/wiyby/mapController	The areas surrounding the Grand Union Canal are at risk from flooding. However, other areas in the borough are unlikely to flood.	London flood risk areas, see link below: http://maps.environment-agency.gov.uk/wiyby/mapController	http://www.environment-agency.gov.uk/comm/ondata/acrobat/flood_risk_512187.pdf Improve the coverage of flood warning services to 77% of properties in flood risk areas.	Flood damage already costs about £1 billion a year and our flood risk management prevents further yearly damages of £3.4 billion. http://www.environment-agency.gov.uk/yourenv/eff/natural_forces/flooding/?language	There is a risk of flooding in West Drayton. The location of development should be considered carefully.	http://maps.environment-agency.gov.uk/wiyby/mapController
Waste	No specific	0.1756 tons	4.447 tons Municipal	National	http://www.hill	Information on	Department for

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
production by type (m tonnes)	information available for West Drayton	Municipal waste figures only (2003/04) Hillingdon website municipal waste stats http://www.hillingdon.gov.uk/environment/waste/stats.php	waste figures only (2002/03)	Waste Strategy 2000: 25% of household waste recycled or composted by 2005; 30% by 210; 33% by 2015	illingdon.gov.uk/central/strategy/annual_audit_letter04.pdf Hillingdon annual audit and inspection – waste recycling rates are Improving	a ward basis should be established	Environment, Food and Rural Affairs, Environment Agency: Water UK
% waste recycled	No ward level information of this breakdown.	13.89%	9%	14.5%	Increasing	Information on a ward basis should be established. However, it is positive that Hillingdon are recycling more than London overall.	West London Waste/L.B. of Hillingdon
No. of vacant properties	No specific information available for West Drayton	2.16% 2004	There are nearly 100,000 empty homes in London, 83 per cent of which are in the private sector (April 2002).	No current targets available for West Drayton	No specific trends available for the West Drayton area	No Comment	
HSG2	Our records	130 built	Policy 3A.1	30,000 per	Currently,	Hillingdon is	http://www.london.gov.uk

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
Number of affordable homes	indicate a total of 203 affordable completions (1991-June 2005)	2004/2005	Increasing London's supply of housing http://www.london.gov.uk/mayor/strategies/sds/london_plan/all.pdf	year in London	there is not enough affordable housing being constructed	currently meeting the affordable targets set by the London Plan.	n.gov.uk/mayor/strategies/sds/london_plan/all.pdf
BV184a proportion of LA homes which were non-decent	No specific information available for West Drayton	30.5% 2003/2004	52.7% 2002/3	30.7% 2004, 16.7% 2007	Reducing	The % of non-decent homes in Hillingdon is better than London as a whole, which is positive.	http://www.bvpi.gov.uk/pages/keyFacts_BVPI.asp?lastpage=1&aid=28
Incidence of crime (violence against the person)	The Hayes/West Drayton 'corridor', suffers a disproportionately higher level of most crimes. http://www.met.police.uk/foi/pdfs/aims_objectives_plans/borough/hillingdon_crime_and_disorder_strategy_2002-05.pdf	458pa	Home Office statistics include a figure of 16888 incidences of violent crimes against the person in London. http://www.homeoffice.gov.uk/docs/chap2.pdf	http://www.met.police.uk/foi/pdfs/aims_objectives_plans/borough/hillingdon_crime_and_disorder_strategy_2002-05.pdf To provide 350 security improvement grants each year within the	http://www.crimestats.org.uk/output/pa_ge2.asp Violent crime has risen over the period of the BCS, although it has fallen since 1995, by 17% between 1995 and 1997 and by a further 4% between 1997 and 1999. Violent crime is, however,	High instances of crime increases the fear of crime for the local population. New development in West Drayton should design out crime, regard should be had to the Councils safety by design SPG.	http://www.homeoffice.gov.uk/rds/pdfs/100years.xls

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
				private housing Sector and to reduce burglary by 5%.	still 50% higher now than in 1981.		
BVPI 126 Domestic burglaries per 1000 households	No specific information available for West Drayton	20.28	http://www.met.police.uk/crimefigures/ The sanction detection rates for residential burglary increased substantially in May to 23% whereas the corresponding figure for May 2004 was 8.4%.	17.7	2003 - 18.68, 2002- 19.4, 2001 - 21.05 Decreasing but still above target	No Comments	http://www.met.police.uk/crimefigures/
Accessibility - public transport to areas providing services	Hillingdon Design and Accessibility Statement (HDAS)	Borough's Transport Strategy, Local Implementation Plan (LIP)	http://www.london.gov.uk/mayor/strategies/sds/docs/spg_accessible_london.pdf GLA Guidance on accessibility which sets the basis for Hillingdon guidance	Meet the needs of the new provisions of the Disability Discrimination Act (1995)	http://www.tfl.gov.uk/tfl/ltr2003/overview-transport-trends.shtml Please see website, there are too many trends available to display in this table.	The recent HDAS SPD should help to tackle accessibility in the future	http://www.london.gov.uk/mayor/strategies/sds/docs/spg_accessible_london.pdf
BVPI 156 The	All buildings providing a	All buildings providing a	21.5% 2003/4	To make all public	2.4% 2003/4	The HDAS will help to	

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
percentage of local authority buildings suitable for and accessible by disabled people	service to the public must make reasonable adjustments in order to make the building more accessible to all. No specific statistics available for West Drayton.	service to the public must make reasonable adjustments in order to make the building more accessible to all. Stats from 2004/5 indicate that 15.2% of buildings are suitably accessible.		buildings accessible and to require new houses to be built to lifetime homes standards.		improve the accessibility of buildings.	
Hillingdon Design and Accessibility Statement	Category B Station – See Hillingdon Design and Accessibility Statement – Transport Interchanges	Hillingdon Design and Accessibility Statement	The London Plan 2004, Policy 3C.9, 3C.11, 3C.16, 3C.3, 3C.21 & 3C.20. http://www.london.gov.uk/mayor/strategies/sds/london_plan/all.pdf	The concentration of development in areas that have good public transport provision should encourage a reduction in dependence	No specific trends available for the West Drayton area	Making places more accessible by public transport and decreasing car parking does not guarantee that people will use less private transport.	http://www.london.gov.uk/mayor/strategies/sds/london_plan/all.pdf

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
				ce on the private car. Para 3.163 (London Plan)			
Hillingdon Design and Accessibility Statement	Residential Extensions Guidance and New Residential Development Guidance. Additionally the requirement for Design Statements to be submitted with planning applications.	Residential Extensions Guidance and New Residential Development Guidance. Additionally the requirement for Design Statements with planning applications.	The London Plan: Policy 4C.21.	No current targets available for West Drayton	No specific trends available for the West Drayton area	This guidance will make a positive contribution to improving the design of built environments	
Net growth in businesses	No specific information available for West Drayton	0.2%	-0.8%	No current targets available	No current trends available for West Drayton	The non availability of information is a constraint in establishing the performance of West Drayton	
Investment in public transport, walking and	No specific information available for the West	(2005-06) Public Transport: £270,000	The TfL 5 year Investment Programme.	http://www.dft.gov.uk/stellent/groups/dft_su	No specific trends available for the West	No Comments	Tfl ODPM

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
cycling	Drayton area	Walking: £100,000 Cycling: £80,000 already allocated and seeking a further £270,000	http://www.tfl.gov.uk/tfl/downloads/pdf/investment/tfl-5-year-plan.pdf	sttravel/documents/sectionhomepage/dft/sustravelpage.hcsp Reduction in road traffic accidents by 2010.	Drayton area		
New businesses surviving 3 years	No specific information available for West Drayton	No specific information available for Hillingdon	62.1 in (1997)	65.1 in 1997	No specific trends available for the West Drayton area	More detailed information needs to be established to assess the economic performance of West Drayton	
Community-led enterprises	Hillingdon Business Forum, Local Strategic Partnership	No specific LBH information available	West London Business	Community-led enterprises	No specific trends available for the West Drayton area	No comments	West London Business Partnership
Net growth in businesses	No specific information available for West Drayton	0.2	-0.8	No current targets available	No current trends available for West Drayton	The non availability of information is a constraint in establishing the performance	

Indicator (Data)	West Drayton Ward	LBH	London	Target	Trends	Problems / Constraints / Comments	Source
						of West Drayton	
% of pop. with no qualifications	2,961 people 32%	12.8%	13.9%	No current targets available	No current trends available for West Drayton	The % of people in West Drayton without formal qualifications is significantly lower than Hillingdon as a whole but slightly lower than London on average.	National Statistics Homepage

Appendix C: Sustainability Framework

No.	Objective	Key Criteria	Indicators (provisional)
1	To promote methods to reduce dependence on private transport and manage the effects traffic on the environment	<p>Will it increase the proportion of journeys made using public transport rather than private car? Will it increase accessibility to public transport?</p> <p>Will it increase walking and cycling alternatives to using private cars?</p> <p>Will it act to achieve Hillingdon's targets to increase walking by 10% and cycling by 80%? Will it increase car sharing? Will it improve road safety?</p> <p>Will it reduce carbon emissions? Will it act to reduce air pollution?</p>	<ul style="list-style-type: none"> - Road accident casualties – people killed or seriously injured (BVPI) - % of residents who feel that public transport services are excellent, very good or good (BVPI) - Travel to work journeys by mode in West Drayton (<i>Census</i>) - Local bus service satisfaction (BVPI general survey) - % Traffic Growth - Modal share home – education (LIP indicator) - Modal share home – work (LIP indicator) - Number of walk and cycle trips (LIP indicator) - School Travel Plans (LIP indicator) - Investment in public transport, walking and cycling - Average number of car spaces per unit - Bus excess wait time in Hillingdon (LIP indicator) - NOx emissions attributed to traffic (LIP indicator)
2	To increase accessibility to and within the site and promote connectivity with the surrounding areas.	<p>Will it reduce isolation?</p> <p>Will it improve access to the site by car?</p> <p>Will it improve access to the site by walking and cycling?</p> <p>Will it make navigation through the site easier?</p> <p>Will it improve connectivity between the surrounding area, facilities and the town centre?</p>	<ul style="list-style-type: none"> - Satisfaction with low level of traffic congestion (BVPI general survey) - Access to open space
3	To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good	<p>Will it improve social cohesion? Will it reduce dissatisfaction with local services?</p> <p>Will it improve the range of key services within easy access of the population?</p> <p>Will it improve access to cultural, recreational and leisure facilities? Have</p>	<ul style="list-style-type: none"> - % new homes built on previously developed land (BVPI) - Satisfaction with access to culture (BVPI general survey) - Index of Multiple Deprivation for West Drayton - Housing density, -percentage of new dwelling completed at <30 dwellings p/ha, between 30 –50 dwellings p/ha, >50 dwelling p/ha

No.	Objective	Key Criteria	Indicators (provisional)
	design) and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel	densities been maximised especially around transport links?	
4	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats	<p>Will existing species be provided for on site?</p> <p>Will new habitats be created? Will habitat corridors be included to facilitate movement of species?</p> <p>Will tree cover and woodland be retained and enhanced?</p> <p>Will it retain existing hedgerows, where practicable?</p>	<ul style="list-style-type: none"> - Satisfaction with access to nature (BVPI general survey) - Tree Preservation Orders - River Water Quality - a) GQA Chemistry b) GQA Biology - % BAP habitats and species implemented
5	To ensure local people have access to satisfying opportunities for employment and occupation	<p>Will it enhance local employment prospects?</p> <p>Will it improve the range of employment opportunities? Will it promote skills training?</p> <p>Will it build on current employment strengths?</p>	<ul style="list-style-type: none"> - % of working age population economically active in the area (Census) - % of unemployed people claiming Job Seekers Allowance (Claimant Count) - % of people claiming Job Seekers Allowance who have been out of work for more than a year - Satisfaction with job prospects (BVPI general survey) - Index of Multiple Deprivation for West Drayton
6	To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	<p>Will it provide a high quality urban environment?</p> <p>Will it increase the success of the neighbourhood in the short and the long term?</p> <p>Will it promote and deliver sustainable design and construction?</p> <p>Will it reduce pollution?</p> <p>Will it make efficient use of natural resources including soil, mineral aggregates, water and biodiversity?</p>	<ul style="list-style-type: none"> - % of new homes achieving Code for Sustainable Homes Level 3 or above - Satisfaction with low level of pollution (BVPI general survey) - Grand Union Canal Water Quality <ul style="list-style-type: none"> a) GQA Chemistry b) GQA Biology

No.	Objective	Key Criteria	Indicators (provisional)
		<p>Will housing of decent quality be retained and improved?</p> <p>Will a high level of reused and recycled materials be integrated into construction materials?</p> <p>Will it act to achieve London's requirement that at least 50% of timber products used are from an FSC source?</p>	
7	To promote efficient use of water and the use of recycled and non-potable water sources	<p>Will water use be minimised in buildings and the landscape? Will non-potable water sources such as rainwater and greywater be captured, treated and reused on-site in place of mains water supply?</p> <p>Will this enable 100% of properties to be metered?</p> <p>Will this enable new development to have a water use of 105L per day or less in keeping with best practice?</p>	<ul style="list-style-type: none"> - % of new homes achieving Code for Sustainable Homes Level 3 or above - Water usage per capita
8	To promote increased self sufficiency in term of energy production and to improve energy efficiency	<p>Will it act to reduce carbon emissions?</p> <p>Will it reduce resident's energy costs?</p> <p>Will renewable energy sources be maximised?</p> <p>Will energy be supplied and distributed in an efficient manner?</p> <p>Will buildings be designed to lower energy demand through passive design?</p> <p>Will it meet London's 20% reduction in CO2 through on-site renewables target?</p>	<ul style="list-style-type: none"> - Average SAP rating of authority dwellings (BV63) - % of new homes achieving Code for Sustainable Homes Level 3 or above - Percentage of energy from renewable resources
9	To promote recycling and efficient waste management	<p>Will it minimise waste production and increase levels of reuse and recycling?</p> <p>Will materials and infrastructure be re-used?</p> <p>Will construction and demolition waste be minimised?</p> <p>Will it enable organic waste to be collected and reused?</p>	<ul style="list-style-type: none"> - % of household waste composted (BVPI) BV82b(i) - % of household waste recycled (BVPI)BV82a(i) - Kerbside collection of recyclables (one recyclables) (BVPI) BV91(a) - Waste per head (kg) (BVPI) BV84a - User Satisfaction with: <ul style="list-style-type: none"> a) Waste collection BV90a

No.	Objective	Key Criteria	Indicators (provisional)
		Will it act to enable the provision of facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space (by 2010 this should rise to 35%)?	b) Recycling facilities (BVPI) BV90b
10	To ensure indigenous and inward investment which is environmentally, socially and economically sustainable	Will it contribute to prosperity? Will it increase opportunities for business? Will it encourage entrepreneurship and innovation in design and development? Will it introduce investment that will compliment and support the viability of existing businesses in West Drayton town centre?	- % change in VAT registered businesses in the area a) Real Estate, Renting, and business activities; b) Construction; c) Hotels and Restaurants; d) Transport, Storage +communication e) Manufacturing; f) Public admin + other community, social and personal services; g) Finance intermediation; (VAT registration data); - Amount of floor space developed for employment by type
11	To protect, maintain and enhance the quality of open spaces and the green spaces and ensure effective access to open space	Will it ensure easy accessibility to open spaces? Will it act to protect and enhance the open space areas? Will it create a variety of functional open spaces to meet community and environmental needs? Will it improve physical activity and wellbeing? Will it improve opportunities for recreation and play? Will it act to change West Drayton's classification as an Area of Deficiency access to nature and public open space for metropolitan and district parks? (As defined by "London Plan Implementation Report – Improving Londoner's access to Nature" Feb 2008)	- Percentage of residents satisfied with parks, playgrounds and open spaces (BVPI) - walking distance from publicly accessible site of borough or higher level significance for nature conservation. (London Plan Implementation Report 2008)
12	To improve health, reduce health inequalities and promote healthy living	Will it improve access to primary healthcare facilities? Will it encourage healthy lifestyles and provide opportunities for sport and	- Satisfaction with access to health services (BVPI general survey) - GP Services: Access to a GP within 2 days

No.	Objective	Key Criteria	Indicators (provisional)
		recreation? Will it improve the health of children and young people? Will contaminated land be managed so that it poses no significant risk to users?	
13	To reduce crime and the fear of crime	Will it make local people feel safer in their community? Will it act to avoid the creation of isolated places? Will it create safer walking routes to key areas? Will it improve safety for children and young people? Does it incorporate the principles of 'Secure by Design'?	<ul style="list-style-type: none"> - Proportion of young people who report feeling 'safe' or 'very safe' in Hillingdon - Robberies per 1000 population (BVPI) BV127b - Vehicle crimes per 1000 population (BVPI) BV128 - Violent crimes /1000 population (BVPI)BV127a
14	To provide everyone with the opportunity to live in a decent affordable home	Will it increase access to good quality and affordable housing? Will it reduce homelessness? Will it provide a range of housing to cater for different affordability needs? Will it act to achieve Hillingdon's target of 50% affordable housing (30% intermediate, 70% social rent)? Will it provide a range of dwelling sizes? Will it enable all residential development should meet Lifetime Home standards and 10% should meet wheelchair accessibility standards?	<ul style="list-style-type: none"> - Affordable homes started on site - % Socially rented properties in West Drayton (Census) - Housing Stock Proportions in West Drayton (Census) - % non-decent LA homes at the start of the financial year (BVPI)
15	To provide good education and training opportunities which build skills and capacity of the population	Will it provide meaningful educational opportunities for children and young people in West Drayton? Will it provide meaningful educational opportunities for adults in West Drayton? Will it improve access to educational facilities?	<ul style="list-style-type: none"> - % pupils achieving 5 or more GCSEs at A*-C or equivalent (BVPI) BV38 - % pupils achieving Level 4+ in key stage 2 Maths and English (BVPI) BV41 - Number of adults achieving <ul style="list-style-type: none"> a) full level 2 (NVQ or equivalent) b) full level 3 (NVQ or equivalent) c) full level 3 (NVQ or equivalent)

No.	Objective	Key Criteria	Indicators (provisional)
			d) full level 4/5 (NVQ or equivalent) (Census) - % of population full-time students (Census)
16	To foster a vibrant and cohesive community that participate in decision-making	Will it foster a sense of pride in local neighbourhood? Will it respond to community needs and desires?	- % of residents that feel strongly that they belong to their neighbourhood (BVPI general survey) - Percentage of adults who feel a) very involved b) fairly involved in decisions affecting their local area (BVPI general survey) - % of residents that agree that local area is a place where people from different backgrounds get on well together (BVPI general survey)
17	To preserve and enhance the urban and suburban landscape, in keeping with the character of the wider area	Will it maintain the visual character of the area? Will it protect and enhance the high landscape and amenity values of parts of the site? Will it minimise effects of development on the surrounding area? Has an appropriate balance of densities been included reflecting the more urban character near the town centre and the more suburban character of the other surrounding areas? Will the historic amenity of the site and wider area be preserved and enhanced?	- Percentage of residents satisfied with parks, playgrounds and open spaces (BVPI) BV119e
18	To maintain and enhance the historic environment and cultural assets of The site, including entries in the heritage at risk register.	Will the historical assets be retained? Will the history of the site be showcased? Will the cultural environment be protected? Will any archaeological sites be protected? Will there be any impact on the neighbouring conservation area? Will understanding of the history and archaeology of the site be enhanced? Will it enable historical tourism for the area? Will it improve access to cultural facilities?	- User Satisfaction with Cultural Services (BVPI) BV119 - Number of Listed Buildings - Cultural Services: User Satisfaction with other Cultural Services a) museums and galleries BV119c b) arts and activity venues (BVPI) BV119d
19	To minimise noise pollution, especially	Will it create significant noise pollution for sensitive land areas? Will noise issues be	- Number of noise pollution incidents recorded - Indicative Noise Levels - dB(A) (L _{A10 18 hour}) in and

No.	Objective	Key Criteria	Indicators (provisional)
	around land use interfaces	created around land use interfaces?	around the site
20	To reduce and where possible prevent the impact of flooding to people and property of The site	<p>Will it reduce risk of flooding and prevent it where possible?</p> <p>Will it manage flood waters effectively?</p> <p>Will it position property out of flood paths?</p> <p>Will sustainable urban drainage systems be used?</p> <p>Are the SUDS features beneficial to biodiversity, pollution prevention and amenity value? Have contamination issues been considered in drainage design? Will it act to achieve 50% attenuation of the undeveloped site's surface water run off at peak times?</p>	<ul style="list-style-type: none"> - Number of Planning Permissions granted contrary to the advice of the Environment Agency on grounds of flood risk (AMR Core 7) - Number of properties at risk from flooding

Appendix D: Table of options

++	likely to have a very positive effect
+	likely to have a positive effect
0, +/-	likely to have a neutral effect or positive effects would balance out negative effects
-	likely to have a negative effect
--	likely to have a very negative effect
?	unknown or could have a positive or a negative effect depending on how it is

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation

<p>1. To promote methods to reduce dependence on private vehicular transport and manage the effects of transport on the environment</p>	<p>+</p>	<p>The saved UPD policy AM1 promotes development that can demonstrate that ensures the majority of its users will arrive/depart by sufficiently served public transport. It also proposes to assess development against its impact on the road network and the present and potential capacity of public transport.</p> <p>Policy AM6 seeks to protect local routes from through traffic.</p> <p>Policy AM9 sees to provide a network of well signposted cycle routes throughout the borough and safe cycle parking.</p> <p>However, while providing a positive basis it does set out how the objective could be achieved at the Site</p>	<p>+</p>	<p>The Draft Site Allocation DPD does not apply specifically to this site.</p>	<p>++</p>	<p>A positive impact is predicted. The SPD should be able to build on the existing policy basis and provide further interpretation and clarity in terms of site-specific interventions</p> <p>Furthermore, the SPD sets out that development should seek the integration of the site and West Drayton town centre through improved access and increased permeability between the two locations.</p> <p>Both these policies will promote use of non vehicular travel.</p>
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	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		site. These policies could be open to interpretation and may no result in an outcome that best achieves a reduction in private vehicular transport.				

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
2. To increase accessibility to and within the site and promote connectivity with the surrounding areas.	0	Policies in relation to access and movement promote improved access for the elderly and disabled and an improved cycle network, but these are not site specific and do not cover wider issues of access.	+	The Draft Core Strategy seeks to secure high quality, accessible and well designed development and to increase Hillingdon’s accessibility. Hillingdon’s Draft Design and Access Statement	++	An SPD for the site would be in a strong position to build on this policy basis and provide site specific detail and how development should interface and integrate with the town centre.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				<p>sets out guidance on a range of areas, including accessibility, public realm and residential layout.</p> <p>These policies would have a positive impact on any development</p>		

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
3. To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and mixed use as appropriate, with provision of key services and amenity that will reduce the need to travel.	+	The saved UDP policies refer to London Plan policy 4B.1 ‘Design Principles for a Compact City’, which sets out a design framework for building at appropriate higher densities. This would provide a positive basis for any development, but would not be site specific.	+	The draft Core Strategy seeks to make the most efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development.	++	There is a need to take forward these broad principles and sets out how and where compact development should be accommodated at The site. An SPD development brief for the site would enable this to happen.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				<p>surrounding area; provision of arts-based cultural uses; and provision of ancillary convenience retail floor space.</p> <p>This builds on the existing policy basis and provides a good framework for future development.</p>		

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
4. To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats where appropriate.	?	The saved UDP policy document requires the Hillingdon Biodiversity Action Plan to be used, but this does not set specific requirements. This sets out a vision and a series of objectives that the strategy seeks to deliver. It also sets out habitat action plans to help achieve these goals. This sets out a positive basis for development to take place on the site, but lacks enforcement ability.	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change. These policies will enable developers to take forward the BAP.	+	The BAP and SPD document provide a strong basis to inform development. The SPD would be in a position to relate these to site specific proposals and to elaborate on information details in the aforementioned documents.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
5. To ensure local people have access to satisfying opportunities for employment and occupation.	+	Policy LE6 refers to establishing an appropriate town centre mix to encourage economic development and Policy LE7 sets out S106 criteria for development, which could support economic development initiatives. The saved policy document also uses London Plan Policy 3B.1 Developing London’s economy and its supporting text. These provide a positive basis for economic development opportunities.	+	The draft Core Strategy promotes the planning framework to support sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres. While the Sustainable Community Strategy refers to the importance of town centres as an economic driver for the Borough.	++	An development brief for the former NATS site will be able to identify how and where employment/commercial uses should be located on the site and add detail the strong policy basis set out in the draft core strategy and site allocations document.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
6. To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques.	+	<p>The UDP saved policies refer to the importance of good urban design, including secure by design principles and refers to the London Plan policy 4B.1 ‘Design Principles for a Compact City’.</p> <p>The saved policies also include statements to encourage reuse of materials, energy recovery and/or appropriate disposal.</p> <p>This provides a positive basis to meet this framework but is not site specific</p>	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.	++	A development brief SPD for the site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the Site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design. This would have a positive impact on the objective.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
7. To promote efficient use of water and the use of recycled and non-potable water resources.	0	Within the saved UDP policies there is little mentioned of recycling water or the use of non potable water in new developments. It is difficult to see how these policies could affect a positive outcome against this objective.	+	<p>The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.</p> <p>These policies provide a positive framework for action.</p>	++	<p>A development brief SPD for the site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a clear and evidenced based site specific water strategy.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
8. To promote improved energy efficiency and increased self sufficiency in terms of energy production.	0	<p>Within the saved UDP policies there is little mentioned of local or self sufficient energy production. It does refer to London Plan policy Policy 4A.9 Providing for renewable energy, which provides a framework for considering renewable energy within development.</p> <p>However, It is difficult to see how these policies alone could affect a positive outcome against this objective.</p>	+	<p>The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.</p> <p>These policies provide a positive framework for action.</p>	++	<p>A development brief SPD for the Site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the Site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a site specific energy strategy.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
9. To promote recycling and efficient waste management.	0	The saved policies include policies to encourage reuse of materials, energy recovery and/or appropriate disposal of waste (Policy MIN16). However, It is difficult to see how these policies alone could affect a positive outcome against this objective.	+	<p>The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.</p> <p>These policies provide a positive framework for action.</p>	++	<p>A development brief SPD for the would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a site specific recycling strategy.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
10. To ensure indigenous and inward investment that this is environmentally, socially and economically sustainable.	0	Policy LE6 refers to establishing an appropriate town centre mix to encourage economic development and Policy LE7 sets out S106 criteria for development, which could support economic development initiatives. The saved policy document also uses London Plan Policy 3B.1 Developing London’s economy and its supporting text.	+	The draft Core Strategy promotes the planning framework to support sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres. While the Community Strategy refers to ‘s importance and an economic driver for the Borough.	++	A development brief for the NATS site will be able to identify how and where employment/commercial uses should be located on the site and add detail to the policy basis set out in the draft core strategy.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
11. To protect, maintain and enhance the quality of open spaces and ensure effective access to open space.	?	The saved UDP policy document provides a strong policy basis for the protection of the green belt, but does not provide a coordinated approach to the creation of parkland which will link other green belt and SINCs and provide for habitats creation.	+		+	The policy basis for this objective is already sound and would require a developer(s) to protect and enhance access to open space. An SPD could help to identify the types of appropriate uses that would be considered and provision of open space on the site.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
12. To improve health, reduce health inequalities and promote healthy living.	0	Policies in relation to pedestrian access and sustainable design are included or reference made to the London Plan. The saved UDP policies document promotes the need for adequate health facilities across the borough. However, It is difficult to see how these policies alone could affect a positive outcome against this objective.	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities.	++	A site specific SPD for the site could build on this policy basis, identifying the nature and scale of required facilities based on assumptions of the scale and mix of development.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
13. To reduce crime and the fear of crime.	0	<p>The saved UPD policy document includes a policy to ensure windows overlook pedestrian spaces and avoid the creation of hidden recesses.</p> <p>However, It is difficult to see how these policies alone could affect a positive outcome against this objective.</p>	+	<p>The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities.</p> <p>This would support a positive outcome in realising this objective.</p>	++	<p>A site specific SPD would enable the implications of these policies to be set out in relation to the site. This would include policing requirements and secure by design in relation to the quantum and mix of development.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
14. To provide everyone with the opportunity to live in a decent affordable home.	+	<p>The UDP saved policy document refers to Planning Policy Statement 3 Housing, London Plan Policy 3A.7 (Affordable housing targets) and its supporting text along with the Hillingdon Affordable Housing Supplementary Planning Document (2006) to be used (instead of Policy H11).</p> <p>This policy statement provides a positive basis to move forwards towards this objective.</p>	++	<p>The draft core strategy will seek 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</p> <p>It also aims 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</p>	+	<p>The LDF documents provide a strong basis to inform development. A site specific development brief SPD should be able to provide a strong framework for developers and as such confidence that S106 contributions would be used on other site specific infrastructure requirements. This should help enable them to provide the necessary requirement of affordable housing in the knowledge that the value of private housing will be high due to adequate provision of other services.</p> <p>This will be positive in terms of making the affordable housing target feasible.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				<p>sustainable communities.</p> <p>Furthermore the Affordable Housing SPD provides implementation support to the Draft Core Strategy and seeks to ensure that 50% of all new housing is affordable.</p> <p>These policies will be key in realising this objective.</p>		

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
15. To provide good education and training opportunities which build skills and capacity of the population.	0	<p>The saved UDP policies document does not contain specific policies in relation to provision of education facilities</p> <p>Policy LE7 does set out S106 criteria for development, which could support education and economic development initiatives.</p> <p>Moreover, in terms of building skills, the saved policy document also uses London Plan Policy 3B.1 Developing London’s economy and its supporting text.</p>	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities.	++	A site specific development brief SPD would be able to assess the levels of educational provision and capacity for skills development facilities by setting out the scope and mix of development anticipated development on the site. It would then be able to identify the size of the facilities required and allocate appropriate space. This would be very positive in terms of meeting this objective.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		However, It is difficult to see how these policies alone could affect a positive outcome against this objective.				

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
16. To foster a vibrant and cohesive community that participates in decision-making.	-	There are no policies that directly support this objective. This would have a negative impact as there is no policy basis to pursue this objective.	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities. This could help foster a community that is participatory as such is a positive basis for further policy.	++	<p>An SPD could help support this objective by identifying opportunities for community collaboration and ownership, including among others, local food supply and allotments, suggesting potential housing and/or public realm management vehicles, exploring the relationship between residents, employees, pupils and the green belt/biodiversity and the use of sports facilities. The role of the planning system may be limited in some of these respects, but through S106 contributions this role could increase.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
17. To preserve and enhance the urban and suburban area in keeping with the character of the wider area.	+	Policy BE13 states than development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. This is a positive policy basis.	+	The draft Core Strategy seeks to secure high quality, accessible and well designed development that makes the most efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development. It also promotes safe, healthy and inclusive communities and a requirement to respect the needs of the borough's diverse and multi-cultural communities. Furthermore, it seeks to safeguard the borough's rural and urban heritage.	++	A site specific SPD would be able to demonstrate how the quantum and mix of development on the site could be delivered spatially and detail what specific requirements will need to be met in terms of complementing and fitting in with the character of surrounding development. An SPD for would provide the best opportunity of the three to achieve this objective.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
18. To maintain and enhance the historic environment and cultural assets of the site and surrounds, including entries in the heritage at risk register.	+	Policies BE1, 2 and 3 sets out requirements in relation to archaeology and built heritage, including protection, and/or recording. Moreover, sites have been listed have significant protection from development. This is a positive basis to move forward towards meeting this objective.	+	The draft LDF will provide policy guidance for the protection and enhancement of key historic buildings. However, there is no guidance specific to this site.	++	Further details will be required at the proposals stage. A design and accessibility statement will be required at the application stage as well as Conservation management plans, if appropriate.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
19. To minimise noise pollution, especially around land use interfaces.	+	The saved UDP policy document includes policies that protect surrounding areas from development that would be detrimental to the character or amenities of surrounding properties. Moreover, it refers to London Plan Policy 4A.14 Reducing Noise and its supporting text to be used (instead of Policy OE4). Other relevant Documents include Hillingdon’s Supplementary Planning Document Noise (2006).	++	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change. Furthermore, Hillingdon’s Noise SPD sets out key points to be considered when assessing and mitigating the impact on how noise is dealt with as part development proposals.	++	An SPD would be able to take forward the guidance in the Noise SPD and identify site specific requirements in relation to a proposed quantum and mix of development.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
20. To reduce and where possible prevent the impact of flooding to people and property of	+	Policies OE7 and 8 cover general limitations, mitigations and/or protection measures necessary for development or intensification on the flood plain. This includes consideration of surface water run off.	0	<p>The draft Core Strategy seeks the appropriate allocation of higher density development. As such, any development on a flood plane would need to include mitigation or protection measures and be subject to sequential testing.</p> <p>The draft DPD seeks the appropriate and sustainable design and construction of buildings and facilities, with environmental enhancement wherever appropriate and protection of existing landscaping and biodiversity.</p>	++	A development brief SPD for the site would enable measures such as Sustainable Urban Drainage, storage ponds or tanks and other measures to be identified and land allocated as appropriate to facilitate development as per the associated identified flood risk.

Appendix E: Table of options

KEY	
++	likely to have a very positive effect
+	likely to have a positive effect
0, +/-	likely to have a neutral effect or positive effects would balance out negative effects
-	likely to have a negative effect
--	likely to have a very negative effect
?	unknown or could have a positive or a negative effect depending on how it is implemented

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
1. To promote methods to reduce dependence on private vehicular transport and manage the effects of transport on the environment	+	The saved UPD policy AM1 promotes development that can demonstrate that ensures the majority of its users will arrive/depart by sufficiently served public transport. It also proposes to assess development against its impact on the road network and the present and potential capacity of public transport.	+	The Draft Site Allocation DPD does not apply specifically to this site.	++	A positive impact is predicted. The SPD should be able to build on the existing policy basis and provide further interpretation and clarity in terms of site-specific interventions Furthermore, the SPD sets out that development should seek the integration of the site and West Drayton town centre through improved access and increased

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
						permeability between the two locations.
		<p>Policy AM6 seeks to protect local routes from through traffic.</p> <p>Policy AM9 sees to provide a network of well signposted cycle routes throughout the borough and safe cycle parking.</p> <p>However, while providing a positive basis it does set out how the objective could be achieved at the site. These policies could be open to interpretation and may no result in an outcome that best achieves a reduction in private vehicular transport.</p>				Both these policies will promote use of non vehicular travel.
2. To increase accessibility to and within the site and promote connectivity with the surrounding areas.	0	Policies in relation to access and movement promote improved access for the elderly and disabled and an improved cycle network, but these are not site	+	The Draft Core Strategy seeks to secure high quality, accessible and well-designed development and to increase Hillingdon’s accessibility.	++	An SPD for the site would be in a strong position to build on this policy basis and provide site-specific detail and how development should improve

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		specific and do not cover wider issues of access.		Hillingdon’s Draft Design and Access Statement sets out guidance on a range of areas, including accessibility, public realm and residential layout. These policies would have a positive impact on any development.		accessibility and integrate with the town centre.
3. To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and mixed use as appropriate, with provision of key services and amenity that will reduce the need to travel.	+	The saved UDP policies refer to London Plan policy 4B.1 ‘Design Principles for a Compact City’, which sets out a design framework for building at appropriate higher densities. This would provide a positive basis for any development, but would not be site specific.	+	The draft Core Strategy seeks to make the most efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development.	++	There is a need to take forward these broad principles and sets out how and where compact development should be accommodated at the site. An SPD development brief for the site would enable this to happen.
4. To protect and enhance existing biodiversity and natural habitats, and create new wildlife	?	The saved UDP policy document requires the Hillingdon Biodiversity Action Plan to be used, but this does not set	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution	+	The BAP and the site allocations draft document provide a strong basis to inform development. The SPD

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
habitats where appropriate.		specific requirements. This sets out a vision and a series of objectives that the strategy seeks to deliver. It also sets out habitat action plans to help achieve these goals. This sets out a positive basis for development to take place on the site, but lacks enforcement ability.		and climate change. These policies will enable developers to take forward the BAP.		would be in a position to relate these to site specific proposals and to elaborate on information details in the aforementioned documents.
5. To ensure local people have access to satisfying opportunities for employment and occupation.	+	Policy LE6 refers to establishing an appropriate town centre mix to encourage economic development and Policy LE7 sets out S106 criteria for development, which could support economic development initiatives. The saved policy document also uses London Plan Policy 3B.1 Developing London's economy and its supporting text. These provide a positive basis	+	The draft Core Strategy promotes the planning framework to support sustainable and competitive economic growth which promotes employment creation, leisure facilities and the role of town centres. While the Sustainable Community Strategy refers to the importance town centres as an economic driver for the Borough.	++	A development brief for the former NATS site will be able to identify how and where employment/commercial uses should be located on the site and add detail the strong policy basis set out in the draft core strategy and site allocations document.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		for economic development opportunities.				
6. To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques.	+	<p>The UDP saved policies refer to the importance of good urban design, including secure by design principles and refers to the London Plan policy 4B.1 ‘Design Principles for a Compact City’.</p> <p>The saved policies also include statements to encourage reuse of materials, energy recovery and/or appropriate disposal.</p> <p>This provides a positive basis to meet this framework but is not site specific</p>	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.	++	A development brief SPD for the site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the Site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design. This would have a positive impact on the objective.
7. To promote efficient use of water and the use of recycled and non-potable water resources.	0	Within the saved UDP policies there is little mentioned of recycling water or the use of non potable water in new developments. It is difficult to see how these	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.	++	A development brief SPD for the site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		policies could affect a positive outcome against this objective.		These policies provide a positive framework for action.		<p>site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a clear and evidenced based site specific water strategy.</p> <p>An SPD is in a good position to provide the catalyst to help meet this objective.</p>
8. To promote improved energy efficiency and increased self sufficiency in terms of energy production.	0	<p>Within the saved UDP policies there is little mentioned of local or self sufficient energy production. It does refer to London Plan policy. Policy 4A.9 Providing for renewable energy, which provides a framework for considering renewable energy within development.</p> <p>However, It is difficult to see how these policies alone could affect a positive outcome against</p>	+	<p>The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change.</p> <p>The Council's recently adopted Climate Strategy also provides further guidance.</p> <p>These policies provide a positive framework for action.</p>	++	<p>A development brief SPD for the Site would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the Site to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a site-specific energy strategy.</p> <p>An SPD is in a good</p>

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		this objective.				position to provide the catalyst to help meet this objective.
9. To promote recycling and efficient waste management.	0	The saved policies include policies to encourage reuse of materials, energy recovery and/or appropriate disposal of waste (Policy MIN16). However, It is difficult to see how these policies alone could affect a positive outcome against this objective.	+	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing local causes of pollution and climate change. These policies provide a positive framework for action.	++	A development brief SPD for the would have the opportunity to provide real detail and clarity on these broad policy objectives. There is the potential for the to take forward regional policy to deliver an exemplar development in terms of sustainable construction and design, including a site specific recycling strategy. An SPD is in a good position to provide the catalyst to help meet this objective.
10. To ensure indigenous and inward investment that this is environmentally, socially and economically sustainable.	0	Policy LE6 refers to establishing an appropriate town centre mix to encourage economic development and Policy LE7 sets out S106 criteria for development, which could support economic	+	The draft Core Strategy promotes the planning framework to support sustainable and competitive economic growth, which promotes employment creation, leisure facilities and the role of town centres.	++	A development brief for the will be able to identify how and where employment/commercial uses should be located on the site and add detail to the policy basis set out in the draft core strategy and site

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		development initiatives. The saved policy document also uses London Plan Policy 3B.1 Developing London’s economy and its supporting text.		While the Community Strategy refers to ‘s importance and an economic driver for the Borough.		allocations document.
11. To protect, maintain and enhance the quality of open spaces and the green spaces and ensure effective access to open space.	?	The saved UDP policy document provides a strong policy basis for the protection of the green belt, but does not provide a coordinated approach to the creation of parkland which will link other green belt and SINCs and provide for habitats creation.	+	The draft core strategy will promote the provision of outdoor recreational facilities and environmental enhancement and aims to protect and enhance local biodiversity.	+	The policy basis for this objective is already sound and would require a developer(s) to protect and enhance access to the green belt on. An SPD could help to identify the types of appropriate uses that would be considered.
12. To improve health, reduce health inequalities and promote healthy living.	0	Policies in relation to pedestrian access and sustainable design are included or reference made to the London Plan. The saved UDP policies document promotes the need for adequate health facilities across the borough. However, It is difficult to see how these policies	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities.	++	A site specific SPD for the site could build on this policy basis, identifying the nature and scale of required facilities based on assumptions of the scale and mix of development.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		alone could affect a positive outcome against this objective.				
13. To reduce crime and the fear of crime.	0	The saved UPD policy document includes a policy to ensure windows overlook pedestrian spaces and avoid the creation of hidden recesses. However, It is difficult to see how these policies alone could affect a positive outcome against this objective.	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities.	++	A site specific SPD would enable the implications of these policies to be set out in relation to the site. This would include policing requirements and secure by design in relation to the quantum and mix of development. An SPD is in a good position to provide the catalyst to help meet this objective.
14. To provide everyone with the opportunity to live in a decent affordable home.	+	The UDP saved policy document refers to Planning Policy Statement 3, Housing, London Plan Policy 3A.7 (Affordable housing targets) and its supporting text along with the Hillingdon Affordable Housing Supplementary Planning Document (2006) to be used (instead of Policy	++	The draft core strategy will seek 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	+	The LDF documents provide a strong basis to inform development. A site specific development brief SPD should be able to provide a strong framework for developers and as such confidence that S106 contributions would be used on other site specific infrastructure

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Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		H11). This policy statement provides a positive basis to move forwards towards this objective.		It also aims 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. Furthermore the Affordable Housing SPD provides implementation support to the Draft Core Strategy and seeks to ensure that 50% of all new housing is affordable. Together with an assessment of local housing need these will be key in realising this objective.		requirements. This should help enable them to provide the necessary requirement of affordable housing in the knowledge that the value of private housing will be high due to adequate provision of other services. This will be positive in terms of making the affordable housing target feasible.
15. To provide good education and training opportunities which build skills and capacity of the	0	The saved UDP policies document does not contain specific policies in relation to provision of education facilities	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect	++	A site specific development brief SPD would be able to assess the levels of educational provision and capacity

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
population.		<p>Policy LE7 does set out S106 criteria for development, which could support education and economic development initiatives.</p> <p>Moreover, in terms of building skills, the saved policy document also uses London Plan Policy 3B.1 Developing London’s economy and its supporting text.</p> <p>However, It is difficult to see how these policies alone could affect a positive outcome against this objective.</p>		<p>the needs of the borough's diverse and multi-cultural communities.</p> <p>This provides a positive framework to move forward towards this objective.</p>		<p>for skills development facilities by setting out the scope and mix of development anticipated development on the site. It would then be able to identify the size of the facilities required and allocate appropriate space. This would be very positive in terms of meeting this objective.</p>
16. To foster a vibrant and cohesive community that participates in decision-making.	-	There are no policies that directly support this objective. This would have a negative impact as there is no policy basis to pursue this objective.	+	The draft core strategy document will promote the safe, healthy and inclusive communities and the need to respect the needs of the borough's diverse and multi-cultural communities. This could help foster a community	++	An SPD for could help support this objective by identifying opportunities for community collaboration and ownership, including among others, local food supply and allotments, suggesting potential housing and/or public

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				that is participatory as such is a positive basis for further policy.		realm management vehicles, exploring the relationship between residents, employees, pupils and the green belt/biodiversity and the use of sports facilities. The role of the planning system may be limited in some of these respects, but through S106 contributions this role could increase. An SPD is in a good position to provide the catalyst to help meet this objective.
17. To preserve and enhance the urban and suburban area in keeping with the character of the wider area.	+	Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. This is a positive policy basis.	+	The draft Core Strategy seeks to secure high quality, accessible and well designed development that makes the most efficient use of brownfield land including the promotion, where appropriate, of higher density, mixed use development. It also promotes safe, healthy and inclusive	++	A site specific SPD would be able to demonstrate how the quantum and mix of development on the site could be delivered spatially and detail what specific requirements will need to be met in terms of complementing and fitting in with the character of surrounding development. An SPD

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				<p>communities and a requirement to respect the needs of the borough's diverse and multi-cultural communities. Furthermore, it seeks to safeguard the borough's rural and urban heritage.</p> <p>This provides a positive framework to move forward towards this objective.</p>		for would provide the best opportunity of the three to achieve this objective.
18. To maintain and enhance the historic environment and cultural assets of the site, including entries in the heritage at risk register.	+	Policies BE1, 2 and 3 sets out requirements in relation to archaeology and built heritage, including protection, and/or recording. Moreover, sites have been listed have significant protection from development. This is a positive basis to move forward towards meeting this objective.	+		++	An SPD for could build on this already strong emerging policy basis by allocating additional land for potential enhancements and indicating what type of improvements could be included in development (based on any consultation with the local community and experts).
19. To minimise noise pollution, especially around land use interfaces.	+	The saved UDP policy document includes policies that protect surrounding areas from	++	The draft Core Strategy seeks to enhance the environment in Hillingdon by addressing	++	An SPD would be able to take forward the guidance in the Noise SPD and identify site

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
		development that would be detrimental to the character or amenities of surrounding properties. Moreover, it refers to London Plan Policy 4A.14 Reducing Noise and its supporting text to be used (instead of Policy OE4). Other relevant Documents include Hillingdon's Supplementary Planning Document Noise (2006).		local causes of pollution and climate change. The Council adopted Climate Change Strategy also provides more details. Furthermore, Hillingdon's Noise SPD sets out key points to be considered when assessing and mitigating the impact on how noise is dealt with as part development proposals.		specific requirements in relation to a proposed quantum and mix of development.
20. To reduce and where possible prevent the impact of flooding to people and property of	+	Policies OE7 and 8 cover general limitations, mitigations and/or protection measures necessary for development or intensification on the flood plain. This includes consideration of surface water run off.	0	The draft Core Strategy seeks the appropriate allocation of higher density development. As such, any development on a flood plane would need to include mitigation or protection measures and be subject to sequential testing. The draft DPD seeks the appropriate and sustainable design and	++	A development brief SPD for the site would enable measures such as Sustainable Urban Drainage, storage ponds or tanks and other measures to be identified and land allocated as appropriate to facilitate development as per the associated identified flood risk.

	Option 1: No Action – development based on current local plan		Option 2: Status Quo – emerging LDF policy with no SPD		Option 3: Development of the SPD to regenerate former NATS site	
Sustainability Objective	Impact	Explanation	Impact	Explanation	Impact	Explanation
				construction of buildings and facilities, with environmental enhancement wherever appropriate and protection of existing landscaping and biodiversity.		

Appendix F: Iteration Table

Objective	Key Criteria	SPD Impact	Recommendations	Response
<p>1. To promote methods to reduce dependence on private transport and manage the effects traffic on the environment</p>	<p>Will it increase the proportion of journeys made using public transport rather than private car? Will it increase accessibility to public transport? Will it increase walking and cycling alternatives to using private cars? Will it act to achieve Hillingdon's targets to increase walking by 10% and cycling by 80%? Will it increase car sharing? Will it improve road safety? Will it reduce carbon emissions? Will it act to reduce air pollution?</p>	<p>The SPD aims to increase accessibility to public transport and to reduce the need to travel, especially by car (PPG13)</p> <p>The introduction of the Homezone street design will assist road safety. A detailed Travel Plan is required and will aim to provide improved road safety.</p>	<p>1. No specific carbon emission reduction goals are outlined. The SPD should have a position on these goals and require developers to demonstrate reductions in vehicle emissions through design.</p> <p>2. The SPD has not mentioned whether it will meet Hillingdon targets of an increase of 10% walking and 80% cycling. These targets should be a part of the SPD.</p> <p>3 The SPD gives no mention of car sharing. Consideration of this should be taken into account</p> <p>4 The SPD aims to meet objectives for the Mayor's Air Quality management Area (AQMA). The main aim is to reduce pollution from road traffic emissions through addressing reduction in traffic</p>	<p>1. It is intended that carbon emissions goals or targets should be delivered through the overall site Travel Plan (for example trip reduction/ modal split could be referenced to carbon reductions) required for the planning application through the SPD and then individual developments' travel plans would then fall in time with this. Given the long time frame for the development and the planning application to follow to it is considered unnecessarily detailed to impose this now and difficult to ascertain a relevant and appropriate target. However it is consider that the SPD should be amended to reflect the overall goal to reduce CO2 emissions through good site design and reinforce this aim in the Travel Plan requirements</p> <p><i>Proposed changes:</i></p> <p>Include additional objective to reduce vehicle trip generation and associated carbon emissions through accessibility and appropriate site design.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
			and targets in a Travel Plan. The targets need to be identified and how they will be achieved set out within the SPD.	Travel Plan section have an additional specific details.
2. To increase accessibility to and within the site and promote connectivity with the surrounding areas.	Will it reduce isolation? Will it improve access to the site by car? Will it improve access to the site by walking and cycling? Will it make navigation through the site easier? Will it improve connectivity between the surrounding area, facilities and the town centre?	<p>The site is currently closed off and has low accessibility, which will be rectified by the SPD proposals.</p> <p>Connectivity to the site will be improved. Pedestrian and cycle links from the site to West Drayton will improve the cycling and pedestrian links in and out of the site and to the surrounding communities</p>	<p>5. The SPD gives no information on the internal connections within the site and specific targets for walking and cycling, it is not clear whether permeability will be achieved</p> <p>In particular objective 5 of the SPD current concentrates on external connections but should also promote internal connectivity.</p> <p>6. How navigation through the site and to the adjacent area is to be achieved is not specifically outlined.</p> <p>7. The SPD does not outline exactly how pedestrians and cyclists will access the West Drayton town centre and other areas, and this will need to be addressed.</p> <p>8 The SPD provides some basic guidance and</p>	<p>2 – 4 – This level of detail is to be addressed through the Travel Plan.</p> <p>5. Targets may be applied through the travel plan and specific travel plans such as for a nursery school.</p> <p>Specific access details will be provided through the master plan and traffic and transport information to be provided for the site however the following changes are to be made to better reflect this.</p> <p>Traffic and transport principles include specific details.</p> <p>6. Navigation is an objective of the Urban Design Framework section – to be delivered through the master plan – the incorporation of public art, retention and reuse of existing feature should assist with this (see Urban Form).</p> <p>7. This is a significant issue that requires detailed traffic and transport modeling (based on final</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
			<p>expectations for pedestrian and cycle access, but does not identify the routes from the site to the town centre and other areas.</p> <p>The 'site development framework' needs further clarity as to how they provide clear pedestrian and vehicular access.</p> <p>9 It is also important to note that the white colouration on the diagram illustrating existing residential areas could be used to illustrate the types of dwellings, other uses and provide further detail to inform the process. This should be revised to show its use.</p> <p>10. A requirement of the SPD is to respect the layout where appropriate.</p> <p>11 It is strongly recommended that the SPD includes an access plan outlining where the key access points are to be located.</p>	<p>uses) as well as financial, safety and security appraisal for the final outcome and as such will be considered as part of the planning application. The promotion of pedestrian priority in this SPD (bullet point 1 - traffic and transport principles 4.26) is consisted to set the parameters for the planning brief.</p> <p>8. Arrows are intended to be indicative of issues of pedestrian connectivity described in diagram. Diagram likely to be further refined during consultation and further detail will be outlined as the proposals are progressed.</p> <p>9. Land not generally indicated as development area in SPD as first appraisal indicates constraints of, vista & vegetation (more detail will be required as to any infill development)</p> <p>10. This could be reworded to be more flexible and encourage urban design solutions to retain the site's history, established avenues of trees and incorporation of the retention of historic value.</p> <p>11. Noted however detailed provisions intended to be provided</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
			<p>12 The access to certain key areas on the site is unclear. Particularly the IBA land if light industry, 'green jobs' are permitted on the site, the community facilities, and residential towards the north of the site.</p> <p>- How will a nursery on the site be accessed? And the adjoining housing? Is a major pedestrian route through the site acceptable?</p>	<p>through detail TA work in order for an appropriate engineering appraisal to be made. Will be established through the outline application stage and then the site master planning. SPD was intended to set parameters and establish guidance for planning application.</p> <p>12. Traffic & transport information to be provided with the planning application. The SPD sets requirements for the protection of the amenity of the proposed open space and discouragement of vehicular access to the IBA land The location of community facilities has been spelled out, with access to be considered as part of the masterplan development.</p> <p>Accessibility will be developed further as part of the masterplan development.</p>
<p>3. To encourage sustainable development that is compact (with densities appropriate to the local context and the principles of good design) and</p>	<p>Will it improve social cohesion? Will it reduce dissatisfaction with local services? Will it improve the range of key services within</p>	<p>The SPD outlines diversity in housing form, densities, height and type.</p> <p>The mention of a local community focus (shop, health centre, public</p>	<p>13. The SPD outlines the location of a 'community node'.</p> <p>14 The commentary on density clarifies the Councils stance, however this will need concurrence from the GLA.</p>	<p>13. There are a number of ongoing projects i.e creative industries in West London & Hillingdon relevant to this.</p> <p>14 Potential housing number based on suburban character of the area, low PTALs and area of</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
<p>mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel</p>	<p>easy access of the population? Will it improve access to cultural, recreational and leisure facilities? Have densities been maximised especially around transport links?</p>	<p>space) will aim to improve social cohesion and local service provision.</p> <p>The protection of existing retail and commercial, but encouraging local shops and services will assist in providing easy access to key services.</p> <p>The SPD suggest densities should be restricted because of the suburban character of the area, very low PTAL and other reasons.</p>	<p>15. It is suggested that a village green could be. It is suggested that this suggestion is omitted unless analysis to the appropriateness of this type of open space has been conducted. Other acceptable uses could be suggested.</p> <p>16. The SPD suggests that the parade ground may be a suitable location for a small public square. It is recommended that this suggestion is omitted, and that rather it is just required that the history and memory is evoked in this area through urban design strategy. This will leave the design open to creative options that will be in keeping with the historical associations of the parade ground, without the risk of suggesting a possibly unsuitable solution.</p>	<p>land available.</p> <p>15. Intention is for focal point for area layout not to do with analysis of open space.</p> <p>16. To be amended as per suggestion with the final proposal to delivered through a suitable urban design solution</p>
<p>4. To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats</p>	<p>Will existing species be provided for on site? Will new habitats be created? Will habitat</p>	<p>By seeking to protect ecological habitats and biodiversity development should have a neutral effect, although any development on this</p>	<p>17. The protection of biodiversity and natural habitats is raised in the SPD. Targets for living roofs and other ecological initiatives would be effective in ensuring ecological benefit.</p>	<p>17. Development proposals in this area will be subject to requirements likely on a proposal-by-proposal basis. These matters should be dealt with through design codes. Targets may not be appropriate to meet these specific requirements.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>corridors be included to facilitate movement of species? Will tree cover and woodland be retained and enhanced? Will it retain existing hedgerows, where practicable?</p>	<p>scale could have a negative effect and is unlikely to enhance habitats.</p> <p>The corridor adjacent to the railway line will be retained for its ecological functions.</p> <p>The SPD seeks to retain significant trees and landscaping</p> <p>The requirement of a green/blue grid, open spaces and movement network as part of the final master plan ensures existing habitats are protected.</p> <p>The SPD states that improvements that are consistent with the openness of the area and protection and enhancement of ecology and</p>	<p>18. The SPD does not mention new habitat creation, although biodiversity will be enhanced with the provision of living roofs and walls. New habitat creation for indigenous species to the area should be noted.</p> <p>19. The SPD should consider building integrated ecology, providing for example, bat and bird nests as part of the design of the development. Aspects mentioned within the SPD on enhancing habitats could be given stronger emphasis.</p> <p>20. Allotments are mentioned within the SPD but it is not clear within the SPD whether their use is being encouraged on site or exactly where these allotments may be located.</p> <p>21. The protection of vegetation buffer, trees and ecology against the railway line is under the control of Network Rail and the developers and Council will have little control over it's retention and</p>	<p>18 & 19 Detailed proposals will be provided at a later stage through landscape and open space management plans.</p> <p>20. Amend table to include allotments</p> <p>21. Generally the proposals in this area are considered consistent with the UDP policy. However, these concerns will need further consideration through the planning process</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
		biodiversity will be sought.	enhancement	
5. To ensure local people have access to satisfying opportunities for employment and occupation	Will it enhance local employment prospects? Will it improve the range of employment opportunities? Will it promote skills training? Will it build on current employment strengths?	The possibility of green jobs, live/work units on the IBA land would enhance employment prospects and a range of employment opportunities. The protection of existing and perhaps provision of limited A1, A3 and A4 uses, B1a offices, B8/C3 Live work units, a health centre and will provide a range of job opportunities.	22. The SPD does not highlight skills training which should be taken into account as part of the path that local people may take in order to access employment. 23 The SPD should also think about the possible connections to Uxbridge College, Hayes campus and Brunel University as part of skills development and employment.	22 & 23 identified in the planning obligations section. The promotion of community facilities and possibly some limited green industries could have association with local education providers such as Hayes College or Brunel University.
6. To promote a high quality of urban design in conjunction with sustainable design and construction principles and techniques	Will it provide a high quality urban environment? Will it increase the success of the neighbourhood in the short and the long term?	The SPD mentions a community node (with shops, health centre and other local community facilities) which will help to increase the success of the community in the short and long term.	24. The notion of a sustainable exemplar is unclear and clarity is needed as to whether this refers to one house or the whole site and the exact desired size of this exemplar development. It is also unclear as to how this sustainable exemplar will be distinguished from the rest of the site which	24. Level 4 is sought as a minimum on the site – with the provision of at least one Code Level 6 development (zero carbon) to meet the requirements of the Mayors Energy Strategy <i>para (x) The Mayor believes that there should be at least one zero-carbon development in every London borough by 2010. To achieve this,</i>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>Will it promote and deliver sustainable design and construction? Will it reduce pollution? Will it make efficient use of natural resources including soil, mineral aggregates, water and biodiversity? Will housing of decent quality be retained and improved? Will a high level of reused and recycled materials be integrated into construction materials? Will it act to achieve London's requirement that at least 50% of timber products used are from an FSC source?</p>	<p>The SPD outlines a requirement for high quality landmark buildings, high quality design and a mix of dwelling types.</p> <p>The SPD will result in housing of a decent quality.</p> <p>The SPD states that the development should aim to meet the objectives of the Mayor's Air Quality management Area (AQMA). The main aim of which is to reduce pollution.</p> <p>Code level 4 is required, with flexibility for the future. This approach is sensible.</p> <p>The SPD requires a site wide waste</p>	<p>will be code level 4. Providing site wide facilities often result in more meaningful gains. It is suggested that this concept is either removed or given much more detail and targets. It should also be clarified whether 'zero carbon' or 'code level 6' is sought.</p> <p>25 Code level 6 is expected in 2016. This date is incorrect in the SPD and should be amended. It is suggested that section 5.14 is moved to section 6 for clarity and integration.</p> <p>26. The SPD should aim to encourage extensive use of reused and recycled materials integrated into construction. Considering the presence of functional built form, there may be significant component reuse opportunities which will also carry through heritage goals.</p> <p>This consideration should be extended beyond recycling into aggregates.</p>	<p><i>it is expected that each borough to identify at least one suitable site for such a development, use their powers as landowners or partners with others to bring about its development, and include the identified sites in their Development Plan Documents.</i></p> <p>26. Proposals will be required to be consistent with the London Plan (which identifies requirements for reuse of materials) and any requirements at the time that detailed planning applications are made on the site. These should be applied as conditions on the planning application.</p> <p>28 & 29 amend wording to better explain the requirements</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
		<p>management strategy to encourage recycling & reuse of demolition waste for aggregates.</p> <p>The SPD states that the heating, cooling and power systems should be selected on the basis that they reduce carbon emissions.</p> <p>The SPD encourages sustainable design and construction (green roofs, sustainable drainage and passive design).</p>	<p>27. The SPD should mention key targets for timber products from an FSC source.</p> <p>28 The SPD uses inconsistent wording in relation to the term solar gain (whether it is maximized or minimized). This wording needs to be consistent, and would be better phrased as ‘managing’ solar gain for optimum efficiency. The SPD could also mention the orientation of buildings to ensure the best solar access.</p> <p>29 The London Plan sustainable construction targets should be referred to and where possible given as targets in order to comply with the goals of the London plan.</p>	
<p>7. To promote efficient use of water and the use of recycled and non-potable water sources</p>	<p>Will water use be minimised in buildings and the landscape? Will non-potable water sources such as rainwater and</p>	<p>The SPD mentions the need to maximise water harvesting / recycling.</p> <p>A target of 80l/p/day</p>	<p>30. It is suggested that the ‘Water and Wastewater’ and the ‘Low water use’ sections are merged for clarity.</p> <p>31 A more effective way of encouraging water recycling</p>	<p>30 – this section has been amended</p> <p>31. Amended wording to clarify as part of re-organisation of chapter. Reference to water use and recycling to be put in with</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>greywater be captured, treated and reused on-site in place of mains water supply?</p> <p>Will this enable 100% of properties to be metered?</p> <p>Will this enable new development to have a water use of 105L per day or less in keeping with best practice?</p>	<p>is encouraged.</p> <p>Water use will be minimized in buildings and the landscape.</p> <p>It is unclear how the efficient use of water sources will be implemented.</p>	<p>will be through targets rather than 'maximise'. Suggest that wording is changed to encourage minimisation of potable water use through water saving devices, rainwater and/or greywater recycling in non-residential buildings. Otherwise BREEAM excellent standards should be required.</p> <p>32 There may be some conflict between the use of living roofs and walls to absorb rainfall and rainwater harvesting. It should be ensured that a balance is struck where both are deliverable under the SPD.</p> <p>33 The SPD needs to provide more details, with specific aspirations and targets.</p>	<p>clarification of BREEAM "excellent" standard for commercial development.</p> <p>32 & 33 Noted – however it is likely that this matter will also be affected by SuDs requirements, the need for urban run off control and flood mitigation. A flood study required with the planning application (which will need to meet EA runoff targets) is likely to set requirements for development and the site layout. As far as possible at this stage, targets have been set.</p>
<p>8. To promote increased self sufficiency in term of energy production and to improve energy efficiency</p>	<p>Will it act to reduce carbon emissions? Will it reduce resident's energy costs?</p> <p>Will renewable energy sources be maximised?</p> <p>Will energy be supplied and distributed in an</p>	<p>Development at this site will increase CO2 emission (both short term and long term).</p> <p>The SPD mentions requirements for limiting energy use and increasing efficiency.</p>	<p>34 To meet Code Level 4 or above and the 20% renewables target, it is likely that a site wide system will be an efficient form of supply. Consequently, significant space may have to be allocated to utilities. Any preferences for this location or degree of aesthetics required should be discussed in the plan.</p>	<p>34 To be amended to reference that these site wide systems be designed in from the start and be reflected in the master planning for the site.</p> <p>35 SPD reflects the London Plan requirements for minimising energy and an energy assessment is required.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>efficient manner? Will buildings be designed to lower energy demand through passive design? Will it meet London's 20% reduction in CO2 through on-site renewables target?</p>	<p>The SPD outlines the possible use of CCHP and CHP systems.</p> <p>The SPD indicates a 20% reduction in CO2 through on site renewables targets. This should be taken into consideration.</p>	<p>35. The developer should be required to submit an energy strategy for the site addressing the wide range of energy generation options for the site (more than CHP and community energy systems).</p>	
<p>9. To promote recycling and efficient waste management</p>	<p>Will it minimise waste production and increase levels of reuse and recycling? Will materials and infrastructure be re-used? Will construction and demolition waste be minimised? Will it enable organic waste to be collected and reused? Will it act to enable the provision of facilities to recycle or</p>	<p>The residential and commercial developments are to include dedicated storage and collection facilities for waste and recyclable materials.</p>	<p>36. The section on waste needs to be strengthened and more comprehensive. It should consider construction waste and reuse (rather than recycling) of existing materials and infrastructure.</p> <p>37. The SPD needs to outline whether it will be providing facilities for organic waste collection and composting of 25% household waste.</p> <p>38 A requirement to consider generating green energy on site. This is one option but the SPD should consider mentioning other options other than energy from waste.</p>	<p>36 – London Plan policy requirement – will be part of conditions.</p> <p>37 – 38 more detailed information required at the planning stage. Re: green energy. The final matters should form part of the developer's detailed waste strategy, energy strategy and sustainability strategy.</p> <p>39. Amend to include the location of any such facility should be identified at earliest stage and any specific location requirements be established.</p> <p>40 Targets should be included in the site wide strategy and will be linked to other waste strategy</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	compost at least 25% of household waste by means of separated dedicated storage space (by 2010 this should rise to 35%)?		<p>39 The desired location/s of a green energy facility could be outlined in the SPD, to be followed by a visual and noise pollution assessment provided by the developer.</p> <p>40 The SPD requires a site wide waste management strategy to be submitted which aims to reduce waste and encourage recycling, however it does not mention targets, which should be included.</p>	targets (e.g. Council) in force at the time.
10. To ensure indigenous and inward investment which is environmentally, socially and economically sustainable	<p>Will it contribute to prosperity?</p> <p>Will it increase opportunities for business?</p> <p>Will it encourage entrepreneurship and innovation in design and development?</p> <p>Will it introduce investment that will compliment and support the viability of existing businesses in The existing town centre</p>	<p>By providing a range of new uses on the site indigenous and inward investment should be forthcoming</p> <p>The SPD highlights the importance of complimenting existing services</p> <p>The possibility for green jobs may encourage entrepreneurship and innovation?</p>	<p>41. In order to ascertain whether the uses proposed on the site will in fact provide indigenous and inward investment in an environmentally, socially and economically sustainable way, it will be important to conduct a viability study of these uses if one has not already been undertaken. If a study has already been done this should be clearly outlined, and otherwise required of the developer to determine suitable uses</p> <p>42. The SPD outlines provision to be made for live/work units within the site but the SPD</p>	<p>41. A needs assessment of any new commercial / retail outlets will need to demonstrate that there will be no adverse impacts on existing shops and the town centre.</p> <p>42. Generally envisaged as a very small cluster or individual building.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
			should expand on this if these units could additionally be located elsewhere, outlining this within the acceptable/desirable use tables. Also whether the number of units is fixed or whether this could be adjusted.	
11. To protect, maintain and enhance the quality of open spaces and the green spaces and ensure effective access to open space	<p>Will it ensure easy accessibility to open spaces?</p> <p>Will it act to protect and enhance the green belt areas?</p> <p>Will it create a variety of functional open spaces to meet community and environmental needs?</p> <p>Will it improve physical activity and well-being?</p> <p>Will it improve opportunities for recreation and play?</p> <p>Will it act to change West Drayton's classification as</p>	<p>The SPD provides a Green chain designation, along with a green/blue grid, open spaces and movement network which are required to form the basis of final master plan.</p> <p>The SPD states that improvements should be consistent with the openness of the Green Belt, to protect and enhance Green Belt areas.</p> <p>The SPD will open up public access to improved open space and cycling and walking will be</p>	43. The sections within the SPD that talk about open space should be expanded, providing more detail on desired types of recreation uses, and requirements for multi-functionality in SUDS, ecology etc	43. Will form part of the detailed master planning as will depend on layouts, population and child yield. However the specific requirement for improvements to existing recreational facilities need to be clarified. Detailed provisions & management will be provided through the management and implementation plan.

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>an Area of Deficiency access to nature and public open space for metropolitan and district parks? (As defined by “London Plan Implementation Report – Improving Londoner’s access to Nature” Feb 2008)</p>	<p>encouraged.</p> <p>The SPD requires land in the Green Belt to remain a public recreation area.</p> <p>Recreational and play spaces will be provided in line with the Mayors SPG, and local requirements</p> <p>Nearby facilities are located at Stockley recreation Ground and other local parks..</p>		
<p>12. To improve health, reduce health inequalities and promote healthy living</p>	<p>Will it improve access to primary healthcare facilities?</p> <p>Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</p> <p>Will it improve the health of children and young people?</p> <p>Will</p>	<p>The SPD outlines aspirations for Health Facility onsite.</p> <p>The SPD will ensure access to public open space is improved.</p> <p>The SPD provides a commitment to promoting walking/cycling.</p> <p>The SPD will</p>	<p>44. The SPD highlights possible contamination issues on site. Further details should be provided on the proposed mitigation of this contamination and the management needed.</p> <p>45 The Porters Way frontage is the proposed location for a Health centre. As a new health facility may also be possible in the town centre area, this will need to be considered.</p>	<p>44. Contamination report required with the EIS & planning application</p> <p>45. The proposed location is the most suitable and accessible for a health facility</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	contaminated land be managed so that it poses no significant risk to users?	<p>provide opportunities for sport and recreation.</p> <p>The recreational and play spaces that will be provided will be in line with accepted standards.</p> <p>The SPD seeks to link Local amenity and public spaces with the Green Belt</p>		
13. To reduce crime and the fear of crime	<p>Will it make local people feel safer in their community?</p> <p>Will it act to avoid the creation of isolated places?</p> <p>Will it create safer walking routes to key areas?</p> <p>Will it improve safety for children and young people?</p> <p>Does it incorporate the principles of 'Secure by</p>	<p>The SPD outlines improvements to the physical and social environment. The SPD also requires the quality of the built environment to be safer, providing 'eyes on the street'.</p> <p>The SPD states that the 'secured by design' standards must be incorporated.</p> <p>The SPD requires that public safety and surveillance</p>	46 The location of surrounding schools without a clear access way also raises questions around the safety of children walking to school, which it is assumed would be one of the ways children would access the school if they are part of its catchment.	46. Amend matter to consider improved safety and facilities for pedestrians and cyclists.

Objective	Key Criteria	SPD Impact	Recommendations	Response
	Design'?	<p>should be considered from the earliest stage, aiming to deter casual crime.</p> <p>Integrating safety into the SPD has been achieved by requiring direct and overlooked footways and alleys, with good street lighting.</p> <p>Safety and security will be further provided for by the use of CCTV.</p>		
14. To provide everyone with the opportunity to live in a decent affordable home	<p>Will it increase access to good quality and affordable housing?</p> <p>Will it reduce homelessness?</p> <p>Will it provide a range of housing to cater for different affordability needs?</p> <p>Will it act to achieve</p>	<p>The SPD provides good details on housing type, tenure, size, with diversity in housing form, densities and height.</p> <p>The SPD provides a commitment to lifetime homes and wheelchair access.</p> <p>A range of dwelling sizes and</p>	47. The SPD suggests that the provision of affordable may not achieve the 50% target of the London Plan, for various reasons. Such a target will need to be justified through robust evidence and local circumstances and dependant on the results of the financial viability assessment.	47. Explanation in SPD

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>Hillingdon's target of 50% affordable housing (30% intermediate, 70% social rent)?</p> <p>Will it provide a range of dwelling sizes?</p> <p>Will it enable all residential development should meet Lifetime Home standards and 10% should meet wheelchair accessibility standards?</p>	<p>affordability have been accounted for in the SPD.</p> <p>The SPD provides a commitment to specialist housing.</p> <p>The SPD will provide increased access to good quality homes.</p>		
<p>15. To provide good education and training opportunities which build skills and capacity of the population</p>	<p>Will it provide meaningful educational opportunities for children and young people in West Drayton?</p> <p>Will it provide meaningful educational opportunities for adults in the area?</p> <p>Will it improve access to</p>	<p>The SPD provides a commitment to contribute towards existing primary and secondary education facilities.</p>	<p>48. The SPD needs to provide further reasoning for the location of a Nursery / Pre-School facilities on the site.</p> <p>49. The SPD needs to explain in a wider context why the Nursery should be located on this site.</p> <p>50. Nursery should be listed in acceptable use section of the SPD.</p>	<p>48- 51. Amend document - to be consulted on as an option</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	educational facilities?		<p>51. The possibility of co-locating a Nursery on adjoining land could be taken into consideration as this could provide a good opportunity to tie the Nursery into the community hub, providing an urban core that has the co-location of education and community facilities.</p> <p>52. The SPD should consider providing details of education, skills and training opportunities for adults.</p>	
16. To foster a vibrant and cohesive community that participate in decision-making	Will it foster a sense of pride in local neighbourhood? Will it respond to community needs and desires?	<p>The SPD will aim to create places for people with a distinctive sense of character and identity, informed by local history, fostering a cohesive community.</p> <p>The community node (with shops, health centre and other local community facilities) will go some way to responding to</p>	53. It is difficult to ascertain the participation in decision-making, as this cannot be measured at this time. However, the SPD should raise this issue.	The SPD specifically states that established local community groups should be involved through the planning process, and that developers should demonstrate a commitment to fostering the development of future community groups.

Objective	Key Criteria	SPD Impact	Recommendations	Response
		<p>community needs and desires.</p> <p>The SPD has included a variety of densities, reflecting the more urban character near the town centre and the more suburban character of the other surrounding areas.</p> <p>The SPD requires the Historic amenity of the site to be retained where possible.</p> <p>The SPD ensures the protection and enhancement of key views, along with the development of interesting vistas.</p>		
<p>17. To preserve and enhance the urban and suburban landscape, in keeping with the character of the wider area</p>	<p>Will it maintain the visual character of the area? Will it protect and enhance the high landscape and amenity values of parts</p>		<p>54. The SPD needs to provide further instructions and more details or restrictions on the location of housing, particularly adjacent to the railway line. The SPD could provide more specific details on the residential areas.</p>	<p>54 SPD is considered to set guidance for the detailed master plan and design codes that will follow. It is envisaged that detailed design matters will be contained in this</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>of the site? Will it minimise effects of development on the green belt? Has an appropriate balance of densities been included reflecting the more urban character near the town centre and the more suburban character of the other surrounding areas? Will the historic amenity of the site and wider area be preserved and enhanced?</p>			
<p>18. To maintain and enhance the historic environment and cultural assets of the site.</p>	<p>Will the historical assets be retained? Will the history of the site be showcased? Will the cultural environment be protected?</p>	<p>The SPD requires further investigation into the heritage of the site, and that the layout of development on the site will need to be informed by its heritage.</p>	<p>55. The SPD needs to consider what role any historic assets will play in the future development of the site.</p>	<p>55. Further details will be required at the proposals stage. A design and accessibility statement will be required at the application stage as well as Conservation management plans, if appropriate.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>Will any archaeological sites be protected?</p> <p>Will there be any impact on the neighbouring conservation area?</p> <p>Will understanding of the history and archaeology of the site be enhanced?</p>	<p>The SPD seeks to incorporate historical layout and other key features as part of the site development.</p> <p>The SPD outlines the importance of access to cultural facilities.</p>		
<p>19. To minimise noise pollution, especially around land use interfaces</p>	<p>Will it create significant noise pollution for sensitive land areas?</p> <p>Will noise issues be created around land use interfaces?</p>	<p>Overall, additional development on this scale will have a negative impact. The SPD outlines the need for a commitment to assessing noise impacts. The SPD indicates that development is to be concentrated away from sensitive areas.</p> <p>The SPD outlines possible noise sources; issues of railway and road traffic noise in</p>	<p>56. The SPD lacks details regarding noise mitigation and desired positioning of noise generating activities (such as CHP), this should be taken into consideration. Ultimately, if noise mitigation measures are taken into consideration this may result in a neutral effect.</p>	<p>56. The SPD sets out specific requirements for noise to be considered from the onset. Detailed requirements will be provided through the planning application requirements and conditions.</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
		<p>respect to residential development, aircraft noise from Heathrow.</p> <p>In the short term there will be high noise impacts as a result of the construction on the site.</p>		
<p>20. To reduce and where possible prevent the impact of flooding to people and property of The site</p>	<p>Will it reduce risk of flooding and prevent it where possible? Will it manage flood waters effectively? Will it position property out of flood paths? Will sustainable urban drainage systems be used? Are the SUDS features beneficial to biodiversity, pollution prevention and amenity value? Have contamination</p>	<p>The SPD refers to sustainable design and construction, highlighting that proposals should contribute to reducing flood risk.</p> <p>The SPD outlines that flood risk will be managed by aiming to reduce flood risk downstream.</p> <p>The SPD specifically avoids development on the flood plain.</p>	<p>57 The SPD needs more clarity in terms of the wording used for SUDs – sometimes they are required, sometimes desired. Sustainable drainage design will be required as part of the Code for Sustainable Homes requirements.</p> <p>58 There is not enough discussion on flooding. For consistency the SPD should make reference to these design considerations in the</p> <p>59 Reference to changes in flood risk relating to Climate change is advised.</p> <p>60 The SPD highlights contamination issues but more clarity is needed as to whether</p>	<p>57 Noted – to be amended to be consistent</p> <p>58. To be clarified – refers to specific part of land (pond) of interest not found elsewhere on the site</p> <p>59. Reference to climate change now included</p> <p>60 cross reference to 40</p>

Objective	Key Criteria	SPD Impact	Recommendations	Response
	<p>issues been considered in drainage design? Will it act to achieve 50% attenuation of the undeveloped site's surface water run off at peak times?</p>		<p>this may impact on SUDS.</p>	

Obtaining information in your language

If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillington-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Polish

Jeśli pragną Państwo otrzymać informacje o usługach Rady Hillingdon w swoim języku ojczystym, prosimy zwrócić się z prośbą do osoby znającej język angielski, by w Państwa imieniu zadzwoniła pod numer 01895 250111.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Teleefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுபவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

Urdu

اگر آپ ہلنگڈن کونسل کی خدمات کے بارے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔

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