

**Sustainability Appraisal
Scoping & Options Report
Supplementary Planning Documents**

Prepared by Ealing Council

September 2005



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Introduction to the Sustainability Appraisal Process

In accordance with Section 5 of the Planning and Compulsory Purchase Act 2004 and EU Directive 2001/42/DC, a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are required for Supplementary Planning Documents (SPDs), produced as part of the Local Development Framework.

Whilst the requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SEA) are separate and distinct, it is possible to satisfy both through a single appraisal process, in this case a Sustainability Appraisal.

The primary purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the better integration of sustainability considerations in the process of preparing and adopting plans. The SA is an iterative process which should allow us to identify and report on the likely significant effects of the plan (in this case the SPD), and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.

This particular SA is being conducted in the context of the Sustainability Appraisal of Ealing's Unitary Development Plan (October 04). It is intended to use the findings of the previous SA to inform and assist this process, particularly in regard to the development of the SA objectives.

Aims of Consultation

In accordance with the Strategic Environmental Assessment Directive, comments on this scoping and options report have been invited from the four consultation bodies.

The four statutory consultation bodies are as follows:

- Countryside Agency
- English Heritage
- English Nature
- Environment Agency

All consultees have been given five weeks to respond to this report.

Responding to the Scoping & Options Report

Please note that responses to this document should be received no later than the 25th October 05.

Responses should be sent to:

Planning Policy and Development Advice Section
Ealing Council
Perceval House
14-16 Uxbridge Road
Ealing
W5 2HL

Or via email: weakei@ealing.gov.uk

Copies of the Scoping & Options Report

Hard copies of the Scoping Report can be inspected at:

Perceval House
14-16 Uxbridge Road
Ealing
W5 2HL

The Context

The Planning and Compulsory Purchase Act 2004 requires planning bodies preparing plans, to contribute to the achievement of sustainable development. Sustainable development is defined here as, development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

‘Securing the future – New UK Sustainable Development Strategy (2005)’ sets out the following 4 key objectives, under the broad heading of sustainable development:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

Introduction to the Local Development Framework

Ealing's Local Development Framework comprises a portfolio of documents, which are individually known as Local Development Documents. These Local Development Documents are either statutory (Development Plan Documents) or non-statutory (Supplementary Planning Documents).

The Local Development Framework also comprises Ealing's adopted UDP (October 04) and SPG's. Progressively, over a three year period the UDP will be replaced with the new style development plan documents.

Part 1 - Scoping

The Scope of the Scoping Report

Since it has already been established that an SA is required for all Local Development Documents, the initial stage of the SA process is to devise a methodology for undertaking this appraisal. This stage is more commonly known as 'Scoping'.

This particular Scoping report deals with the first tranche of SPD's as identified in the Local Development Scheme. There are 6 SPD's proposed in tranche one. These are listed below alongside a brief description of their content and objectives. A number of the SPD's were originally drafted as SPG's, to supplement the now adopted UDP. Unfortunately however these particular SPG's did not complete their statutory cycle to adoption and have thus remained unadopted to date. Whilst they can no longer be adopted as SPG's, it has been agreed that they will be taken forward to adoption as Supplementary Planning Documents (SPD's).

Introduction to the SPD's

Commentary on each of the SPD's is set out below. Objectives for the individual SPD's have also been identified. These SPD objectives set the content and scope of the SPD's and will be tested against the SA objectives to identify inconsistencies/compatibility issues. Where compatibility problems are identified, consideration will be given to the need to refine these SPD objectives to minimise such conflicts and to bring them in line with the SA objectives.

The SPD objectives have been devised in light of guidance set out in the ODPM's draft guidance on SA's and PPS12, on developing objectives. It should be noted that the draft SPD objectives identified here form a starting point for dialogue and debate and will be given more detailed consideration as the core strategy is prepared.

1. Affordable Housing SPD

This particular SPD supplements policies 5.2 'Affordable Housing' and 1.10 'Legal Agreements and Partnerships' in the UDP. The policies aim to meet the high level of housing need, as identified in the housing needs survey, and promote the development of sustainable communities. Planning and Housing Services have contributed jointly to the preparation of this SPD. It provides developers with more detailed advice to assist in negotiations, and in the preparation of development proposals. The SPD seeks to maximise contributions to affordable housing supply through the planning system, by partnership working with developers, RSLs, and others. The SPD also provides an update on government guidance, defines 'affordable housing', comments on funding, public subsidy, and offsite and cash-in-lieu arrangements, advises on residential mix, and provides a list of RSLs currently operating in the Borough. This SPD was originally developed as SPG. Following consultation, SPG11 'Affordable Housing' was approved in draft form in October 2004 for development control purposes, but not formally adopted. Its revision as an SPD will bring it in line with current legislation.

SPD Objectives:

- To increase provision of affordable housing;
- To achieve an appropriate range of dwellings sizes;
- To achieve an appropriate balance between social rented and intermediate affordable housing;
- To secure a mix of accommodation types by ensuring on-site provision.

2. Community Facilities SPD

This guidance has been prepared for use by developers, community organisations/voluntary groups and agencies facilitating the use of community facilities. The SPD has four aims; to provide guidance to developers and community groups on how to make the best use of new, vacant or under-used community facilities, to provide technical advice on the appropriate location and design of community facilities, to provide specific guidance on certain types of community facilities and to advise where additional advice or information can be obtained. It primarily supplements policies in Chapter 8 'Community Facilities' of the UDP, although it also supplements policies in other chapters. This SPD was originally developed as an SPG. It had the status of an 'Approved Draft' following the UDP adoption process in October 2004. This version of the guidance will now be taken forward to a draft SPD through community consultation.

SPD Objectives:

- Ensure the best possible community use is made of existing, underused or vacant community facilities;
- Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel;

- Ensure that community facilities are (re)designed to meet the requirements of their potential users;
- Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties;
- Ensure that the social impacts of the (re)development or loss of community facilities is adequately assessed in planning proposals;
- Ensure that the social impacts of development on the provision of community infrastructure is adequately assessed in planning proposals.

3. Sustainable Transport SPD

This new SPD deals with three separate but linked areas of transport planning. The first area of transport planning relates to the formation of crossovers. In particular the SPD will provide advice to applicants in respect of applications for the formation of crossovers. In addition to outlining the procedural process, the guidance will provide advice on the design of new crossovers with respect to highway safety and visual amenity issues. This guidance supplements Policy 5.9 of the UDP. It is also proposed that the SPD will provide guidance in respect of low car housing development. In particular it will provide clarity in relation to the application and implementation of low car housing schemes, particularly those in CPZ's. Specific advice will be given with respect to the issuing of parking permits for low car housing in CPZ's. This guidance will supplement Policy 9.8 of the UDP. Policy 9.8 also provides the basis for the third and final section of this SPG, which outlines advice in respect of City Car Clubs, which are also likely to be particularly relevant as part of low car housing schemes.

SPD Objectives:

Crossovers & Parking in the Front Gardens

- To improve highway safety for pedestrians and road users
- To protect visual amenity

Parking Permit: Low Car Housing Development in Controlled Parking Zones

- To prevent additional harm/stress to the existing parking situation
- To encourage residents to use sustainable modes of transport as an alternative to the car

City Car Clubs (CCC)

- To reduce the number of car trips, cars and the need for parking spaces
- To improve the mobility of individuals, through an appropriate (sustainable) use of the car.

4. Residential Design SPD

This new SPD is to be drafted by Development Control Officers in response to concerns raised by residents in respect of the proliferation of ad-hoc extensions which are causing a negative impact on the neighbourhood. Examples of this impact include overshadowing, loss of daylight, loss of amenity/character, inappropriate scale and/or building materials. The issue of extensions and alterations to bungalows will also be incorporated into this document. The document will form a design guide for homeowners, to assist them in planning an extension to their property. Specific groups have been consulted on earlier drafts of this document. The range of extensions covered by the SPD include side, rear and roof extensions as well as alterations and additions such as conservatories, porches, dormer windows and basements.

The SPD supplements policies: 4.1, 5.5, and 5.9 of the UDP. This SPD will provide further detail for the UDP policies in the form of visual examples and best practice guidance. This SPD is a new policy document under the Local Development Framework and has not previously been drafted as a SPG.

SPD Objectives:

- To provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.);
- To minimise the visual impact of residential extensions;
- To minimise the physical impact of extensions on surrounding properties;
- To guide applicants on the relevant planning application process;
- To guide homeowners on good design practice.

5. West London Tram Route SPD

This new SPD is to be prepared to provide planning guidance in relation to the West London Tram scheme. It will provide support for the scheme and supplements Policy 9.3 of the Adopted UDP, which states that the Council will “facilitate the development of major transport projects consistent with the objectives of the Plan”, including the West London Tram. The SPD will provide a more detailed description of the West London Tram scheme and outline key urban design and planning principles which are relevant to the tram scheme. It will assist in the determination of applications to Ealing Council for permission to develop land along the proposed route of the West London Tram, and in the consideration of Transport for London’s applications for Transport and Works Act Orders (TWAO); and in associated directions for deemed planning permissions for the West London Tram. This SPD is a new policy document under the Local Development Framework and has not previously been drafted as a SPG.

SPD Objectives:

- Promotion of sustainable transport and reduction of traffic;
- West London Tram to be considered for its effects on air quality, noise, and the exposure of people to these pollutants (according to Ealing’s Sustainability Checklist/SPG 1);
- Safeguarding of green/open spaces and trees, consideration of impacts and appropriate mitigation (new and replacement planting/landscaping);

- Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest;
- 'Access to all': Minimisation of barriers and improvement of safety;
- Shopping and Town Centres: Maintain and improve function, character, vitality, viability of town centres.

6. Twyford Avenue Sports Ground SPD

This SPD effectively forms an open space brief for the Twyford Avenue Sports Ground in Acton. A brief was initially prepared in response to residents concerns regarding the restricted public access to the site and its facilities. Whilst the sports ground is presently a private facility, it is identified as Community Open Space within the UDP, and over the years access has been granted to local groups and schools. Recently however, this level of access has waned. A priority for this site and Community Open Space generally is to enhance community access, and this was a key impetus in developing this brief. The brief sets out a vision for the future of this site as Community Open Space.

The Twyford Avenue Sports Ground brief was originally intended to be drafted as an SPG, although it was never placed on deposit for public consultation or approved for use in Development Control. An initial draft of the brief was however reported to Acton Area Committee in April.

This SPD supplements Chapter 3 policies of the saved UDP, including in particular Policy 3.4.

SPD Objectives:

- Aid and realise the designation of this site as Community Open Space (overriding objective);
- Provide a framework within which current activities can be proposed, assessed and provided on site, in the context of its COS designation and in respect of any future operations of this site as a private sports facility;
- Enhance access to this site. Improved access will contribute to satisfying the open space/recreation needs of local residents, community groups, schools etc;
- Enhance existing facilities and secure new facilities on the site.

Appraisal Methodology

The key stages involved in the SA of the SPD's are set out in the table below.

It should be noted that this timetable may be revised somewhat in light of ODPM's final draft guidance on Sustainability Appraisal which is due in October.

Table 1

July – August 05	Stage A	Scoping
	Stage A1	Refining the SA objectives identified for the SA of the UDP to develop an SA Framework
	Stage A2	Identify SPD objectives
	Stage A3	Test the SPD objectives against the SA objectives
	Stage A4	Test the SA objectives against one another
	Stage B	Options
	Stage B1	Identify possible options for individual SPD's
	Stage B2	Test each of the options against the SA Framework to determine their performance in sustainability terms
	Stage B3	Refine/eliminate options where necessary
Sept 05	Stage B4	Consult on Scoping and Options Report
Oct - Nov 05	Stage C	Appraising the effects of the draft SPD
	Stage C1	Predicting the effects of the draft SPD, including options
	Stage C2	Assessing the effects of the draft SPD
	Stage C3	Mitigating adverse effects and maximising beneficial effects
	Stage C4	Developing proposals for monitoring
	Stage C5	Preparing the SA Report
	Stage D	Consulting on the draft SPD's and SA Report
Nov 05 (revised to Jan 06)	Stage D1	Consult on the final SA Report along with the Preferred Options.
	Stage D2	Appraise any significant changes
	Stage D3	Decision making and providing information
	Stage E	Monitoring implementation of the plan
	Stage E1	Monitoring the significant effects of the SPD
	Stage E2	Responding to adverse effects

This report effectively summarises and completes stages A and B of the Sustainability Appraisal process. Stages A and B have been combined into a single report and consultation exercise. Stage C will commence following this consultation in November.

The work on this appraisal of the SPD's is running concurrently with the sustainability appraisal of the DPD's, including the Core Strategy, Site Specific Allocations and the Proposals map, although it is noted that the time frame for producing these documents is longer. The process of undertaking the appraisal for the DPD's is also somewhat different from that undertaken for the SPD's. This largely reflects the different time scales for producing these documents, and the different requirements for consultation. The process of appraising the SPD's has been refined from that set out in the draft SA guidance so that it is still achievable within the limited time frame. The Local Development Scheme (LDS) indicates that the draft SPD's and SA will be issued for public participation in November 05 (revised to January 06). Currently as part of the appraisal process of the DPD's, the Planning Policy Team are developing a new SA framework. This new framework is being developed on the basis of a review of both baseline data and relevant plans and programmes. It is not envisaged that the SA objectives developed for the DPD appraisal will be that different from those used for the SA of the tranche 1 SPD's (i.e the original refined UDP SA objectives). Accordingly, baseline data collected as part of this process could be identified to supplement the UDP/SPD SA objectives. Whilst the development of this SA framework for the DPD's has yet to be completed, this process should be finalised by October, in time for stage C of the SPD appraisal (see table 1 above). It may be possible therefore to identify suitable baseline data for the SPD SA objectives prior to commencing Stage C of the appraisal process. The identification of this baseline data will help in predicting and appraising effects.

Sustainability Objectives, Baseline and Context

Developing the SA framework for the appraisal of the SPD's

The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives, provides a way in which sustainability effects can be described, analysed and compared.

As noted above, the Tranche 1 SPD's supplement policies in the saved UDP. Given that the UDP has already been subject to a separate Sustainability Appraisal, it is proposed that we use the same sustainability objectives for the appraisal of the SPD's. These objectives are set out in table 2 below. The origin of these objectives dates back to the 1998 Adopted UDP, when a set of environmental criteria, as dictated by Government Guidance at the time, were developed. In order to incorporate sustainable development thinking into draft policies of this UDP, and to undertake a sustainability appraisal of the policies, the existing environmental criteria were updated to take into account the three main themes of sustainable development: social, economic and environmental sustainability. The criteria, or objectives as they were later referred to, were drafted taking into consideration national and international approaches, government guidance on this subject matter, best practice examples, in addition to the findings of the previous environmental appraisal of Ealing's UDP. The objectives also had to be relevant to the planning

process and tailored for Ealing itself. Following the drafting of a set of potential objectives, the proposed objectives were debated and agreed at a workshop meeting attended by members of Ealing's Planning Policy team and the LA21 groups.

Table 2: UDP SA objectives (original)

No.	Type	Objective
1.	Social	Encourage the provision of equitable access to essential facilities, e.g. affordable housing and local services such as shops, transport, green space, recycling facilities, doctor etc. and encourage pushchair and wheelchair access for people with children or physical and other disabilities.
2.	Social	Encourage community involvement in initiatives, e.g. community safety projects, consultation exercises etc., in order to empower all sections of the community, both individuals and groups, in decision making regarding issues having both social and community impacts, particularly taking the community views on board prior to commencing projects. Exhibit support and value unpaid and voluntary work and encourage community projects such as LETS schemes.
3.	Social/ Economic	Actively encourage partnerships with schools, local and other businesses, and other constituent parts of the local community such as faith communities, societies, as well as other government agencies etc.
4.	Social/ Cultural	Preserve and enhance the amount of designated land and buildings e.g. conservation areas and listed buildings which represent the cultural heritage for the next generations including areas of archaeological interest.
5.	Social/ Cultural	Enhance the cultural identity of the local community, encouraging the cultural, artistic and recreational activities of the local community.
6.	Social	Preserve and encourage mixed use , whilst retaining a balance of the residential and industrial/business needs of the area. Enhance the range of local facilities, reducing the need to travel , particularly the number of trips and distance travelled in private motorised vehicles.
7.	Social	Actively ensure that developments or changes in use minimise the opportunities for crime and antisocial activities and promote a sense of safety and security amongst residents.
8.	Environment	Encourage the minimisation of noise nuisance from neighbours, traffic, aircraft and other activities.
9.	Economic/ Environment	Encourage participation in green business initiatives and the achievement of EMS standards for local businesses.
10.	Economic	Promote local paid employment and encourage the purchasing and provision of local goods and services, and the increased local circulation of money.
11.	Economic	Actively promote local employment opportunities, through new business establishment , and consultation with the local chamber of commerce. Bolster linkages with local community groups and service agencies particularly public transport and businesses to support small and growing business development, to improve training, skills acquisition, and education.
12.	Environment	Seek to enhance/maintain/increase levels of green space including natural, garden and landscaped areas and promote the protection and planting of trees/hedges to absorb CO ₂ and enhance wildlife habitats.
13.	Environment	Protect nature conservation sites from building development pressure, e.g. green belt, green corridors and parks in order to protect biodiversity. Maintain and enhance SSSI or critical natural habitats in the borough to sustain the biodiversity of the area, including river corridors.
14.	Environment	Encourage appropriate use and conserve accessible open spaces that are easily available for public recreation, social and cultural events as well as allotment gardens and other "green" activities.

No.	Type	Objective
15.	Environment	Encourage the installation of proper insulation in all buildings, extensions and conversions to conserve energy and reduce heat loss.
16.	Environment	Encourage the use of alternative sources of energy such as photovoltaic panels, solar water heating, CHPs, micro wind, and green electricity tariffs and provide education or contact details for further progress
17.	Social/ Environment	Encourage the re-use of existing buildings and enhance existing shopping/leisure facilities, buildings etc to re-generate areas and their established infrastructure and transport and improve safety.
18.	Environment/ Social	Seek to reduce local air pollutants CO ₂ , SO ₂ , NO _x O ₃ , Pb, NH ₄ , CFCs, Ozone Depleting Substances, particulate matter and unpleasant smells ensuring public health and positively impacting on respiratory illnesses.
19.	Environment	Encourage a reduction in waste and increase in reuse/recycling by both households and particularly industry within the borough.
20.	Environment	Limit water pollution incidents, both chemical and biological to safeguard drinking water and any open water for amenity or wildlife use. Encourage water efficiency including promoting water saving devices, water recycling e.g. surface water, in new developments/ refurbishment/ public buildings and businesses.
21.	Social/ economic/ environment	Promote the reuse of vacant and under-used land and buildings and encourage the remediation of derelict and contaminated land to bring it into beneficial use.
22.	Environment	Promote public transport modes e.g. number and length of bus priority lanes, cycle routes and traffic calmed streets to reduce pollution, congestion, noise and stress and to improve conditions for vulnerable road users. Enhance the inter-modality of public transport. Discourage car travel by reducing car parking provision and enhancing and encouraging alternatives such as walking and cycling.
23.	Environment/ Economic	Promote alternatives such as canals and rail for freight and the transportation of goods.
24.	All	Encourage appropriate design that considers issues such as density, general layout, visual amenity and not building on areas liable to flooding, as well as aspects of material sourcing encouraging the use of recycled, locally sourced and sustainably produced materials.
25.	Environment	Preserve existing resources for future generations, and consider global issues such as climate change and encourage exceeding current standards where possible.

Refining the SA Objectives

The need to refine these objectives in light of current SA guidance and practice has also been considered. In particular ODPM guidance on developing SA objectives advises that SA objectives should focus on outcomes (or ends) as distinct from inputs (or means). The original 25 objectives have therefore been reviewed in light of this guidance. Whilst the objectives have been refined as outcomes, where necessary and where value is added additional supporting text has been retained which sets out possible measures (i.e inputs) for achieving these objectives. These inputs however have been framed generally, and reference to specific projects, such as the West London Tram, have been removed. The objectives have also been reordered and grouped to reflect the three main areas of sustainability.

Table 3: Refined SA objectives

New No.	Old No.	Type	Objective
1.	25.	Environmental	Actively promote the need to tackle global issues such as climate change, and the need to preserve existing resources for future generations.
2.	2.	Social	Encourage a sense of community identity and ownership through promoting community involvement in Council initiatives/projects, with the aim of empowering the community in the decision making process. Value and exhibit support for unpaid and voluntary work and community projects (e.g. LETS schemes).
3.	3.	Social/ Economic	Actively encourage partnership working with schools, businesses, the local community and other agencies.
4.	5.	Social/ Cultural	Enhance the cultural identity of the local community, by encouraging the local community to partake in cultural, artistic and recreational activities.
5.	7.	Social	Reduce anti social activity by promoting development which is designed to minimise opportunities for crime and other social activities, and thus create a sense of safety and security for residents.
6.	14.	Environmental/ Social	Conserve and encourage the appropriate use of open space , which is accessible to the public for both informal and formal recreation purposes.
7.	1.	Social	Promote equitable access to essential facilities and services including affordable housing, shops, public transport, green space, recycling facilities and health care facilities. Improve physical accessibility to those most in need.
8.	4.	Social/ Cultural	Preserve and enhance land or buildings of historic and cultural value/significance , including conservation areas, listed buildings, heritage land and archaeological interest areas.
9.	24.	All	Promote good design considering appropriate density, layout, visual amenity etc. Promote the use of locally sourced and sustainably produced materials.
10.	17.	Social/ Environmental	Promote regeneration by enhancing existing buildings and facilities, including in particular the existing infrastructure, and encourage the reuse of existing buildings/land where this is vacant.
11.	21.	Social/ Economic/ Environmental	Promote the reuse of vacant and under-utilised land and buildings , and encourage the remediation of derelict and contaminated land to bring it into beneficial use in the interest of minimising the use of the resources.
12.	6.	Social/ Environmental	Promote mixed use development , which retains an appropriate balance in terms of the residential and industrial/business needs of the area. Enhance the range of local facilities, in the interest of reducing the need to travel , particularly in terms of the number of trips borne by the car.
13.	22.	Environmental	Promote and encourage sustainable modes of transport to reduce congestion and pollution, and to improve conditions for vulnerable road users. Enhance the inter-modality of public transport.
14.	23.	Environmental/ Economic	Promote the use of alternative methods of transport, such as by water (canals & river) and by rail, to transport freight and other goods .
15.	8.	Environmental	Improve the quality of life of residents through minimising unacceptable noise arising from road, rail and aircraft traffic and other noisy neighbour activities.
16.	18.	Environmental/ Social	Improve air quality by reducing local air pollutants including CO ₂ , SO ₂ , NO _x , O ₃ , Pb, NH ₄ , CFCs, Ozone Depleting Substances and particulate matter, in the interest of public health.
17.	20.	Environmental	Improve water quality , through minimising the incidents of water pollution, in the interests of human health and the health of other receptors such as the local wildlife. Promote water conservation through encouraging the use of water saving/recycling devices in new developments.
18.	19.	Environmental	Minimise the amount of waste generated, and encourage an increase in reuse/recycling to deal with this waste.

New No.	Old No.	Type	Objective
19.	15.	Environmental	Reduce contributions to climate change through encouraging the use of good insulation in all buildings, extensions and conversions in the interest of conserving energy and reducing heat loss. Thus objective will also contribute to tackling fuel poverty.
20.	16.	Environmental	Reduce vulnerability to climate change by encouraging the use of alternative sources of energy such as photovoltaic panels, solar water heating, CHPs, micro wind, and green electricity tariffs and offer further guidance in this respect.
21.	12.	Environmental	Protect and enhance green space and planting in the borough, in the interests of promoting biodiversity and to act as a carbon trap.
22.	13.	Environmental	Maintain and enhance biodiversity through preserving and enhancing sites of nature conservation value and protected species.
23.	9.	Economic/ Environmental	Encourage participation in green business initiatives and the achievement of EMS standards for local businesses.
24.	10.	Economic	Promote local paid employment and encourage the purchasing and provision of local goods and services, and the increased circulation of money in the local economy.
25.	11.	Economic	Actively promote local employment opportunities, through new business establishment . Bolster linkages with local community groups and service agencies including in particular public transport providers and other agencies to support small and growing business development, to improve training, skills acquisition, and education.

SPD Objectives Matrices

As part of the appraisal process it is essential that the objectives of the SPD, which will frame the drafting of the SPD, are in accordance with the sustainability principles. Accordingly, the matrices below test the compatibility of the SPD objectives with the SA objectives. Before testing the compatibility of the SPD objectives against the SA objectives it is also necessary to check that the SPD objectives are consistent with each other. This process will help in refining the SPD objectives. Where possible conflicts are identified between SPD objectives and SA objectives, consideration will be given to the need to refine the SA objectives.

Scoring System used in the matrices below:

- ++ Major Positive
- + Minor Positive
- o No impact
- Minor Negative
- Major Negative
- ? Uncertain

Table 4(a): Affordable Housing – SPD Objectives Matrix

SPD Affordable Housing				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Plan Objectives ▼	To increase provision of affordable housing	To achieve an appropriate range of size of dwellings	To achieve an appropriate balance between social rented and intermediate affordable housing	To secure a mix of accommodation type by ensuring on-site provision
To increase provision of affordable housing		POSITIVE COMPATIBLE (+) Proposal of appropriate range essential basis to increase provision of affordable housing	POSTIVE COMPATIBLE (++) Appropriate balance of affordable housing types part of the overall objective	POSITIVE COMPATIBLE (+) On-site provision contributes to overall objective
To achieve an appropriate range of size of dwellings			POSITIVE COMPATIBLE (+) Objectives complement each other	POSITIVE COMPATIBLE (++) Objectives overlap
To achieve an appropriate balance between social rented and intermediate affordable housing				POSITIVE COMPATIBLE (++) Mix of accommodation type and balance between affordable housing types are similar objectives
To secure a mix of accommodation type by ensuring on-site provision				

Table 4(b): Affordable Housing – SPD Objectives/SA Objectives Matrix

SPD Affordable Housing				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Sustainability Appraisal Objectives ▼	To increase provision of affordable housing	To achieve an appropriate range of size of dwellings	To achieve an appropriate balance between social rented and intermediate affordable housing	To secure a mix of accommodation type by ensuring on-site provision
1. Consider global issues	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
2. Community involvement/ empowerment/ value unpaid work	NEUTRAL (?) Indirect community involvement	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
3. Partnerships	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
4. Cultural identity	NEUTRAL (?) May prevent gentrification	NEUTRAL (?) Improve mix of housing and social makeup	NEUTRAL (?) Improve mix of housing and social makeup	NEUTRAL (?) Improve mix of housing and social makeup
5. Safety and security	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
6. Accessible open spaces	NEUTRAL (?) Open Space may compete with housing for land	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

SPD Affordable Housing				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Sustainability Appraisal Objectives ▼	To increase provision of affordable housing	To achieve an appropriate range of size of dwellings	To achieve an appropriate balance between social rented and intermediate affordable housing	To secure a mix of accommodation type by ensuring on-site provision
7. Equitable access to essential facilities (Social Inclusion)	POSITIVE COMPATIBLE (++) Share common objective – the promotion of access to essential services, i.e. affordable housing	POSITIVE COMPATIBLE (+) Ensuring a range of dwelling sizes will help to ensure that access is equitable	POSITIVE COMPATIBLE (+) Ensuring a mix of dwelling types will help to ensure that access is equitable	POSITIVE COMPATIBLE (+) Ensuring a mix of dwelling types will help to ensure that access is equitable
8. Designated land and buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
9. Design issues	NEUTRAL (?) although note that good design may be compromised to keep costs down to ensure that scheme is viable	POSITIVE COMPATIBLE (+) A range of dwelling types and sizes often preferable on design grounds	NEUTRAL (o)	NEUTRAL (o)
10. Regenerate areas and their established infrastructure	POSITIVE COMPATIBLE (+) New housing may also contribute to regeneration objectives. New housing will help to support and maintain social infrastructure	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
11. Reuse of vacant and under-used land and buildings	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Consideration of housing needs may help to prevent future vacancies arising	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Consideration of housing needs may help to prevent future vacancies arising
12. Mixed use/ reduce need to travel	NEUTRAL (?) Affordable housing will be an essential component of any mixed use development incorporating housing. New affordable housing may allow people to live and work in the same area reducing the need to travel	NEUTRAL (?) An improved mix of dwelling sizes may allow greater choice as to where people live	NEUTRAL (o)	NEUTRAL (?) An improved mix of dwelling types may allow greater choice as to where people live, thus possibly reducing the need to travel
13. Promote and encourage sustainable modes of transport	NEUTRAL (?) See above, i.e. reduced need to travel	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) On-site provision might reduce travel needs, depending on location
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
16. Reduce local air pollutants	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
17. Limit water pollution/ encourage H ₂ O efficiency	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
18. Reduction in waste/ increase in recycling	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (?) Will depend on design of units	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
20. Alternative sources of energy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
21. Levels of green space	NEUTRAL (?) Open Space may compete with housing for land	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

SPD Affordable Housing				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Sustainability Appraisal Objectives ▼	To increase provision of affordable housing	To achieve an appropriate range of size of dwellings	To achieve an appropriate balance between social rented and intermediate affordable housing	To secure a mix of accommodation type by ensuring on-site provision
22. Nature conservation/ habitats/ biodiversity	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
25. New business establishment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

Table 5(a): Community Facilities – SPD Objectives Matrix

SPD Community Facilities					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Plan Objectives ▼	Ensure the best possible community use is made of existing, underused or vacant community facilities	Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel	Ensure that community facilities are (re)designed to meet the requirements of their potential users	Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties	Ensure that the social impacts of development on the provision of community infrastructure – incl. the (re)development or loss of community facilities – is adequately assessed in planning proposals
Ensure the best possible community use is made of existing, underused or vacant community facilities		NEUTRAL (?) Depends on location of particular sites	POSSIBLE CONFLICT (-) Existing Sites may have physical constraints which are difficult and costly to overcome in meeting the users requirements	NEUTRAL (?) Depends on characteristics of existing site	NEUTRAL (?) Planning assessment might consider reuse of existing facilities
Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel			POSITIVE COMPATIBLE (++) A key requirement for many users will be an accessible facility	POSITIVE COMPATIBLE (+) Prevention of impacts and reduced travel are positively compatible objectives	POSITIVE COMPATIBLE (+) Accessibility of community facilities may be an important social consideration.
Ensure that community facilities are (re)designed to meet the requirements of their potential users				NEUTRAL (?) Impacts unlikely	POSITIVE COMPATIBLE (+) May be considered as part of the planning assessment.
Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties					NEUTRAL (?) The assessment of social impacts might include consideration of impacts on neighbouring properties.
Ensure that the social impacts of development on the provision of community infrastructure – incl. the (re)development or loss of community facilities – is adequately assessed in planning proposals					

Table 5(b): Community Facilities – SPD Objectives/SA Objectives Matrix

SPD Community Facilities					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Ensure the best possible community use is made of existing, underused or vacant community facilities	Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel	Ensure that community facilities are (re)designed to meet the requirements of their potential users	Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties	Ensure that the social impacts of development on the provision of community infrastructure – incl the (re)development or loss of community facilities – is adequately assessed in planning proposals
1. Consider global issues	POSITIVE COMPATIBLE (+) Share common objective of preserving resources	POSITIVE COMPATIBLE (+) Reduced need to travel will contribute to climate change objectives	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
2. Community involvement/ empowerment/ value unpaid work	POSITIVE COMPATIBLE (+) 'Best use' of facilities might encourage community involvement	POSITIVE COMPATIBLE (++) Accessibility of facilities is an important factor	POSITIVE COMPATIBLE (++) Design and quality of facilities important for community activities. Possible community involvement in the design of facilities	POSITIVE COMPATIBLE (+) Possible community involvement in minimising/mitigating impact.	POSITIVE COMPATIBLE (++) Identifying the social impact of development on the provision of community facilities will require community involvement and input.
3. Partnerships	POSITIVE COMPATIBLE (+) Identifying the best use of facilities may benefit from partnership working.	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Identifying needs of users may encourage partnership work	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Partnership working may help to identify social impacts and issues.
4. Cultural identity	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Meeting the needs of its users may contribute to enhancing cultural identity	NEUTRAL (o)	NEUTRAL (o)
5. Safety and security	NEUTRAL (?) Indirect positive effects possible, e.g. the reuse of vacant facilities may improve perception of area	NEUTRAL (?) Indirect positive effects possible, i.e. new facilities may reduce boredom leading to crime	NEUTRAL (?) Indirect positive effects possible	NEUTRAL (o)	NEUTRAL (o)
6. Accessible open spaces	POSITIVE COMPATIBLE (+) Community facilities may comprise open space	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Will depend on whether community facility incorporates open space. Access will be an essential requirement of users	NEUTRAL (o)	NEUTRAL (?) No direct influence
7. Equitable access	POSITIVE COMPATIBLE (++) Promotion of equitable access is compatible with promoting the use of facilities	POSITIVE COMPATIBLE (++) Improving access to facilities is consistent with promoting equitable access	POSITIVE COMPATIBLE (+) Accessibility is likely to be a key requirement	NEUTRAL (o)	NEUTRAL (?) No direct influence
8. Designated land and buildings	POSITIVE COMPATIBLE (+) Possible positive if the building to be renovated is of historic value	NEUTRAL (?) Depends on location	POSSIBLE CONFLICT (-) Historic value of building or area may necessitate more sensitive design possibly at odds with user requirements	NEUTRAL (?) Depends on particular location and use	NEUTRAL (?) No direct influence

SPD Community Facilities					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Ensure the best possible community use is made of existing, underused or vacant community facilities	Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel	Ensure that community facilities are (re)designed to meet the requirements of their potential users	Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties	Ensure that the social impacts of development on the provision of community infrastructure – incl the (re)development or loss of community facilities – is adequately assessed in planning proposals
9. Design issues	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) No direct influence	POSITIVE COMPATIBLE (++) Impact on neighbouring properties is a key design issue	NEUTRAL (o)
10. Regenerate areas and their established infrastructure	POSITIVE COMPATIBLE (++) The reuse of facilities supports reuse and regeneration objectives	POSITIVE COMPATIBLE (+) Convenient locations should benefit the established infrastructure	NEUTRAL (?) (Re)designed facilities may be part of enhanced facilities	NEUTRAL (?) Impact on neighbouring properties may be regeneration issue	NEUTRAL (o)
11. Reuse of vacant and under-used land and buildings	POSITIVE COMPATIBLE (++) Directly compatible	NEUTRAL (?) Depends on particular location	NEUTRAL (?) Depends on particular site	NEUTRAL (?) Depends on particular location and use	NEUTRAL (?) No direct influence
12. Mixed use/reduce need to travel	NEUTRAL (?) Depends on location of site. Note positive impact if it enhances the range of local facilities	POSITIVE COMPATIBLE (++) Share Common aim. Facility may be part of mixed use development	NEUTRAL (?) Location as indirect requirement. Accessibility may be an important requirement for users.	NEUTRAL (o)	POSITIVE COMPATIBLE (+) The need to travel may be considered as a social impact
13. Promote and encourage sustainable modes of transport	NEUTRAL (o)	POSITIVE COMPATIBLE (++) The choice of location will directly influence transport patterns	NEUTRAL (?) Although possible positive if access to public transport identified as key requirement of users	NEUTRAL (o)	NEUTRAL (o)
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	NEUTRAL (o)	NEUTRAL (?) Might reduce car travel noise	POSITIVE COMPATIBLE (+) Sound insulation may be incorporated	POSITIVE COMPATIBLE (++) The minimisation of noise will contribute to reducing the impact on neighbouring properties	NEUTRAL (o)
16. Reduce local air pollutants	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Reduced need to travel may reduce car borne pollution	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Reduction of impacts may include pollution	NEUTRAL (o)
17. Limit water pollution/ encourage H2O efficiency	NEUTRAL (?) Depends on site	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Direct influence unlikely	NEUTRAL (?) Dependent on consideration as part of the assessment
18. Reduction in waste/ increase in recycling	POSITIVE COMPATIBLE (+) Reuse of facilities may reduce construction waste	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (?) although note that, old buildings may be less energy efficient when compared with new build	NEUTRAL (o)	NEUTRAL (?) depends on requirements of users	NEUTRAL (o)	NEUTRAL (o)

SPD Community Facilities					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Ensure the best possible community use is made of existing, underused or vacant community facilities	Ensure that new community facilities are provided at a local level, in convenient locations, which reduce the need to travel	Ensure that community facilities are (re)designed to meet the requirements of their potential users	Ensure that the (re)development of community facilities does not impact on the amenity of neighbouring properties	Ensure that the social impacts of development on the provision of community infrastructure – incl the (re)development or loss of community facilities – is adequately assessed in planning proposals
20. Alternative sources of energy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
21. Levels of green space	POSITIVE COMPATIBLE (+) Reuse may prevent loss of green spaces if open space connected to community facility	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Impact on neighbouring green spaces unlikely	NEUTRAL (o)
22. Nature conservation/ habitats/ biodiversity	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	POSITIVE COMPATIBLE (+) The reuse of facilities might generate jobs	NEUTRAL (?) Well located facilities might benefit local shopping economy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Recognise loss of jobs should community facility be removed
25. New business establishment	POSITIVE COMPATIBLE (+) The reuse of facilities might generate jobs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

Table 6(a): Residential Design – SPD Objectives Matrix

SPD Residential Extension Guide					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Plan Objectives ▼	Provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.)	Minimise the visual impact of residential extensions	Minimise the physical impact of extensions on surrounding properties	Guide applicants on the relevant planning application process	Guide homeowners on good design practice
Provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.)		NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Guidance will include details on application process	POSITIVE COMPATIBLE (++) Objectives complement each other
Minimise the visual impact of residential extensions			POSITIVE COMPATIBLE (++) Objectives complement each other	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Good design will include the minimisation of visual impacts
Minimise the physical impact of extensions on surrounding properties				NEUTRAL (o)	POSITIVE COMPATIBLE (++) Good design will include the minimisation of physical impacts on the neighbouring properties
Guide applicants on the relevant planning application process					NEUTRAL (o)
Guide homeowners on good design practice					

Table 6(b): Residential Design – SPD Objectives/SA Objectives

SPD Residential Extension Guide					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.)	Minimise the visual impact of residential extensions	Minimise the physical impact of extensions on surrounding properties	Guide applicants on the relevant planning application process	Guide homeowners on good design practice
1. Consider global issues	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) May include advice on sustainable design to minimise energy use etc.
2. Community involvement/ empowerment/ value unpaid work	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
3. Partnerships	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
4. Cultural identity	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

SPD Residential Extension Guide					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.)	Minimise the visual impact of residential extensions	Minimise the physical impact of extensions on surrounding properties	Guide applicants on the relevant planning application process	Guide homeowners on good design practice
5. Safety and security	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Good design practice may include guidance on designing out crime
6. Accessible open spaces	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) May minimise impact on neighbouring open space	NEUTRAL (o)	NEUTRAL (o)
7. Equitable access	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) May include guidance on barrier-free/accessible design
8. Designated land and buildings	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Minimising the visual impact of extensions in conservation areas and to listed buildings important in preserving the historic fabric of the borough.	POSITIVE COMPATIBLE (+) see previous comment	NEUTRAL (?) may include guidance relating specifically to restrictions on built development in conservation areas and listed buildings	POSITIVE COMPATIBLE (++) Guidance on good design practice for extensions should incorporate advice on how to sensitively design for conservation areas and listed buildings
9. Design issues	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Good design principles include visual impact	POSITIVE COMPATIBLE (++) Good design principles include sensitive design	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Share common objective of good design
10. Regenerate areas and their established infrastructure	NEUTRAL (?) New extensions may contribute to the regeneration of the area.	NEUTRAL (?) Good visual design may also contribute to regeneration objectives	NEUTRAL (?) Good design may contribute to regeneration objectives	NEUTRAL (o)	NEUTRAL (?) Good design could contribute to regeneration objectives
11. Reuse of vacant and under-used land and buildings	POSITIVE COMPATIBLE (+) Extensions may assist and be necessary for the reuse of buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
12. Mixed use/reduce need to travel	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
13. Promote and encourage sustainable modes of transport	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Physical impacts will include minimising noise (from construction and use)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) SPD may include guidance on noise attenuation measure and insulation

SPD Residential Extension Guide					
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E
Sustainability Appraisal Objectives ▼	Provide guidance on all types of residential extensions (e.g. roof, side, rear extensions, basements etc.)	Minimise the visual impact of residential extensions	Minimise the physical impact of extensions on surrounding properties	Guide applicants on the relevant planning application process	Guide homeowners on good design practice
16. Reduce local air pollutants	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Physical impacts may include smell and other air pollutants	NEUTRAL (?) Depends on content of advice	POSITIVE COMPATIBLE (+) SPD may include advice regarding construction, the use of sustainable materials and sustainable design
17. Limit water pollution/ encourage H2O efficiency	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Design guidance may promote water conservation measures
18. Reduction in waste/ increase in recycling	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Guidance may promote the reuse of material
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Overshadowing of neighbouring property may increase energy use	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Guidance may encourage the use of good insulation and other energy conservation measures
20. Alternative sources of energy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Guidance may encourage the use of renewable technologies, i.e. photovoltaics
21. Levels of green space	POSSIBLE CONFLICT (-) Ground floor extensions may decrease green/ garden space area and interfere with existing trees/hedges.	NEUTRAL (?) Possible use of trees/planting to screen extensions	NEUTRAL (?) Note impact on existing trees/planting	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Good design practice should recognise the need to protect existing trees and planting
22. Nature conservation/ habitats/ biodiversity	NEUTRAL (?) Possible loss of biodiversity although will depend on individual property	NEUTRAL (o)	NEUTRAL (?) Will depend on the location of the property in relation to sites of nature conservation value	NEUTRAL (o)	NEUTRAL (?) Good design practice may recognise the need to safeguard biodiversity value
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
25. New business establishment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

Table 7(a): Sustainable Transport – SPD objectives Matrix

SPD Transport						
	Crossovers & Parking in Front Gardens		Parking Permit: Low Car Housing Development in Controlled Parking Zones (CPZ)		City Car Clubs (CCC)	
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Plan Objectives ▼	To improve highway safety for pedestrians and road users	To protect visual amenity	To prevent additional harm/stress to the existing parking situation	To encourage residents to use sustainable modes of transport as an alternative to the car	To reduce the number of car trips, cars and the need for parking spaces	To improve the mobility of individuals, through an appropriate (sustainable) use of the car
To improve highway safety for pedestrians and road users		NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) A reduction in car use should improve pedestrian/highway safety. Note however that crossovers may encourage car use	POSITIVE COMPATIBLE (+) A reduction in car use should improve pedestrian/highway safety. Note however that crossovers may encourage car use
To protect visual amenity			NEUTRAL (?) An improved parking situation may contribute to protecting visual amenity	NEUTRAL (?) A reduction in car use may contribute to protecting visual amenity	NEUTRAL (?) A reduction in car use may contribute to protecting visual amenity	NEUTRAL (?) A reduction in car use may contribute to protecting visual amenity
To prevent additional harm/stress to the existing parking situation				POSITIVE COMPATIBLE (+) The promotion of alternatives will relieve parking stress	POSITIVE COMPATIBLE (++) A reduction in car use should help to relieve parking stress	NEUTRAL (o)
To encourage residents to use sustainable modes of transport as an alternative to the car					POSITIVE COMPATIBLE (+) A reduction in car use may promote the use of public transport	POSSIBLE CONFLICT (-) Access to pool car may discourage people from using public transport
To reduce the number of car trips, cars and the need for parking spaces						POSITIVE COMPATIBLE (+) A reduction of cars and car trips should encourage people to make appropriate use of the car only
To improve the mobility of individuals, through an appropriate (sustainable) use of the car						

Table 7(b): Sustainable Transport – SPD objectives/SA objectives Matrix

SPD Transport						
Plan Objectives ►	Crossovers & Parking in Front Gardens		Parking Permit: Low Car Housing Development in Controlled Parking Zones (CPZ)		City Car Clubs (CCC)	
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	To improve highway safety for pedestrians and road users	To protect visual amenity	To prevent additional harm/stress to the existing parking situation	To encourage residents to use sustainable modes of transport as an alternative to the car	To reduce the number of car trips, cars and the need for parking spaces	To improve the mobility of individuals, through an appropriate (sustainable) use of the car
1. Consider global issues	NEUTRAL (o)	NEUTRAL (?) The minimisation of hardstanding (and safeguarding of planting) on visual amenity grounds may indirectly contribute to a reduction of greenhouse gases	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Encouraging the use of sustainable modes will contribute to a reduction in greenhouse gases (notably CO2)	POSITIVE COMPATIBLE (++) A reduction in car use will contribute to reductions in greenhouse gases	NEUTRAL (o)
2. Community involvement/ empowerment/ value unpaid work	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Positive effects on community involvement likely	NEUTRAL (?) Possible community involvement as part of a CCC	NEUTRAL (o)
3. Partnerships	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
4. Cultural identity	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Protected townscape may support identity	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
5. Safety and security	POSITIVE COMPATIBLE (++) Share common objective of 'safety'	NEUTRAL (o)	NEUTRAL (?) Improved parking situation might enhance pedestrian safety	NEUTRAL (?) A reduction in car use or traffic generally may improve highway/pedestrian safety	NEUTRAL (?) A reduction in car use or traffic generally may improve highway/pedestrian safety	NEUTRAL (o)
6. Accessible open spaces	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
7. Equitable access	NEUTRAL (?) The design of a crossover should seek to minimise physical barriers to access for all people	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Access to public transport essential in achieving objective of equitable access	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Improved mobility essential for equitable access
8. Designated land and buildings	NEUTRAL (o)	POSITIVE COMPATIBLE (+) although will depend on particulars of case	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
9. Design issues	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Visual amenity recognised as a key design issue	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) A reduction in parking spaces can positively contribute to good design	NEUTRAL (o)

SPD Transport						
	Crossovers & Parking in Front Gardens		Parking Permit: Low Car Housing Development in Controlled Parking Zones (CPZ)		City Car Clubs (CCC)	
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	To improve highway safety for pedestrians and road users	To protect visual amenity	To prevent additional harm/stress to the existing parking situation	To encourage residents to use sustainable modes of transport as an alternative to the car	To reduce the number of car trips, cars and the need for parking spaces	To improve the mobility of individuals, through an appropriate (sustainable) use of the car
10. Regenerate areas and their established infrastructure	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Visual amenity positive for regeneration	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Improved public transport will contribute to an improved infrastructure	NEUTRAL (o)	NEUTRAL (?) although improved mobility will support regeneration objectives
11. Reuse of vacant and under-used land and buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) The promotion of public transport will be an important factor in promoting the reuse of buildings	NEUTRAL (?) although share common objective of minimising the use of resources	NEUTRAL (o)
12. Mixed use/ reduce need to travel	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Share common objective of reducing the use of the car	POSITIVE COMPATIBLE (+) Share common objective of reducing the use of the car and the need to travel	POSITIVE COMPATIBLE (+) Higher mobility and shorter distances through mixed use complement each other
13. Promote and encourage sustainable modes of transport	NEUTRAL (?) However in respect of crossovers (+) Improves pedestrian safety (-) May support car use	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Share common objective	POSITIVE COMPATIBLE (+) Indirectly through reducing the use of the car this will persuade people to use alternative sustainable modes	POSSIBLE CONFLICT (-) The use of a pool car may dissuade people from using public transport
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) A reduction in car use should contribute to noise objectives	POSITIVE COMPATIBLE (++) Reduction of car ownership and use should reduce noise pollution	POSITIVE COMPATIBLE (+) Appropriate car use may help to reduce noise
16. Reduce local air pollutants	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) A reduction in car use should contribute to improvements in air quality	POSITIVE COMPATIBLE (+) A reduction in car use should contribute to improvements in air quality	POSITIVE COMPATIBLE (+) Appropriate car use may help to reduce air pollution
17. Limit water pollution/ encourage H2O efficiency	NEUTRAL (?) Front garden parking may increase the extent of hardstanding and subsequent surface water runoff	POSITIVE COMPATIBLE (+) If guidance promotes a reduction in hardstanding	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

SPD Transport						
	Crossovers & Parking in Front Gardens		Parking Permit: Low Car Housing Development in Controlled Parking Zones (CPZ)		City Car Clubs (CCC)	
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	To improve highway safety for pedestrians and road users	To protect visual amenity	To prevent additional harm/stress to the existing parking situation	To encourage residents to use sustainable modes of transport as an alternative to the car	To reduce the number of car trips, cars and the need for parking spaces	To improve the mobility of individuals, through an appropriate (sustainable) use of the car
18. Reduction in waste/increase in recycling	NEUTRAL (o)	NEUTRAL (?) May promote the reuse of materials	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
20. Alternative sources of energy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
21. Levels of green space	NEUTRAL (?) Crossovers may reduce front garden areas	POSITIVE COMPATIBLE (+) If SPD promotes the minimisation of hardstanding and increase in planting	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) A reduction in the amount of land needed for parking may free up more space for landscaping/planting and open space	NEUTRAL (o)
22. Nature conservation/habitats/biodiversity	NEUTRAL (o)	NEUTRAL (?) Possible positive if promotes landscaping/planting	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Improved mobility may benefit local economy	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Improved mobility may benefit local economy
25. New business establishment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Links could be established between local business and CCC	NEUTRAL (o)

Table 8(a): Twyford Avenue Sports Ground Brief – SPD Objectives Matrix

SPD Twyford Avenue Sports Ground				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Plan Objectives ▼	Aid and realise the designation of this site as Community Open Space (overriding objective)	Provide a framework within which current activities can be proposed, assessed and provided on site, in the context of its COS designation and in respect of any future operations of this site as a private sports facility	Enhance access to this site. Improved access will contribute to satisfying the open space/recreation needs of local residents, community groups, schools etc.	Enhance existing facilities and secure new facilities on the site
Aid and realise the designation of this site as Community Open Space (overriding objective)		POSITIVE COMPATIBLE (++) Two successive steps to safeguard the use of the COS	POSITIVE COMPATIBLE (++) Share mutual objective of improving access	POSITIVE COMPATIBLE (+) Improved facilities will help in realising the sites COS designation
Provide a framework within which current activities can be proposed, assessed and provided on site, in the context of its COS designation and in respect of any future operations of this site as a private sports facility			NEUTRAL (0)	NEUTRAL (0)
Enhance access to this site. Improved access will contribute to satisfying the open space/recreation needs of local residents, community groups, schools etc.				POSITIVE COMPATIBLE (++) Improved facilities necessary to attract use of the site
Enhance existing facilities and secure new facilities on the site				

Table 8(b): Twyford Avenue Sports Ground Brief – SPD Objectives/SA Objectives

SPD Twyford Avenue Sports Ground				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Sustainability Appraisal Objectives ▼	Aid and realise the designation of this site as Community Open Space (overriding objective)	Provide a framework within which current activities can be proposed, assessed and provided on site, in the context of its COS designation and in respect of any future operations of this site as a private sports facility	Enhance access to this site. Improved access will contribute to satisfying the open space/ recreation needs of local residents, community groups, schools etc.	Enhance existing facilities and secure new facilities on the site
1. Consider global issues	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
2. Community involvement/ empowerment/ value unpaid work	POSITIVE COMPATIBLE (+) Realising COS designation may require community involvement	POSITIVE COMPATIBLE (+) Framework may safeguard community activities on COS in longer terms	POSITIVE COMPATIBLE (+) Enhanced access will encourage community involvement	POSITIVE COMPATIBLE (+) Improved facilities may encourage further community activities on COS
3. Partnerships	POSITIVE COMPATIBLE (+) Realising COS designation will probably involve partnership working	POSITIVE COMPATIBLE (+) Framework will promote partnership working	POSITIVE COMPATIBLE (+) Improvements in access may be dependent on partnership working	NEUTRAL (?) Facilities might have positive influence on establishing new partnerships
4. Cultural identity	POSITIVE COMPATIBLE (+) The establishment of this Community Open Space may enhance local identity	NEUTRAL (o)	POSITIVE COMPATIBLE (++) The provision of recreation facilities could contribute to enhancing the cultural identity of the area	POSITIVE COMPATIBLE (+) Facilities will contribute to recreational activities
5. Safety and security	NEUTRAL (?) COS could either promote a sense of safety or increase crime because of the intensification of use.	NEUTRAL (o)	NEUTRAL (?) Enhanced access might attract criminal activity. However improved use could equally discourage criminal activity.	NEUTRAL (o)
6. Accessible open spaces	POSITIVE COMPATIBLE (++) Access to open space is principal aim of COS designation	POSITIVE COMPATIBLE (+) Sports as one activity on accessible open spaces	POSITIVE COMPATIBLE (++) Share common objective – Access to open space	POSITIVE COMPATIBLE (+) Improved facilities will enhance open space
7. Equitable access	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Enhanced access does not necessarily mean equitable access. Depends on site	NEUTRAL (?) New facilities might promote equitable access
8. Designated land and buildings	NEUTRAL (?)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Potential conflict with Archaeological Interest Area designation and Twyford High School (Listed Building)
9. Design issues	NEUTRAL (?)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) New and enhanced facilities should incorporate good design
10. Regenerate areas and their established infrastructure	POSITIVE COMPATIBLE (+) Realising COS designation may contribute to regeneration objectives	POSITIVE COMPATIBLE (+) Framework safeguards use of sports ground (social infrastructure)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Enhanced facilities may contribute to regeneration objectives
11. Reuse of vacant and under-used land and buildings	POSITIVE COMPATIBLE (++) A priority of its COS designation is to improve the level of usage. Particular emphasis will be given to the reuse of the under-utilised parts of the site.	POSITIVE COMPATIBLE (+) Framework indicates appropriate use(s)	POSITIVE COMPATIBLE (+) Enhanced access compatible with promoting reuse.	POSITIVE COMPATIBLE (+) Enhanced facilities will help promote and support reuse of site
12. Mixed use/ reduce need to travel	POSITIVE COMPATIBLE (+) Open space contributes to the mix of uses in the area. Improved sports facilities at a local level may reduce need to travel	NEUTRAL (?) Might enhance the range of facilities in the area	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Improved sports facilities at a local level may reduce need to travel

SPD Twyford Avenue Sports Ground				
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D
Sustainability Appraisal Objectives ▼	Aid and realise the designation of this site as Community Open Space (overriding objective)	Provide a framework within which current activities can be proposed, assessed and provided on site, in the context of its COS designation and in respect of any future operations of this site as a private sports facility	Enhance access to this site. Improved access will contribute to satisfying the open space/ recreation needs of local residents, community groups, schools etc.	Enhance existing facilities and secure new facilities on the site
13. Promote and encourage sustainable modes of transport	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	POSSIBLE CONFLICT (-) Intensification of use of site as COS may contribute to increase in noise	Neutral (o)	POSSIBLE CONFLICT (-) Intensification of use of site as COS may contribute to increase in noise and disturbance	NEUTRAL (?) Depends on dimension of facilities
16. Reduce local air pollutants	NEUTRAL (?) Indirect positive effect if compared with other potential uses of site	NEUTRAL (o)	NEUTRAL (?) Although note that improved access may reduce need to travel further afield, and thus reduce air pollution.	NEUTRAL (o)
17. Limit water pollution/ encourage H2O efficiency	NEUTRAL (?) Depends on drainage on the site	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Depends on water drainage/ saving systems of future facilities. Hard surfaces may contribute to surface run-off problems
18. Reduction in waste/ increase in recycling	NEUTRAL (?) Depends on provision of recycling facilities etc.	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
20. Alternative sources of energy	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
21. Levels of green space	POSITIVE COMPATIBLE (++) Safeguards green space	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
22. Nature conservation/ habitats/ biodiversity	POSITIVE COMPATIBLE (+) Safeguards green space (of low biodiversity value)	NEUTRAL (o)	NEUTRAL (?) Although note that intensification of use could conflict with nature conservation value of the site.	NEUTRAL (o)
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) New facilities could generate new jobs
25. New business establishment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

Table 9(a): West London Tram – SPD Objectives Matrix

SPD West London Tram Route						
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Plan Objectives ▼	Promotion of sustainable transport and reduction of traffic	Effects on air quality, noise, and the exposure of people to these pollutants	Safeguarding of green/open spaces and trees, consideration of impacts and appropriate mitigation	Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest	'Access to all': Minimisation of barriers and improvement of safety	Shopping and Town Centres: Maintain and improve function, character, vitality, viability
Promotion of sustainable transport and reduction of traffic		POSITIVE COMPATIBLE (++) Sustainable transport should contribute to a reduction in pollution	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Quality design essential for promotion	POSITIVE COMPATIBLE (++) Equitable access essential for promotion	POSITIVE COMPATIBLE (+) Objectives complement each other
Effects on air quality, noise, and the exposure of people to these pollutants			NEUTRAL (?) Planting may act as important screen/buffer from pollution	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) An improved environment in terms of air quality and noise will improve the character and quality of the town centres
Safeguarding of green/open spaces and trees, consideration of impacts and appropriate mitigation				NEUTRAL (?) Depends on proposed mitigation of possible conflicts, i.e. loss of trees. Landscaping will also form an important element of the streetscape	NEUTRAL (o)	NEUTRAL (?) Depends on mitigation of possible conflicts. Improved landscaping may also contribute to the character of the town centres
Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest					POSITIVE COMPATIBLE (++) Equitable access is an essential part of a quality Tram design	POSITIVE COMPATIBLE (+) High quality tram design will contribute to the character of the town centres
'Access to all': Minimisation of barriers and improvement of safety						POSITIVE COMPATIBLE (+) Improved access will encourage use of town centres
Shopping and Town Centres: Maintain and improve function, character, vitality, viability						

Table 9(b) West London Tram – SPD Objective Matrix

SPD West London Tram Route						
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	Promotion of sustainable transport and reduction of traffic	Effects on air quality, noise, and the exposure of people to these pollutants	Safeguarding of green/ open spaces and trees, consideration of impacts and appropriate mitigation	Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest	Access to all: Minimisation of barriers and improvement of safety	Shopping and Town Centres: Maintain and improve function, character, vitality, viability
1. Consider global issues	POSITIVE COMPATIBLE (++) Promoting sustainable modes of transport will directly contribute to addressing global issues such as climate change	POSITIVE COMPATIBLE (+) Contextual overlap with climate change, i.e. in respect of air quality and green house gases.	POSITIVE COMPATIBLE (+) Safeguarding open space will preserve essential resources. Landscaping may also perform an important role as a carbon trap	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
2. Community involvement/ empowerment/ value unpaid work	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) The tram proposal including its design will generate community interest & involvement	NEUTRAL (o)	NEUTRAL (o)
3. Partnerships	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
4. Cultural identity	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) The protection of the historic fabric may contribute to cultural identity	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Conservation positive for cultural identity
5. Safety and security	NEUTRAL (?) A reduction in traffic might have a positive effect on safety	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Quality design should incorporate designing out crime features (e.g. lighting)	POSITIVE COMPATIBLE (++) Safe and easy access.	POSITIVE COMPATIBLE (+) Town centre objectives support safety objectives
6. Accessible open spaces	NEUTRAL (?) Improved public transport may improve access to open space	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Conservation of and safeguarding of open space are common objectives	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Different scope, but share common objective of improving access	NEUTRAL (?) Open space may form an important component of town centres
7. Equitable access	POSITIVE COMPATIBLE (+) Improved public access will improve access for all	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Quality Tram design should ensure equitable access	POSITIVE COMPATIBLE (++) Common objectives. Refine wording of SPD objective: Use 'equitable' in SPD instead	POSITIVE COMPATIBLE (+) Equitable access essential to the functioning of the town centres
8. Designated land and buildings	NEUTRAL (?) Tram proposal may result in loss of designated buildings and land	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Quality tram design should recognise the need to protect	NEUTRAL (o)	POSITIVE COMPATIBLE (+) The protection of heritage value will be important in improving the character of the town centres

SPD West London Tram Route						
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	Promotion of sustainable transport and reduction of traffic	Effects on air quality, noise, and the exposure of people to these pollutants	Safeguarding of green/open spaces and trees, consideration of impacts and appropriate mitigation	Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest	Access to all: Minimisation of barriers and improvement of safety	Shopping and Town Centres: Maintain and improve function, character, vitality, viability
9. Design issues	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Mitigation measures might have design implications	POSITIVE COMPATIBLE (++) Common objectives	POSITIVE COMPATIBLE (+) Good design will incorporate equitable access	POSITIVE COMPATIBLE (+) Town centre objectives may influence design positively
10. Regenerate areas and their established infrastructure	POSITIVE COMPATIBLE (+) Improved transport and infrastructure will contribute to regeneration objectives	NEUTRAL (?) Indirectly tackling environmental constraints such as noise and air quality will contribute to meeting regeneration objectives	POSITIVE COMPATIBLE (+) Safeguarding of open spaces contributes to achieving regeneration objectives	POSITIVE COMPATIBLE (+) Quality design may also contribute to regeneration objectives	POSITIVE COMPATIBLE (+) Equitable access will improve infrastructure and contribute to achieving regeneration objectives	POSITIVE COMPATIBLE (++) Common objectives
11. Reuse of vacant and under-used land and buildings	NEUTRAL (?) May contribute to reuse, although will depend on route of the tram	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Both objectives promote the reuse of buildings and land
12. Mixed use/reduce need to travel	POSITIVE COMPATIBLE (+) Different approach, but share same end objective, i.e. reduce the need to travel by car	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Indirectly both contribute to reduction in use of car	NEUTRAL (?) Minimising barriers to access may indirectly reduce the need to travel by car	NEUTRAL (?) Mixed use will be encouraged within town centres
13. Promote and encourage sustainable modes of transport	POSITIVE COMPATIBLE (++) Objectives match.	POSITIVE COMPATIBLE (+) Air quality & noise pollution are key motivating factors in the promotion of PT	NEUTRAL (o)	POSITIVE COMPATIBLE (++) Quality design essential for promotion and encouragement of public transport	POSITIVE COMPATIBLE (++) Equitable access essential for promotion and encouragement	NEUTRAL (o)
14. Alternatives for freight and the transportation of goods	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
15. Minimisation of noise	POSITIVE COMPATIBLE (+) A reduction in car traffic should help to reduce noise pollution	POSITIVE COMPATIBLE (++) Common objectives	NEUTRAL (?) Planting could act as buffer to the source of noise	POSITIVE COMPATIBLE (+) Quality design should seek to minimise noise, i.e. track and car design	NEUTRAL (o)	NEUTRAL (o)
16. Reduce local air pollutants	POSITIVE COMPATIBLE (++) A reduction in traffic will contribute to reducing air pollution	POSITIVE COMPATIBLE (++) Common objective	NEUTRAL (?) Planting could be used as a tool to mitigate air pollution	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
17. Limit water pollution/ encourage H2O efficiency	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) Minimising the area of hardstanding will be beneficial for drainage	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)

SPD West London Tram Route						
Plan Objectives ►	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F
Sustainability Appraisal Objectives ▼	Promotion of sustainable transport and reduction of traffic	Effects on air quality, noise, and the exposure of people to these pollutants	Safeguarding of green/open spaces and trees, consideration of impacts and appropriate mitigation	Highest quality Tram system elements design within streetscape and near buildings of historical and architectural interest	Access to all: Minimisation of barriers and improvement of safety	Shopping and Town Centres: Maintain and improve function, character, vitality, viability
18. Reduction in waste/increase in recycling	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
19. Conserve energy and reduce heat loss in buildings	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (?) The design of ancillary buildings for the tram system should adopt energy conservation principles	NEUTRAL (o)	NEUTRAL (o)
20. Alternative sources of energy	NEUTRAL (?) Depends on power source for Tram	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Ancillary buildings could incorporate renewables	NEUTRAL (o)	NEUTRAL (o)
21. Levels of green space	NEUTRAL (o)	NEUTRAL (?) Use of planting as a buffer, carbon trap	POSITIVE COMPATIBLE (+) Safeguarding of trees and open space helps to maintain levels of green space	POSITIVE COMPATIBLE (+) High quality design should incorporate landscaping and planting	NEUTRAL (o)	NEUTRAL (o)
22. Nature conservation/habitats/biodiversity	NEUTRAL (o)	NEUTRAL (?) Receptors of pollution may also include wildlife	POSITIVE COMPATIBLE (+) Safeguarding potential habitats will benefit nature conservation	POSITIVE COMPATIBLE (+) High quality design should recognise nature conservation value	NEUTRAL (o)	NEUTRAL (o)
23. Green business clubs	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)
24. Local paid employment	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+)
25. New business establishment	POSITIVE COMPATIBLE (+) Promotion of public transport encourages new businesses	NEUTRAL (?) Indirect effect: quality environment will be an important factor in business growth	NEUTRAL (o)	NEUTRAL (o)	NEUTRAL (o)	POSITIVE COMPATIBLE (+) Encourage new business growth

Having completed the compatibility test for the individual SPD's, whilst some possible conflicts have been identified, it was not felt that there was a need to refine the SPD objectives. In particular it is recognised that certain objectives will always be inherently in conflict, particularly given the broad scope of sustainability covering environmental, social and economic issues. This does not mean however that these policies/objectives should be discounted or deleted. Instead it is important to recognise where these conflicts arise and consider how these significant effects can be minimised or mitigated whilst drafting the SPD's.

Part 2: Options

Developing Options/Option identification

One of the key requirements of an SA is to consider reasonable alternatives to the SPD's/DPD's as part of the assessment process. The identification of alternative policy options to achieve the SPD objectives in this instance has been somewhat difficult, given that the majority of the SPD's are topic based (Twyford Avenue and West London Tram are the exceptions). The topic based SPD's do not lend themselves well to the identification of alternatives, in contrast to area/site specific SPD's, where different scenarios for achieving the SPD objectives can often be identified relatively easily. Moreover, this set of SPD's supplements policies in the adopted UDP which are now fixed. It is therefore difficult to identify alternative options, which do not stray from the overriding policy which the SPD supplements. Effectively, decisions made at a higher level have closed off and constrained the identification of options at the lower level. However as a minimum, the ODPM guidance advises that the 'do nothing' or 'business as usual' options should be tested against the SA framework. Accordingly each of the SPD's will be appraised against the two options 'with an SPD' and 'without an SPD' (i.e. 'the do nothing approach'). The appraisal of these individual options would allow us to identify which options are most sustainable.

The process of actually undertaking this appraisal of options has presented a number of issues. The process of appraising the 'no SPD' options has required us to establish a baseline against which the appraisal can be undertaken. The baseline for the 'no SPD' is effectively the existing situation without the SPD/SPG. Under this baseline context the existing UDP and the other SPD's/SPG's would still be in use and thus influence the SA objectives. The appraisal of the 'no SPD' option effectively forms an appraisal of saved policies as required in ODPM's interim guidance (April 05). Moreover, other external factors and underlying trends beyond the control of the SPD and UDP will also influence how well we achieve the SA objectives. Often these other factors may override or undermine the positive influence of the SPD. In the case of comparing the 'with' and 'without' an SPD options it was recognised that it was useful to consider them in terms of the extra value the SPD adds, beyond just the UDP policy(ies) which it supplements. In practice however this has been somewhat problematic given that a number of the SPD's are still only (and correctly so) in their objective stage, and their actual content has yet to be finalised. Finalising the content of the SPD should normally take place only after the appraisal of the options, since this process would inform its content. It is recognised though that in the case of a number of the SPD's, these have already been drafted as SPG's. Whilst it is acknowledged that the content of these SPG's has yet to be finalised as SPD's, it would not be appropriate to ignore the content of these SPG's when undertaking the options appraisal.

Individual matrices set out below have been prepared for each SPD which assess the SPD options against each of the sustainability objectives.

Despite the issues and limitations identified above, the following broad conclusions have been drawn from this process.

Given that the SPD's supplement and are therefore consistent with policy, in most instances their value will be in providing further clarity and amplification in the interpretation and implementation of policy. A number of the SPD's are also generally useful in that they bring various issues under the heading of a single document. For example the West London Tram SPD alerts the reader of the document to other policies in the UDP and SPG's, which whilst not directly related to the West London Tram, may be relevant to various aspects of its implementation, including in particular its design. The draft Twyford Avenue Sports Ground Open Space brief similarly directs the reader to other policies which may be relevant to its implementation, in addition to Policy 3.4 which it directly supplements. Whilst it is acknowledged that these other policies and guidance notes would still be in use, and could be considered as part of the assessment of an application, it is noted that the reader of the guidance may not have such a broad awareness of these other policy areas, without the guidance. Consolidating these issues into a single document is therefore often a key benefit of the SPD.

In the case of a number of the SPD's, they may also be useful in bringing together other important considerations which are normally considered outside the scope of the planning system, i.e. Building Regulations, Environmental Health and Transport issues. It is often useful for the applicant to consider these other issues at the time of submitting a planning application. For example, the Sustainable Transport SPD will provides useful advice regarding the procedure for applying for a crossover, which would normally be considered outside the remit of the planning system.

It has already been acknowledged above that where a policy is vague or open to interpretation, the SPD which supplements this policy can provide further clarity. This may be the case where a policy can seem unreasonably inflexible, and the guidance allows for some flexibility in terms of its interpretation. It has been recognised however that in some instances this flexibility may also create uncertainty.

The commentary for each of the SPD's also indicates where improvements could be made to make the SPD's more sustainable against the SA objectives.

Having completed the options appraisal for the individual SPD's the results rather unsurprisingly have indicated that the 'with an SPD' option would always perform better against the SA objectives, because of the added value the SPD provides.

Options Appraisal Matrices

Key for options appraisal matrices:

- ++ Major Positive
- + Minor Positive
- o No impact
- Minor negative
- Major negative

Table 10: SPD Options Appraisal Matrix – Affordable Housing

Sustainability Appraisal Affordable Housing SPD				
SA Objective	Options			
	Option A – No SPD (i.e. reliance on UDP policy(ies) (5.2) only)		Option B – With SPD (based on existing draft SPG)	
	Score / Commentary		Score / Commentary	
1. Consider global issues	(o)	No impact	(o)	No impact. SPD adds no further value in respect of this objective
2. Community involvement/ empowerment/ value unpaid work	(o)	No impact	(o)	No impact. SPD adds no further value in respect of this objective
3. Partnerships	(o)	No impact	(+)	The SPD will encourage developers to meet their affordable housing requirements through forming partnerships with RSL's.
4. Cultural identity	(o)	No impact	(o)	No impact – SPD adds no further value in respect of this objective
5. Safety and security	(o)	No impact	(o)	No impact – SPD adds no further value in respect of this objective
6. Accessible open spaces	(o)	No impact	(o)	No impact
7. Equitable access to essential facilities (Social Inclusion) & accessible design	(++)	Policy 5.2 promotes the provision of essential services and facilities – i.e. affordable housing	(++)	SPD will similarly promote equitable access
8. Designated land and buildings	(o)	No impact	(o)	No impact
9. Design issues	(o)	No impact	(o)	No impact
10. Regenerate areas and their established infrastructure	(+)	New housing may contribute to regeneration objectives. New housing will also help to support and maintain social infrastructure	(+)	Positive impact – although SPD adds no further value beyond the policy.
11. Reuse of vacant and under-used land and buildings	(o)	No impact	(o)	No impact – SPD adds no further value in respect of this objective
12. Mixed use/reduce need to travel	(o)	No impact	(+)	SPD will encourage affordable housing to locate close to local services and public transport
13. Promote and encourage sustainable modes of transport	(o)	No impact	(o)	No impact
14. Alternatives for freight and the transportation of goods	(o)	No impact	(o)	No impact
15. Minimisation of noise	(o)	No impact	(o)	No impact
16. Reduce local air pollutants	(o)	No impact	(o)	No impact
17. Limit water pollution/ encourage H2O efficiency	(o)	No impact	(o)	No impact
18. Reduction in waste/ increase in recycling	(o)	No impact	(o)	No impact
19. Conserve energy and reduce heat loss in buildings	(o)	No impact	(o)	No impact
20. Alternative sources of energy	(o)	No impact	(o)	No impact
21. Levels of green space	(o)	No impact	(o)	No impact
22. Nature conservation/ habitats/ biodiversity	(o)	No impact	(o)	No impact
23. Green business clubs	(o)	No impact	(o)	No impact
24. Local paid employment	(o)	No impact	(o)	No impact
25. New business establishment	(+)	It is recognised that affordable housing is essential requirement to support new business growth.	(+)	Positive impact – although SPD adds no further value beyond the policy.

Table 11: SPD Options Appraisal Matrix – Community Facilities

Sustainability Appraisal Community Facilities SPD		
SA Objective	Options	
	Option A – No SPD	Option B – With SPD
	Score / Commentary (Policy only)	Score / Commentary (based on existing draft SPG)
1. Consider global issues	(0) No impact	(+) The draft SPG incorporates guidance on design issues for community facilities, including sustainable design and construction. The guidance promotes the use of renewables in new community facilities.
2. Community involvement/ empowerment/ value unpaid work	(+) The supporting text to policy 8.1 states that the Council will support community groups including voluntary groups, through providing technical advice and considering resource issues including direct grant aid	(++) The draft SPG advises that voluntary organisations should be consulted when assessing the impact of a proposal which will either increase or reduce the provision of community facilities in an area. The completion of a social impact assessment will require consultation with community groups and organisations.
3. Partnerships	(+) The supporting text to policy 8.1 states that the Council will work in partnership with community groups to achieve the best use of existing sites and premises.	(++) The SPG encourages partnership working with community groups to determine the needs and requirements of the community.
4. Cultural identity	(+) The Council will promote the borough as a leading West London centre for the arts, heritage and culture. Policy 8.5 seeks to improve the provision of meeting places and places of worship for the different communities across the borough.' Policy 8.7 (3) promotes the use of playing fields by local communities for sporting and social events	(+) The SPD adds no further value beyond that which is already covered in the policies.
5. Safety and security	(0) No impact	(++) The draft SPG includes guidance on the design of community facilities. This guidance includes advice on creating a safe and secure environment, including consideration of 'building design, layout of buildings, car parking, public spaces, pedestrian ways, lighting and landscape details' The SPG also alerts the reader to Policy 4.4 (Community Safety) and SPG 8 (Safer Ealing)
6. Accessible open spaces	(0) No impact	(+) Recreation and Open Space (1): 'Council will resist development of open spaces' (Reference to Policy 3.4)
7. Equitable access	(+) Chapter 8 recognises the importance of ensuring that all facilities within the borough are accessible to all users. Table 8B, iii) states that new premises should cater for all (...), especially those with mobility limitation, sight and hearing impairments.' (Redevelopment) The supporting text to policy 8.2 states new facilities should be located/designed to maximise access opportunities for all, particularly people with disabilities.' (Proposals). The supporting text to policy 8.4 states that the Council will expect the development of any large scale community facility to cater for all sectors of the population.	(++) Under the heading of Transport Issues the draft SPG provides advice to ensure that community facilities are accessible for all. In particular it is noted that the Disability Discrimination Act 1995 requires service providers (incl. community organisations) to overcome physical barriers. The SPG also alerts the reader to Disability Rights Commission, Policy 4.3 (Inclusive Design – Access for All) and SPG 7 (Accessible Ealing).
8. Designated land and buildings	(0) No impact	(++) The draft SPG advises that the development of community facilities in or near to conservation areas will have to be designed in such a way as to protect the area's character.

Sustainability Appraisal Community Facilities SPD		
	Options	
	Option A – No SPD	Option B – With SPD
SA Objective	Score / Commentary (Policy only)	Score / Commentary (based on existing draft SPG)
9. Design issues	(++) Table 8A with regard to community facility proposals states that its use should be compatible with the character and nature of the neighbouring area. Table 8B and policy 8.4 (1) also state that the design of facilities should be compatible with the immediate surroundings. (Proposals) Policy 8.7 (iv) states that the Council will work with educational institutions to provide facilities through good design, to enhance functionality as well as to improve the aesthetic value of the surrounding environment.'	(++) The draft SPG provides additional guidance regarding the design of community facilities. In particular it provides advice with regard to the principles of sustainable design and construction.
10. Regenerate areas and their established infrastructure	(o) No impact	(o) No impacts – No extra value added by the SPD
11. Reuse of vacant and under-used land and buildings	(++) Policy 8.1 encourages the refurbishment of facilities. The supporting text to policy 8.1 also advises that the council can supply information about vacant or under-used community facilities in the borough. Policy 8.3 'Redundant Community Facilities' prioritises the reuse of facilities for community use and encourages the refurbishment and alteration to existing premises to meet community needs	(++) The SPG encourages the owner of vacant facilities to contact the community contacts listed in the SPG, in order to notify them of available facilities/space.
12. Mixed use/reduce need to travel	(+) Policy 8.2 recognises the importance of locating facilities so as to minimise the need to travel Policy 1.8 seeks to ensure that facilities are located where they reduce the need to travel	(+) The SPG provides advice regarding the preferred location of community facilities. In particular it is noted that the location should be in easy access of public transport. It is also noted that existing facilities which are vacant are often already in good locations (i.e.town centres)
13. Promote and encourage sustainable modes of transport	(++) Policy 8.4 requires that new large scale community facilities located at edge of centre sites will be required to improve accessibility by a choice of means of public transport.	(++) The SPG provides additional advice regarding transport issues. The requirements for undertaking Green Travel Plans are also detailed. With regard to suitable location for community facilities the guidance promotes 'easy access to public transport' The SPG alerts the reader to Policy 9.1 and SPG 21 (GTP).
14. Alternatives for freight and the transportation of goods	(o) No impact	(o) No impact
15. Minimisation of noise	(o) No impact	(+) The SPG highlights amenity considerations, and in particular the impact of a proposal on neighbouring properties. This includes 'Possible disturbance from the proposed hours of operation and servicing, people arriving and leaving the site, distance from public transport, (...) and the volume of traffic and pollution generated should be considered.' The SPG also seeks to prevent the proliferation of community facilities in view of their potential harm (cumulative impacts)
16. Reduce local air pollutants	(o) No impact	(+) The SPG encourages the facilities to locate in appropriate locations. In this regard the '...volume of traffic and pollution generated should be considered.'
17. Limit water pollution/ encourage H ₂ O efficiency	(o) No impact	(+) The guidance on sustainable design (of community facilities) encourages the 'Recycling of water'
18. Reduction in waste/ increase in recycling	(o) No impact	(o) The guidance on sustainable design encourages the 'Reuse and recycling of materials'

Sustainability Appraisal Community Facilities SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy only)		Score / Commentary (based on existing draft SPG)	
19. Conserve energy and reduce heat loss in buildings	(o)	No impact	(o)	No impact
20. Alternative sources of energy	(o)	No impact	(+)	The guidance on sustainable design (of community facilities) encourages the use of renewables within community buildings/facilities.
21. Levels of green space	(+)	The supporting text to policy 8.4 recognises that it is particularly important that facilities do not reduce open space. Policy 8.7 (iii) also seeks to protect existing school facilities	(+)	The draft SPG includes a separate section on 'Recreation and Open Space'. It is noted that the Council will resist development of open spaces including education playing fields, particularly where the development would remove sports and recreation facilities. This guidance also alerts the reader to policies 3.4, 3.5 and 8.7.
22. Nature conservation/ habitats/ biodiversity	(o)	No impact	(o)	No impact
23. Green business clubs	(o)	No impact	(o)	No impact
24. Local paid employment	(o)	No impact	(o)	No impact
25. New business establishment	(o)	No impact	(o)	No impact

Table 12: SPD Options Appraisal Matrix – Residential Extension Guide

Sustainability Appraisal Residential Extension Guide SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy (4.1, 5.5 & 5.9) only)		Score / Commentary	
1. Consider global issues	(++)	Policy 4.1 states that 'The design of development should be guided by (...) sustainability' principles. These are listed in the design criteria in table 4A and include promoting various measures such as passive solar design, energy conservation and renewables. Reducing energy use will contribute to addressing global issues such as climate change. Policy 5.5 'Residential Design' also promotes sustainability principles and encourages residential development to incorporate green principles in their design.	(++)	SPD adds no further value in terms of this objective. Additional text could be added re. 'Sustainability Principles'.
2. Community involvement/ empowerment/ value unpaid work	(o)	No impact	(o)	No impact
3. Partnerships	(o)	No impact	(o)	No impact
4. Cultural identity	(o)	Whilst the policies 4.1 and 5.5 promote good urban design which adds to the cultural identity of the borough, it is unclear how this objective can be achieved through residential extensions.	(o)	SPD adds no further value
5. Safety and security	(+)	Policy 4.1 seeks to promote design, which contributes to creating a safe environment.	(+)	SPD adds no further value beyond the policies. Guidance could be added to the SPD on designing out crime. Reference to SPG 8 'Safer Ealing' Should be added.
6. Accessible open spaces	(o)	No impact	(o)	No impact.
7. Equitable access	(+)	Policy 4.1 states that the design of development should be guided by the principles of inclusive design. Policy 5.5 promotes good architectural quality, which includes the principle of access for all.	(+)	SPD adds no further value beyond the policies, in respect of this objective. Additional guidance could be added in the SPD with regard to inclusive design.

Sustainability Appraisal Residential Extension Guide SPD			
	Options		
	Option A – No SPD		Option B – With SPD
SA Objective	Score / Commentary (Policy (4.1, 5.5 & 5.9) only)		Score / Commentary
8. Designated land and buildings	(++)	Policy 4.1 requires applicants to submit Urban Design Statements for all significant developments within areas of character. This would include for example conservation areas. Policy 5.9 also recognises the importance of architectural quality of any change to a property, particularly in areas of character.	(++) The draft SPD will include further advice regarding residential development in conservation areas. In particular it is proposed that the SPD sets out the PD rights and restrictions for residential development in conservation areas.
9. Design issues	(++)	Policies 4.1, 5.5 and 5.9 also support the principles of good design, including: good layout, appropriate height and scale, high quality architecture, appropriate materials, sustainable design, inclusive design, community safety, legibility and adaptability. For significant development policy 4.1 requires developers to submit Urban Design Statements to support their applications. Policy 5.9 provides specific advice with regard to the design of residential extensions.	(++) Primarily the SPD deals with design issues and sets out good design principles for residential extensions. The SPD builds upon much of the advice, which is already contained in policy, but considers these issues in terms of the different types of extensions proposed.
10. Regenerate areas and their established infrastructure	(o)	It is recognised that good design may contribute to regeneration objectives. Under the heading of sustainability, policy 4.1 promotes the re-use of vacant buildings and previously developed land. It is unclear however how this relates specifically to residential extensions.	(o) The SPD adds no further value in terms of this objective
11. Reuse of vacant and under-used land and buildings	(o)	Under the heading of sustainability, policy 4.1 promotes the re-use of vacant buildings and previously developed land. It is unclear however how this relates specifically to residential extensions.	(o) The SPD adds no further value beyond the policies themselves, in terms of this objective
12. Mixed use/reduce need to travel	(o)	No impact	(o) The SPD adds no further value beyond the policies themselves, in terms of this objective
13. Promote and encourage sustainable modes of transport	(o)	Under the heading of sustainability policy 5.5 promotes easy access to residential development by public transport, cycling or walking. It is unclear however how this objective would be achieved through the design of residential extensions	(o) The SPD adds no further value beyond the policies themselves, in terms of this objective
14. Alternatives for freight and the transportation of goods	(o)	No impact	(o) The SPD adds no further value beyond the policies themselves, in terms of this objective
15. Minimisation of noise	(+)	Policy 5.9 alerts applicants to the requirement under Building Regulations for horizontal and vertical soundproofing.	(+) The SPD adds no further value beyond the policies themselves, in terms of this objective. Additional advice could be included on soundproofing and insulation to minimise noise.
16. Reduce local air pollutants	(o)	Policies 4.1 and 5.5 promote sustainability principles, including energy efficient design and the use of materials with low embodied energy. Such principles will contribute to a reduction in greenhouse gases generated such as CO2.	(o) The SPD adds no further value beyond the policies themselves, in terms of this objective. There could be scope to include advice on energy matters in terms of energy conservation and choice of materials.
17. Limit water pollution/ encourage H ₂ O efficiency	(+)	Policies 4.1, 5.5 and 5.9 promote water conservation and recycling and the use of porous surfaces to minimise runoff.	(+) The SPD adds no further value beyond the policies themselves, in terms of this objective. Reference to water conservation measures could be included.
18. Reduction in waste/ increase in recycling	(+)	Policies 4.1 and 5.5 promote the reuse of materials. In respect of extensions specifically, both policies encourage the use of recycled materials.	(+) The SPD adds no further value beyond the policies themselves, in terms of this objective. Reference to the reuse of building materials should be included.
19. Conserve energy and reduce heat loss in buildings	(++)	Policies 4.1 and 5.5 promote energy conservation in new buildings including extensions	(++) The SPD adds no further value beyond the policies themselves, in terms of this objective. Reference to energy conservation measures should be added.

Sustainability Appraisal Residential Extension Guide SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy (4.1, 5.5 & 5.9) only)		Score / Commentary	
20. Alternative sources of energy	(+)	Policy 4.1 encourages developers to incorporate renewables.	(+)	The SPD adds no further value beyond the policies themselves, in terms of this objective. See recommendation above.
21. Levels of green space	(+)	Policy 5.9 (Table 5G, iv) states that residential extensions should not result in a loss of garden space below the amount required in accordance with the Council's garden space standards.	(+)	The SPD reiterates policy.
22. Nature conservation/ habitats/ biodiversity	(o)	No impact	(o)	No impact
23. Green business clubs	(o)	No impact	(o)	No impact
24. Local paid employment	(o)	No impact	(o)	No impact
25. New business establishment	(o)	No impact	(o)	No impact

Table 13: SPD Options Appraisal Matrix – Transport

Sustainability Appraisal Transport SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy (5.9 & 9.8) only)		Score / Commentary (based on notes)	
1. Consider global issues	(o)	No impact	(o)	No impact
2. Community involvement/ empowerment/ value unpaid work	(o)	No impact	(o)	No impact
3. Partnerships	(o)	No impact	(o)	No impact
4. Cultural identity	(o)	No impact	(o)	No impact
5. Safety and security	(+)	Policy 9.1 (vi) seeks to ensure that development does not give rise to parking stress, danger or nuisance from inappropriate on-street parking or waiting. Policy 9.5 gives priority to pedestrian movement and safety in (...) centres of pedestrian activity (...), by adopting appropriate traffic management measures' Policy 9.9, Table 9A, similarly emphasises the prime importance of the safety of pedestrians.	(++)	The guidance in the SPD relating to the formation of crossovers will provide advice in respect of minimising the impact on highway safety.
6. Accessible open spaces	(o)	No impact	(o)	No impact
7. Equitable access	(o)	No impact in respect of policy 9.8. Policies 9.1, 9.2 and 9.7 do support improvements in access	(o)	No impact. Although note that the establishment of City Car Clubs will improve options for travel, which should promote accessibility.
8. Designated land and buildings	(o)	No impact	(o)	No impact. Perhaps consideration should be given to the special circumstances of forming a crossover in a conservation area or to a Listed Building

Sustainability Appraisal Transport SPD			
	Options		
	Option A – No SPD		Option B – With SPD
SA Objective	Score / Commentary (Policy (5.9 & 9.8) only)		Score / Commentary (based on notes)
9. Design issues	(+)	Policy 5.9 states that the Council will consider proposals to alter a property, including a crossover, in terms of its impact on architectural quality and the streetscape and character of the area. Additional supporting text to policy 5.9, with regard to vehicle crossovers, states that the Council will try to discourage the loss of greenery in the interest of preventing harm to the street scene. The policy also discourages the hard surfacing of front gardens No direct reference is made to design issues in policy 9.8. In addition policy 9. 3.: 'The design and layout of new roads, paths and means of access within development sites should contribute to the quality of the environment as a place for people, rather than the motorcar.'	(++) The guidance in the SPD relating to the formation of crossovers will provide additional advice regarding their design.
10. Regenerate areas and their established infrastructure	(o)	No impact	(o) No impact
11. Reuse of vacant and under-used land and buildings	(o)	No impact	(o) No impact
12. Mixed use/reduce need to travel	(+)	Policy 9.8 seeks to discourage the use of car travel. In addition policies 9.2 and 9.5 encourage patterns of development which minimise the need to travel.	(+) SPD will support policy. Unclear whether the SPD will add additional value beyond the policies.
13. Promote and encourage sustainable modes of transport	(+)	Policy 9.8 encourages the appropriate use of the car, through the operation of City Car Clubs. Various policies within chapter 9 of the UDP, including in particular policies 9.1, 9.2, 9.3 and 9.4 also promote the use of public transport.	(+) SPD will support policy. Unclear whether the SPD will add additional value beyond the policies.
14. Alternatives for freight and the transportation of goods	(o)	Neither policies 5.9 or 9.8 promote alternative methods for transporting freight. Policy 9.10 of the UDP specifically deals with freight. This policy supports initiatives to improve the potential of the rail and canal networks to accommodate freight traffic, and encourages the location of companies with high levels of freight or business traffic to take advantage of access (or potential access) to railways or canals.'	(o) No impact
15. Minimisation of noise	(o)	Neither policies 5.9 or 9.8 directly address the issue of noise. Indirectly however through encouraging the appropriate use of the car, this may have a knock on effect on traffic noise.	(o) No impact beyond policy
16. Reduce local air pollutants	(o)	Neither policies 5.9 or 9.8 directly address the issue of air pollution. Policy 9.1 'Parking' (7) promotes the use of non-polluting means of transport.	(o) No impact beyond policy
17. Limit water pollution/ encourage H ₂ O efficiency	(++)	Policy 5.9 provides advice with regard to the formation of crossovers. In particular this policy seeks to minimise the area of hardstanding in the interest of minimising run off	(++) The SPD adds no further value beyond the policy, in terms of this objective.
18. Reduction in waste/ increase in recycling	(o)	No impact	(o) No impact
19. Conserve energy and reduce heat loss in buildings	(o)	No impact.	(o) No impact
20. Alternative sources of energy	(o)	No impact	(o) No impact
21. Levels of green space	(++)	Policy 5.9 in respect of crossovers and forecourt parking seeks to minimise hardstanding and the loss of landscaping	(++) The SPD adds no further value beyond the policy, in terms of this objective.

Sustainability Appraisal Transport SPD				
	Options			
	Option A – No SPD		Option B – With SPD	
SA Objective	Score / Commentary (Policy (5.9 & 9.8) only)		Score / Commentary (based on notes)	
22. Nature conservation/ habitats/ biodiversity	(o)	No impacts	(o)	No impact
23. Green business clubs	(++)	Policy 9.8 encourages the establishment of and participation in City Car Clubs.	(++)	The SPD adds no further value beyond the policy, in terms of this objective.
24. Local paid employment	(o)	No impact	(o)	No impact
25. New business establishment	(++)	Policy 9.8 encourages the establishment of City Car Clubs	(++)	The SPD adds no further value beyond the policy, in terms of this objective.

Table 14: SPD Options Appraisal Matrix – Twyford Avenue Sports Ground

Sustainability Appraisal Twyford Avenue Sports Ground SPD				
	Options			
	Option A – No SPD		Option B – With SPD	
SA Objective	Score / Commentary (Policy only (3.4))		Score / Commentary (based on existing draft)	
1. Consider global issues	(o)	No impact	(o)	No impacts. SPD consistent with policy
2. Community involvement/ empowerment/ value unpaid work	(o)	No impact	(+)	The drafting and implementation of this SPD has and will be dependent on community involvement/input
3. Partnerships	(o)	No impact	(++)	The draft guidance recognises that partnership working is essential to achieving the Community Open Space objectives for this site. The SPD will seek to facilitate and promote a partnership approach.
4. Cultural identity	(++)	Policy 3.4 (4) encourages suitable arts, cultural and entertainment uses of community open space.	(++)	SPD consistent with policy. No further value added.
5. Safety and security	(+)	Table 3C of policy 3.4 states that any development in or adjoining Community Open Space should seek improvements in safety.	(+)	SPD consistent with policy. No further value added.
6. Accessible open spaces	(++)	Improving access to open space and ensuring that it is used appropriately in the interests of safeguarding its open character is the key objective of policy 3.4	(++)	SPD consistent with policy. No further value added.
7. Equitable access	(++)	Policy 3.4 aims to improve access for all sections of the community. In particular it identifies various measures, which could be secured through legal agreements to improve access for all. For example these include incorporating raised plots, accessible nature conservation and heritage trails, growing scented/textured plants etc. Table 3c also notes that the Council will encourage proposals to make these open spaces fully accessible for people with disabilities.	(++)	SPD consistent with policy. No further value added.
8. Designated land and buildings	(o)	Whilst there is no direct reference to the protection of land or buildings of historic value in policy 3.4, policies 3.3 'Heritage Land', 4.6 Statutory Listed Buildings, 4.7 'Locally Listed Buildings', 4.9 'Ancient Monuments and Archaeological Interest Areas' already provide adequate protection.	(++)	The draft guidance includes reference to the adjoining Creffield Road Conservation Area, and the need to consider its status when assessing any proposals for the use of the sports ground. The draft guidance also identifies the sports ground as forming part of an area of Archaeological Interest, and provides additional guidance regarding the impact of this status, when considering future proposals for this site.

Sustainability Appraisal Twyford Avenue Sports Ground SPD			
SA Objective	Options		
	Option A – No SPD		Option B – With SPD
	Score / Commentary (Policy only (3.4))		Score / Commentary (based on existing draft)
9. Design issues	(0)	Policy 3.4 and its supporting text do address some design issues. In particular any development within or adjoining COS should seek to safeguard and enhance its open character.	(+) The draft SPG advises that the Council will also seek to minimise any detrimental effect on neighbouring residents, and ensure that any intensification of open space uses would be compatible with the existing neighbouring uses.
10. Regenerate areas and their established infrastructure	(0)	No impact	(0) No impact
11. Reuse of vacant and under-used land and buildings	(+)	Policy 3.4 seeks to improve access to sites which are presently under-utilised, or have no access.	(+) The draft guidance seeks to secure additional facilities on the site and in this regard emphasises the reuse of those parts of the site which either vacant at present, or where their use has not been put to their full capacity. In particular priority is given to utilising 4.5 acres of land to the north east corner of the site.
12. Mixed use/reduce need to travel	(-)	Policy 3.4 restricts development to that which is directly related to the purposes of Public and Community Open Space only. Other uses would not be considered appropriate under this policy, possibly at odds with this mixed use objective. Although at a wider level open space would be a central component of any mixed use development.	(0) No impact
13. Promote and encourage sustainable modes of transport	(0)	No impact	(0) No impact.
14. Alternatives for freight and the transportation of goods	(0)	No impact	(0) No impact.
15. Minimisation of noise	(0)	Although dependent on the use of the site, policy 3.5 seeks to protect the amenity of neighbouring residents where a recreational use is proposed.	(+) The draft guidance seeks to ensure that any intensification of the use of the site is compatible with neighbouring uses. The draft guidance states that careful consideration will be given to any new development/change or intensification of use, which would give rise to any increase in users, hours of use, traffic and spectator numbers.
16. Reduce local air pollutants	(0)	No impact	(0) No impact
17. Limit water pollution/ encourage H ₂ O efficiency	(0)	No impact	(0) No impact
18. Reduction in waste/ increase in recycling	(0)	No impact	(0) No impact
19. Conserve energy and reduce heat loss in buildings	(0)	No impact	(0) No impact
20. Alternative sources of energy	(0)	No impacts	(0) No impact
21. Levels of green space	(++)	Policy 3.4 seeks to protect and enhance open space	(++) The SPD is consistent with policy. The draft guidance identifies trees and landscaping of value on the site.
22. Nature conservation/ habitats/ biodiversity	(+)	Indirectly, through protecting green open space policy 3.4 may be contributing to the biodiversity value of the site. This policy also indicates that acceptable uses for COS may include a nature area/reserve.	(+) The SPD is consistent with policy. No further value is added.
23. Green business clubs	(0)	No impact	(0) No impact
24. Local paid employment	(0)	No impact	(0) No impact
25. New business establishment	(0)	No impact	(0) No impact

Table 15: SPD Options Appraisal Matrix – West London Tram

Sustainability Appraisal West London Tram SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy 9.3)		Score / Commentary (based on existing draft)	
1. Consider global issues	(o)	No impacts in respect of policy 9.3. Other policies within chapter 9 do contribute to achieving this objective.	(o)	No impact
2. Community involvement/ empowerment/ value unpaid work	(o)	No impact	(o)	No impact
3. Partnerships	(o)	No impact	(o)	No impact
4. Cultural identity	(o)	No impact	(o)	No impact
5. Safety and security	(o)	No impact in respect of policy 9.3. Other policies within chapter 9 do however contribute to achieving this objective.	(+)	Inclusion of reference to Chapter 4: 'Pedestrian safety will also be an important consideration in its design, with tramway facilities expected to be safe and convenient for all to use.'
6. Accessible open spaces	(o)	No impacts in respect of policy 9.3. The other policies in this chapter seek to improve accessibility	(o)	Inclusion of reference to Chapter 3: Impacts on open space to be considered and mitigated. Recognised that the route of the tram will adjoin open space, and its impact on this open space should be considered.
7. Equitable access	(o)	No impact	(++)	Inclusion of reference to policy 4.3 and SPG 7: 'The project should be sited and designed so that barriers to both pedestrian movement and access to premises is minimised.'
8. Designated land and buildings	(o)	No impact	(++)	The draft guidance alerts the reader to policies 4.6, 4.7 & 4.8. Noted that the tram route runs through 11 conservation areas; affects buildings of architectural and historical interest. Therefore careful consideration should be given to the design and siting of system elements.
9. Design issues	(o)	No impact	(++)	The draft provides considerable advice regarding design issues.
10. Regenerate areas and their established infrastructure	(o)	No impact	(+)	The draft SPD includes reference to policies in Chapter 7 and Town Centre Strategies: '...seek to maintain and improve the function, character, vitality and viability of the town centres.'
11. Reuse of vacant and under-used land and buildings	(o)	No impact	(o)	No impact
12. Mixed use/reduce need to travel	(o)	No impact	(o)	No impact
13. Promote and encourage sustainable modes of transport	(+)	Policy 9.9 supports the establishment of City Car Clubs. Policy 9.3 seeks to facilitate the development of major Transport Projects.	(++)	The draft includes reference to Chapter 1 and policy 1.9: '...to restrain traffic and promote improved public transport and facilities', and to policy 1.10: '...legal agreements with developers to secure contributions towards public transportation.' Reference to policies in Chapter 9 which promote sustainable transport. Also: integration of tram with existing public transport; promotion of pedestrian and cycle movement
14. Alternatives for freight and the transportation of goods	(o)	No impact	(o)	No impact
15. Minimisation of noise	(o)	No impact	(+)	The draft guidance notes the need to consider the effect of the tram in terms of noise
16. Reduce local air pollutants	(o)	No impact	(+)	Similarly the draft SPD considers the issue of air quality
17. Limit water pollution/ encourage H ₂ O efficiency	(o)	No impact	(o)	No impact
18. Reduction in waste/ increase in recycling	(o)	No impact	(o)	No impact
19. Conserve energy and reduce heat loss in buildings	(o)	No impact	(o)	Noted that proposals should adopt principles of energy conservation and energy efficiency.

Sustainability Appraisal West London Tram SPD				
SA Objective	Options			
	Option A – No SPD		Option B – With SPD	
	Score / Commentary (Policy 9.3)		Score / Commentary (based on existing draft)	
20. Alternative sources of energy	(0)	No impact	(0)	No impact The SPD should include reference to incorporating renewables for ancillary buildings, lighting, countdown displays etc
21. Levels of green space	(0)	No impact	(++)	The SPD recognises the need to protect trees of value. In this regard reference is included to policy 4.5 and SPG 9. The impact of the tram proposal on adjoining open space should also be considered and mitigated where necessary. The draft SPD notes that the Uxbridge Road forms a Green Corridor, which may have implications for future proposals.
22. Nature conservation/ habitats/ biodiversity	(0)	No impact	(+)	The draft guidance that the tram route adjoins sites of nature conservation value at various points. The SPD advises that careful consideration should be given to the impact of proposals on these sites.
23. Green business clubs	(0)	No impact	(0)	No impact
24. Local paid employment	(0)	No impact	(0)	No impact
25. New business establishment	(0)	No impact	(0)	No impact

Future Work

After the completion of the consultation exercise on the scoping and options report, an appraisal of the effects of the draft SPD will be undertaken (i.e. stage C of the process). This stage will involve predicting the effects of the draft SPD in social, environmental and economic terms. These effects will be considered in terms of their magnitude, their geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare. An assessment of the significance of the effect will be made. Where significant sustainability effects are predicted, mitigation measures will be identified, to reduce or offset adverse effects.

Following the appraisal of the individual SPD's, a final SA Report will be prepared to be published alongside the draft SPD's in early January for public consultation.

As noted above under the heading 'Appraisal Methodology', prior to undertaking stage C of the process, where possible baseline data, collected for the DPD appraisal, will be identified to supplement the SPD SA objectives.

Monitoring

A monitoring scheme will be developed and included in the Sustainability Appraisal Report.