

**Sustainability Appraisal
Final SA Report
Supplementary Planning Documents**

Prepared by Ealing Council

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i Non Technical Summary/Executive Summary

The purpose of this sustainability appraisal is to assess whether and to what extent, a plan is consistent with our objectives for achieving a sustainable community. The appraisal process has allowed us to predict the likely impacts of the Supplementary Planning Document's (SPD's) on the environment, economy and the community. Given that the sustainability appraisal process is iterative it presents the opportunity to minimise any negative impacts and enhance positive effects where these arise. This sustainability appraisal also performs the role of the Strategic Environmental Assessment, as required under the SEA Directive. This report itself forms the Environmental Report required under this Directive.

This sustainability appraisal process appraises the sustainability of the first tranche of SPD's produced as part of the Local Development Framework (LDF). As the other LDF documents have yet to be produced this SA appraises 8 SPD's which supplement policies in the UDP. The 8 SPD's are as follows:

- SPD 1 Affordable Housing
- SPD 2 Community Facilities
- SPD 3 Sustainable Transport (now separated into 3 SPDs: SPD3, SPD7 & SPD8 – SPD 3 now 'Low Car Housing in CPZ's')
- SPD 4 Residential Design
- SPD 5 West London Tram
- SPD 6 Twyford Avenue Sports Ground
- new SPD 7 City Car Club (previously part of SPD 3 'Sustainable Transport')
- new SPD 8 Crossovers (previously part of SPD 3 'Sustainable Transport')

The actual process of undertaking this appraisal involved firstly developing an SA framework, which comprised of a number of Sustainability Objectives. In light of the fact that these SPD's supplement policies in the UDP, and that the UDP had previously itself been the subject of a sustainability appraisal, the SA objectives were taken from this earlier appraisal, although refined somewhat. These SA objectives effectively perform a measure of sustainability. Each of the SPD's were tested against these objectives to see how they perform in terms of their sustainability.

Initially prior to the drafting (or finalising the drafting) of the SPD's, SPD objectives were developed, which informed their content. These SPD objectives were appraised against the SA objectives, and where conflicts/compatibility problems were identified, changes could be recommended as necessary. In practice however no changes were recommended to the SPD objectives, although such conflicts were noted and considered during the actual drafting of the SPD's. Following the appraisal of the SPD objectives, the development of different options were considered for

each of the SPD's. These options were also subject to an appraisal against the SA objectives. In the case of these SPD's, which supplement policies in a saved UDP, which is adopted, the only options that were considered suitable for appraisal were the 'with an SPD' option and the 'no SPD' option. Both options were appraised for each SPD against the SA objectives. Not surprisingly the 'with an SPD' option was considered to be the most sustainable of the two. This preferred option was to form the basis for the drafting of the SPD's. This drafting had already commenced for a number SPD's.

Having finalised the drafting of the individual SPD's, the draft SPD's were also appraised against the SA framework, although with the benefit now of baseline data, which had been identified following the Scoping and Options stage. The presence of this baseline data has made it easier to accurately predict effects against the SA objectives.

The key findings from this appraisal were that whilst the SPD's were very narrow in their remit (although this did vary somewhat between the SPD's) and therefore had no impact (either negative or positive) against many of the SA objectives, where impacts were recorded these were generally considered to be positive. There were few incidents where negative effects were noted. Therefore in terms of their remit at least all of the SPD's were considered to be broadly sustainable. Moreover given that the SA process is iterative, a number of enhancements to the sustainability of individual SPD's have been achieved as part of this process.

Following the consultation on the revised SPD's, and the draft final SA report, some further changes were recommended to the SPD's, which were also appraised prior to being agreed. On the whole these changes were generally not significant and accordingly had very little impact on the overall approach of the SPD's and their sustainability. Where an effect was recorded these were generally positive. The adopted SPD's along with this Final SA Report were published in March 2006.

1 Background

Introduction to the Sustainability Appraisal Process (Compliance with the SEA Directive/Regulations)

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 has allowed us to identify and report on the likely significant effects of the plan (in this case the SPD's), 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 has been conducted in the context of the Sustainability Appraisal of Ealing's Unitary Development Plan, given that the SPD's supplement policies in the UDP. The findings of the previous SA were therefore used to inform and assist this process, particularly in regard to the development of the SA objectives.

Consultation on the SA report

This SA report also forms the Environmental Report required under the SEA Directive.

In accordance with Article 6(2) of the Strategic Environmental Assessment Directive, at various stages in the SA process comments have been invited from the four consultation bodies and the public.

The four statutory consultation bodies with environmental responsibilities are as follows:

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

Comments received from the Statutory bodies throughout the process have been considered, which have resulted in various changes to the SA process.

These are discussed throughout this report. This input been particularly useful in updating the baseline data, and in refining the SA objectives.

2 Appraisal Methodology

Overview of methodology

The key stages undertaken for the SA of these SPD's are set out in table 1 below.

It should be noted that the proposed methodology outlined in the table below differs somewhat from that outlined in the finalised ODPM SA guidance, particularly with regard to Stages A, B and C. This reflects the fact that stages A, B and C of the process were completed under the old SA guidance, before it was revised and finalised in November 05. Stages D and E follow the new guidance as these were undertaken post November 05.

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 SA/SPD objectives against one another
	Stage A4	Test the SPD objectives against the SA objectives
	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 05		Review of SA framework (retrospective)
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

Jan 06 – Feb 06	Stage D1	Public participation on the SA Report and the draft SPD
Feb 06	Stage D2	Assessing significant changes
	Stage D3	Decision making and providing information
	Stage E	Monitoring implementation of the SPD
	Stage E1	Finalising aims and methods for monitoring
	Stage E2	Responding to adverse effects

This report effectively summarises and completes stages A, B, C and D of the Sustainability Appraisal process.

The appraisal of the SPD's has been 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 consultation requirements for taking forward these documents to adoption, as outlined in PPS12. As noted above, the process of appraising the SPD's was refined from that process set out in the SA guidance so that it would still be achievable within the limited time frame available. Currently as part of the appraisal of the DPD's, the Planning Policy Team have developed a new SA framework. This new framework was developed on the basis of a review of both baseline data and relevant plans and programmes. It was not envisaged that the SA objectives developed for the DPD appraisal would be that different from those used for the SA of the tranche 1 SPD's (i.e. the original although refined UDP SA objectives). Accordingly, baseline data collected as part of this process was also identified to supplement the UDP/SPD SA objectives prior to the appraisal of the draft SPD's. The identification of this baseline data has been particularly helpful in predicting and appraising effects.

Proposed structure of SA report

It should be noted that this SA report effectively comprises the Environmental Report, as required under the SEA Directive.

The structure of the report follows closely the proposed methodology outlined in table 1 above. An initial scoping and options report was published in September 05, completing stages A and B of the process. Following the identification of preferred options, and consideration of comments/observations from the statutory consultees, the draft SPD's were prepared. Stage C involved the appraisal of the draft SPD's, prior to their publication in January 06 for consultation. Stage D, which involved appraising changes to the SPD's arising from the consultation, was recently completed. This report also outlines future work to be undertaken, necessary to complete the process, notably in respect of monitoring.

This particular SA report deals with the first tranche of SPD's as identified in the Local Development Scheme. There are 8 SPD's proposed in tranche one.

These are listed below in section 3 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 had thus remained unadopted to date. Whilst they could no longer be adopted as SPG's, it was agreed that they could be taken forward to adoption as Supplementary Planning Documents (SPD's).

3 The SPD's

The Planning Context

The Planning and Compulsory Purchase Act 2004 requires planning bodies preparing plans, to work towards and 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.

Introduction to the SPD's

Commentary on each of the SPD's in tranche 1 is set out below. Objectives for the individual SPD's are also identified. The SPD objectives frame the content of the SPD's, and have thus been tested against the SA objectives to identify inconsistencies/compatibility issues. Where compatibility problems have been identified, consideration has been 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 were devised in light of guidance set out in the ODPM's draft guidance on SA's and PPS12, on developing objectives.

1. Affordable Housing SPD

This particular SPD supplements policies 5.2 'Affordable Housing' and 1.10 'Legal Agreements and Partnerships' in the UDP. These 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 negotiations, and in the preparation of development proposals. The SPD seeks to maximise contributions to affordable housing supply through the planning system, through partnership working with developers, RSLs, and others. The SPD also provides an update on government guidance, defines 'affordable housing', provides advice 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 was not formally adopted until now (March 06). Its revision as an SPD has brought it in line with current legislation.

SPD Objectives:

- To increase the 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.

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 (note: following consultation on this draft SPD in January, it was agreed that this SPD should be separated into its three separate components – SPD 3 ‘Low Car Housing’, SPD7 ‘City Car Clubs’ and SPD 8 ‘Crossovers’.

This new SPD deals with three separate but linked areas of transport planning. The first area relates to the formation of crossovers. In particular the SPD provides advice to applicants in respect of applications for the formation of crossovers. In addition to outlining the procedural process, the guidance provides 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. The SPD also provides guidance in respect of low car housing development. In particular it provides clarity in relation to the application and implementation of low car housing schemes, particularly those in CPZ’s. Specific advice is given with respect to the issuing of parking permits for low car housing in CPZ’s. This guidance supplements 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 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 was drafted by Development Control Officers in response to concerns raised by residents to the proliferation of ad-hoc extensions, which have negatively impacted on their neighbourhoods. Issues such as overshadowing, loss of daylight, loss of amenity/character, inappropriate scale and/or building materials are addressed. Advice with regard to extensions and alterations of bungalows is set out in this SPD. The document forms a design guide for homeowners, assisting them in the process of planning and designing an extension to their property. Various consultation groups were consulted on the drafting of this document. The range and type of extensions and alterations covered in 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. The SPD provides further detail to these policies in the form of visual examples and best practice guidance. This SPD is a new policy document under the Local Development Framework and had not previously been drafted as an 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 was prepared to provide planning guidance in relation to the West London Tram scheme. It provides 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 provides a more detailed description of the West London Tram scheme and outlines key urban design and planning principles relevant to the tram scheme. It assists 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 had 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 securing new facilities on the site.

4 Sustainability Objectives

Developing the SA objectives

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 the sustainability effects of the SPD 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 was 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 date 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 was updated to take into account the three main themes of sustainable development, i.e. 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.

No.	Type	Objective
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.
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 .

No.	Type	Objective
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 were therefore reviewed in light of this guidance. Whilst the objectives were refined in outcomes terms, where necessary and where value was added, additional supporting text was retained setting out possible measures (i.e. inputs) for achieving these objectives. These inputs however were framed generally, and reference to specific projects, such as the West London Tram, have been removed. The objectives were also reordered and grouped to reflect the three main areas of sustainability.

Of the four statutory consultees invited to comment on the Scoping and Options report comments were received from the Environment Agency and English Nature. A number of these comments included recommendations regarding the SA objectives. These comments were also particularly helpful in formulating the DPD SA objectives. These observations are addressed below.

With regard to the Environment Agency's comments, the recommendation that an additional objective be added to the list to focus specifically on flood risk, was felt to be unnecessary. Instead it was agreed that objective 17 should be amended to include reference to minimising flood risk. The refined objective 17 would read as follows:

'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. Reduce the risk of flooding, and promote water conservation through encouraging the use of water saving/recycling devices in new developments.'

With regard to objective 17 the Environment Agency also suggested separating this single objective into two objectives given that it covered two separate issues – 'water quality' and 'water resources'. The Environment Agency noted that combining more than one environmental issue within one SA objective could reduce the effectiveness of the appraisal process, given that the LDF process could effect the issues differently, and taken together in one objective the effect can only be considered cumulatively. Whilst it is acknowledged that 'water quality', 'water conservation' and 'flood risk' are distinct issues they all fall under the common heading of the water environment, and were therefore consolidated under a single objective. It was also considered useful to limit the number of objectives to a manageable number to aid an already complex appraisal process. The concerns about cumulatively considering these issues were noted however. Any differences between the three separate components of this objective have therefore been drawn out in the text in the matrices. Further comments reiterating this point were received from the Environment Agency following the publication of the draft final SA report.

With regard to objective 21, the Environment Agency also felt that a stronger focus should be placed on biodiversity. This objective specifically relates to the protection of green space and new planting, which itself is recognised as being valuable for biodiversity. Refining this objective further to place greater emphasis on biodiversity was felt to be unnecessary since SA objective 22 already specifically addresses this issue.

In respect of English Nature's comments they recommended that SA objective 22 be amended to include direct reference to Sites of Importance for Nature Conservation and BAP species. In its current format whilst this SA objectives deals with biodiversity and nature conservation more generally and does not make specific reference to these recognised designations, it would still encompass such designations. Limiting this objective to only statutorily defined sites however, as recommended by English Nature, would exclude those non-designated sites/species which are covered under the objective in its current wording.

English Nature's other comments relate specifically to the West London Tram project. These concerns have been noted although only in so far as they relate to the SPD itself, which is the subject of the appraisal.

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. Reduce the risk of flooding, and 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.

5 SPD objective appraisals (see appendix 1)

As part of the appraisal process it was necessary to first test the objectives of the SPD, to see if these are in accordance with the sustainability principles, since these would frame the drafting of the SPD. Accordingly, the matrices in appendix 1 test the compatibility of the SPD objectives with the SA objectives. Prior to testing the compatibility of the SPD objectives against the SA objectives it was also necessary to check that the SPD objectives were consistent with one another. This process was essential in refining the SPD objectives. This would allow any possible conflicts to be identified between SPD objectives and SA objectives. If such conflicts arose consideration could be given to the need to refine the SA objectives.

Whilst the compatibility test for the individual SPD's did identify some potential conflicts, it was not felt that there was a need to refine the SPD objectives further at this stage. In particular it was recognised that certain objectives will always inherently be in conflict, particularly given the broad scope of sustainability covering environmental, social and economic issues. This does not however mean that these policies/objectives should be discounted or deleted. Instead it was important to recognise where these conflicts had arisen and consider how these significant effects could be minimised or mitigated through the drafting of the SPD's.

6 Options (see appendix 2)

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. Moreover Article 5.1 of the SEA Directive requires that reasonable alternatives are identified, described and evaluated. 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 (with Twyford Avenue and the West London Tram being 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 easily identified. Moreover, this set of SPD's supplements policies in the adopted UDP, which are now fixed. Identifying alternative options, which do not stray from the overriding policy, which the SPD supplements, can be difficult. Effectively, decisions made at a higher level have closed off and constrained the identification of options at the lower level. As a minimum however, 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 were appraised against the two options 'with an SPD' and 'without an SPD' (i.e. 'the do nothing approach'). The appraisal of these individual options has allowed us to identify which of the options are most sustainable.

Option appraisal

The process of actually undertaking this appraisal of options has presented a number of issues. This process has required us to establish a baseline against which the appraisal was 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 we perform against 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 were still only (and correctly so) in their objective stage, and their actual content had not at the time been finalised. Finalising the content of the SPD would normally take place only after the appraisal of the options, since this process would inform its content (i.e. the process is iterative). 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 in appendix 2 have been prepared for each SPD to 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 were also found to be generally useful in bringing together various issues under the heading of a single document. For example the West London Tram SPD alerts the reader of the document to a whole host of other policies and documents in the UDP and SPG's, which whilst not directly related to the West London Tram, may still 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 should 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 an SPD.

In the case of a number of the SPD's, they were also found to 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 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 may appear somewhat 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. In most cases the SPD should provide more certainty in the implementation of policy. It has been recognised however that in some instances this flexibility may also create uncertainty.

Conclusions/Identification of preferred options

The results of the options appraisal for the individual SPD's rather unsurprisingly indicated that the 'with an SPD' option would always perform better against the SA objectives, because of the added value noted above which the SPD provides. The results of the options appraisal would normally

allow preferred options to be identified for each of the SPD's, which would form the basis for drafting the SPD's. In this instance however given the nature of the options appraised, i.e. 'with' or 'without SPD's, the preferred options would effectively be the 'with' an SPD option. Accordingly draft SPD's were prepared for the 6 SPD's.

7 Review of SA Framework (retrospective)(see appendix 3)

As outlined in section 2 above, the work on the appraisal of the SPD's has been running concurrently with the sustainability appraisal of the DPD's, including the Core Strategy, Site Specific Allocations document and the Proposals Map, although it is noted that the time frame for producing these documents is somewhat longer. As noted above the process of appraising the SPD's was refined from that set out in ODPM's draft SA guidance, in order that the process could still be achievable within the limited time frame available. In this regard the SPD SA objectives were developed on the basis of the original UDP SA objectives. The SA framework developed for the appraisal of the DPD's however was developed on the basis of a review of both baseline data and relevant Plans and Programmes. This was in accordance with the guidance outlined in ODPM's SA guidance and the SEA directive, which requires that the Environmental Report provides information on the relevant aspects of the current state of the environment. It was not envisaged that the SA objectives developed for the DPD appraisal would be that different from those objectives used for the SA of the tranche 1 SPD's (i.e the original UDP SA objectives), with many of the objectives sharing similar/common themes. Accordingly it was recognised that the baseline data collected for the SA DPD objectives may also be relevant to the SPD SA objectives. The baseline data collected for the DPD's has therefore been reviewed in order to identify data which is also common to the SPD SA objectives. In addition to identifying baseline data, criteria has been identified for each SA SPD objective. Effectively an SA framework has been developed retrospectively for the appraisal of the SPD's. This new SA framework is set out in appendix 3. The identification of this baseline data has been particularly useful in predicting and appraising the impact of the draft SPD's against the SA objectives.

The collection of this baseline data is also essential for monitoring purposes. In particular the baseline data will allow us to check if the SA predictions of sustainability effects were accurate or not. Moreover it will allow us to check if the SPD is contributing to the achievements of the SA objectives as predicted.

8 Draft SPD appraisal

Appraisal methodology

Up to this point only the objectives and potential options for the SPD's had been appraised. Having completed this iterative process, drafts of the individual SPD's were prepared. Similarly as with the earlier appraisals of the SPD objectives and options, the draft SPD's were appraised against the SA objectives. This appraisal sets out to predict the effects of the draft SPD against these objectives, and assess the significance of these effects. This process of predicting effects has involved, where possible, identifying changes in the baseline position. Retrospectively identifying this baseline data (as outlined above) has therefore been particularly useful in allowing us to accurately quantify these effects. This process of predicting effects has also involved an assessment of the magnitude of the effect, its geographical scale, the time period over which it will occur, and whether it is permanent or temporary. Having identified the effects against each SA objective, an assessment of the significance of the effect was also undertaken. It should be noted that in predicting these effects the focus of this appraisal has been on the direct influence of the SPD itself as opposed to any project/topic areas, which are covered by the SPD. For example, the focus of the appraisal of the West London Tram SPD has centred on the influence of the SPD as opposed to the impact of the tram project itself. This emphasis is particularly important, given that whilst a specific project may arguably have a negative effect against certain objectives, a key objective of the SPD for example may be to minimise such adverse impacts, which would thus positively contribute to the SA objectives. As part of this appraisal process it has also been necessary to separate out the effects of the UDP from other external factors which could influence the baseline objectives.

Mitigation is also an important element of the appraisal process. As part of the appraisal of the draft SPD where significant adverse effects have been predicted, appropriate mitigation have been identified. Moreover in these instances where the influence of a SPD is positive or neutral consideration has been given to how positive effects can be enhanced/maximised. The key recommendations for each of the SPD's are outlined in the proposed recommendations/conclusions section below.

The actual appraisal process does have its limitations and it is useful to identify these limitations at this stage in the appraisal process, so that the necessary allowances can be made. A number of these issues relate to earlier stages in the appraisal process, and have thus already been discussed during the scoping/option stage. Problems noted included:

- Difficulties associated with distinguishing between and separating out the influence of the SPD's from other external factors. For example whilst the predicted trends for a particular baseline indicator may suggest that the situation is worsening overtime, possibly because of various factors beyond the control of the SPD, the SPD itself may still

potentially have a positive influence. Whilst the influence of the SPD may not be sufficient to reverse this trend, the effect of the SPD should still be recognised as being positive.

- Given that the baseline data was gleaned from the DPD/Core Strategy SA framework, the data has not always been directly relevant to the criteria identified for the SPD SA objectives. Various gaps are therefore evident in the baseline data. Accordingly it was not always possible to predict effects on the basis of quantitative data.
- At present the SPD's will supplement the policies in the UDP, which are to be saved for a period of 3 years. Predicting the effect of the SPD(s) in the long term beyond this 3 year period will be difficult, since there is no certainty that an SPD will be reviewed or replaced. However it also possible that the influence of the SPD may not just be confined to the period of its use.

The tables in appendix 4 set out the full details/findings of the appraisal of the draft SPD's.

Cumulative/synergistic effects

It is acknowledged that many sustainability problems result from the accumulation of multiple small and often indirect effects. It is important therefore that these cumulative and synergistic effects are also appraised. With regard to the SPD's the appraisal process has indicated that most of the effects have generally been either positive or neutral. It was questioned therefore whether any value will be added through appraising cumulative/synergistic effects. In respect of the SPD's, it is also unclear what other documents or plans would need to be considered alongside the SPD's, in determining an accumulation of effects. The cumulative effect of all the SPD's could be considered, although it is noted that the individual SPD's are all quite unique and unrelated, and taken together it is not considered that they would be representative of a full/complete picture. The SPD's could however be appraised alongside the effects of the LDF as a whole, although the other LDF documents are yet to be prepared. There may be scope however to consider these cumulative/synergistic effects during the monitoring stage, at which time the appraisal of the key LDF documents will also have been undertaken.

Appraisal of significant changes arising from consultation on the draft SPD's

The draft SPD's and the draft Final SA Report were placed on Consultation for 6 weeks commencing in January 06. Following this consultation exercise consideration was given to the representations received and various changes were recommended to the SPD's in response. Prior to agreeing these changes, these changes were also subject to a SA. The matrices in appendix

4 have been updated in light of consideration of these changes. Any adjustments in the sustainability scoring of an SPD, arising from the appraisal of these changes are recorded in blue in these matrices. Comments were also received from the Statutory Consultees regarding the SA report itself and the appraisal proposal. In particular the consultees alerted the Council to further sources of baseline information. Where possible changes have been incorporated into this report. A summary of the key changes to the SPD arising from the consultation are set out below, for each of the SPD's.

SPD 1 – 'Affordable Housing'

- Incorporate updated information from the new Housing Needs Survey for Ealing - on scale of need, affordability, and size of units;
- Update references to Mayor of London's planning guidance on Housing, particularly in respect of calculating the affordable housing proportion required in development;
- Broaden the range of affordable housing providers, and clarify that the list of registered social landlords is not exclusive;
- Clarify that the possibility of a change to the 15 unit threshold needs to be taken forward as a Development Plan policy change rather than a matter for the SPD;
- Expand on what would be sought in planning obligations, such as making the affordable housing providers party to the agreement;
- Provide clarity on sustainability of housing provision.

SPD 2 – 'Community Facilities'

- Add requirement to take account of the cumulative social impact of development, and the need for providers of community facilities (e.g. primary care trust) to be involved;
- Edit to improve expression;
- Add references to older children's needs, and that young people themselves must be involved in this process;
- Add references to the university sector and Thames Valley University.

SPD 3 – 'Sustainable Transport'

- Split into three different documents – 'Low Car Housing', 'City Car Club' and 'Crossovers & Parking in Front Gardens';

- Add reference to the safety of cyclists in relation to applications for new vehicle access to property;
- Edit to improve expression – including in respect of legal requirements;
- Add reference to street trees in consideration of crossovers;
- Clarify that crossovers are not appropriate if they would cause loss of more than one on-street parking space;
- Boost references to environmental issues relating to front garden parking, and include the text on front gardens which is currently in draft SPD4;
- Indicate that applicants for vehicle access should indicate planting, boundaries and materials in the layout of front gardens.

SPD 4 – ‘Residential Extensions’

- Clarify and correct references to legislation.
- Delete text on front gardens and add this to SPD3 (Crossovers document), but retain a cross-reference in SPD4.

SPD 5 – ‘West London Tram Route’

- Edit to improve expression;
- Add further information in respect of the use of sustainable urban drainage systems and the promotion of resource efficiency;
- Add reference to preparing policy statements and supplementary planning documents for sites which are cleared as part of the tram scheme;
- Amend text to confirm that planning obligations will be secured in line with government guidance on planning obligations;
- In terms of achieving high quality design, add text to indicate that the tram development respects and enhances the character, and appearance of heritage assets such as Conservation Areas, listed buildings etc, and to balance the interests of different users of the highway.

SPD 6 – ‘Twynford Avenue Community Open Space’

- Edit to improve expression;

- Update the section on 'site history' to reflect recent changes of ownership and management of the site;
- Amend text to confirm that S.106 monies will be sought in line with government guidance on legal agreements;
- Add text to reflect the work of London Wasps Community Team and Wasps Football Club in promoting community use;
- Update section on Archaeological/heritage value, and acknowledge proximity of site to listed building at Twyford High School, and the need to protect its setting.

Generally these changes were not considered significant, with many of them being undertaken to add clarity or as minor corrections only. Accordingly they have had very little impact on their overall approach of the SPD's and their sustainability. In those instances where these changes have affected the sustainability of an SPD, these have been positive, and are recorded in the matrices in appendix 4.

Conclusions

The primary purpose of this SA has been to assess whether and to what extent, a plan is consistent with our objectives for achieving a sustainable community. These objectives are set out in the SA framework. The SA process has allowed us to predict the likely influence of the SPD against these SA objectives, and therefore to consider how they contribute to achieving a sustainable community. Given that the SA process is iterative it has also allowed us the opportunity to minimise negative impacts and enhance positive effects where these arise, and ultimately to improve the sustainability effect of the SPD.

General Conclusions

Having completed the appraisal process for each of the SPD's a number of conclusions have been drawn, which are common to all of the SPD's. In particular it has been noted that given the narrow focus/remit of many of the SPD's, these have been recorded as having no impact (either negative or positive) against many of the SA objectives. Given that sustainability encompasses such a broad range of issues it is therefore questionable as to how sustainable an SPD is despite being appraised as having no negatives impacts against many of the SA objectives. Where impacts have been noted these have generally been considered to be positive. Therefore it is possible to conclude that in terms of their narrow remit at least, the SPD's are broadly sustainable.

Difficulties have however been identified in respect of predicting the impact/influence of the SPD's in the long term which has further complicated the process of accurately appraising the sustainability of the SPD's.

The SEA Directive requires that the Environmental Report identify measures to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. As part of the appraisal of the SPD, where significant adverse effects have been identified or predicted, mitigation measures have been identified. Moreover where the influence of a SPD is positive or neutral consideration has been given to how positive effects can be enhanced/maximised. As noted above given the narrow focus of many of the SPD's they have had no impact against a number of the SA objectives. Moreover where an effect has been noted these have generally been positive for the most part. Accordingly no recommendations have been made in terms of mitigation measures although a number of recommended changes were made with the intention of enhancing individual SPD's.

The following conclusions have been drawn regarding the individual SPD's:

- Affordable Housing

Not surprisingly this SPD was particularly strong against a select number of objectives, including objective 7, which seeks to promote access to essential services/facilities. Given its narrow focus however it has generally had no impact against many of the other SA objectives. In terms of its specific remit however it is considered sustainable. In the interests of promoting good design in new affordable housing it was suggested that this SPD should highlight the potential conflict which may exist between achieving affordability and achieving good design (including sustainable design). In particular affordability should not be achieved at the expense of good design. In this regard a new paragraph (2.6) was added to the SPD, advising developers that the Council will expect that new affordable housing is of a high standard in terms of design.

- Community facilities

The community facilities SPD generally has a much broader scope and has thus impacted on a wider number of the SA objectives. These impacts have generally been predicted to be positive, again indicating that this draft SPD is sustainable. As with the other SPD's, the impact in the long term is less certain, since this will be beyond the life of the SPD.

- West London Tram

It was important when undertaking the appraisal of this SPD that the focus of the appraisal is on the effects/impact of the SPD, as distinct from the tram proposal itself. The impact of this SPD is generally predicated to be very positive, particularly given that a key aim of the SPD is to minimise/mitigate negative impacts arising as a result of the tram proposal. It is important

therefore to note that whilst it may be considered that the tram proposal would have a negative impact against certain objectives, the SPD through seeking to minimise these impacts would have a positive influence. In terms of recommendations no negative impacts were identified requiring mitigation. Scope however was recognised to enhance this SPD through adding further advice in respect of sustainable design.

- Residential Extensions

In terms of its remit this SPD was also considered to be broadly sustainable. Despite having no impact against many of the SA objectives, scope for enhancing the SPD was identified. In particular it was recommended that given its design focus, additional guidance/cross references should be added in respect of designing out crime, accessible design and sustainable design. The draft SPD was amended to take on board these recommendations. These changes included adding a small section on sustainability principles in design, and adding cross references to other SPG's, including in particular 'Greening Your Home'. In respect of designing out crime a cross reference has been added to the SPG 8 'Safer Ealing'. A cross reference was also added to SPG 7 'Accessible Ealing'.

- Sustainable Transport (This SPD was originally appraised as a single SPD, hence why it is dealt with here as one SPD. Following consultation on the draft SPD's it was agreed that this SPD should be separated into its three separate components).

This SPD deals with 3 separate and distinct issues, although they each fall under the heading of sustainable transport. Although this SPD did not relate directly to many of the SA objectives where an impact was recorded these were generally positive. In the case of this SPD it was important to distinguish between the influence of the SPD itself and the influence of the UDP policy which the SPD supplements, given that the focus of the appraisal is on the SPD. Moreover it was also necessary to separate out the influence of the SPD from the effect of individual proposals/initiatives such as Low Car Housing and City Car Clubs. Since the formation of crossovers are usually associated with converting front gardens into parking bays, it has been recommended that the SPD advise of the environmental impacts of such a proposal, and refer the reader to other appropriate guidance which seeks to minimise these negative effects. In this regard a new paragraph (4.11) was added to the draft SPD. This paragraph advised that where the formation of a crossover is associated with the creation of hardstanding in a front garden to provide space for vehicular parking, the loss of planting and the resultant increase in surface water run-off should be avoided. The reader was also referred to best practice in SPG 12 'Greening Your Home' and the 'Design Guide for Front Gardens'. Following consultation on the draft SPD's in January it was agreed that existing text dealing with hardstanding on front gardens should be strengthened and transferred from the Residential Extensions SPD to the new Crossovers SPD (SPD 8).

- Twyford Avenue Sports Ground

As with the tram SPD, this SPD is site specific and accordingly would have little or no impact against many of the SA objectives. Nonetheless, in terms of its remit, which seeks to protect and enhance this open space, the SPD is sustainable. It was agreed that additional guidance be added in respect of sustainable design. In particular reference was added to promoting the application of sustainable design techniques, including energy conservation, SUDS etc, as part of new proposals.

9 Next Steps

Future work/Monitoring

Following the adoption of the SPD's a consultation statement will be published shortly to demonstrate how responses to the consultation have been taken on board in finalising the SPD's. This statement will also illustrate how the SPD's have been drafted/shaped in light of the SA process and the response to consultation.

The SEA directive requires that the Environment Report (in this case the SA report) include details of the proposed monitoring process.

It is essential that the performance of the SPD's are regularly monitored to ensure that they are meeting their objectives and that any negative impacts are minimised/eliminated. This monitoring will also be key to ensuring that the SPD's remain current and relevant. Revisions to the SPD may also be necessary in light of changes in legislation. In terms of the monitoring itself, many of the indicators identified for the baseline data will be particularly useful in the monitoring of the draft SPD's. This will allow us to check if the SA predictions of sustainability effects outlined in this report, were accurate, and to see if the SPD is contributing to the achievement of the SA objectives. This monitoring exercise will also allow us to identify if the recommended mitigation/enhancement measures are having the correct effect. In order for this to be possible however it will be dependent on ensuring that the baseline data is up to date and regularly reviewed. It has already been acknowledged that gaps exist in the baseline data which need to be filled if and when the data becomes available.

Where unforeseen adverse effects are identified as part of this monitoring process, consideration will be given to the need to review the SPD's to mitigate against these concerns.

It is envisaged that this SA monitoring will form part of the overall annual LDF monitoring exercise. The Annual Monitoring report (AMR) is programmed to be published in June of each year. It should be noted that some of the baseline data collected for the SA appraisals had previously been collected

for the first AMR. As part of the AMR process it would also be useful to develop sustainability performance indicators or sustainability best value indicators.

At the stage of monitoring the tranche 1 SPD(s) we may be in a position to monitor the cumulative/synergistic effects of the SPD's in the context of the other LDF documents, i.e. the Core Strategy & Sites and Allocations DPD which at present have only been subject to the early stages of the SA process.

Further details on the monitoring process will be outlined in the consultation paper to be published shortly.

Appendices

Appendix 1: SPD objective appraisals

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)
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)

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
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)
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

Appendix 2: 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	(0)	No impact	(0)	No impact
20. Alternative sources of energy	(0)	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	(0)	No impact	(0)	No impact
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 12: SPD Options Appraisal Matrix – Residential Extension Guide

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
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.
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

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	
11. Reuse of vacant and under-used land and buildings	(0)	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.	(0)	The SPD adds no further value beyond the policies themselves, in terms of this objective
12. Mixed use/reduce need to travel	(0)	No impact	(0)	The SPD adds no further value beyond the policies themselves, in terms of this objective
13. Promote and encourage sustainable modes of transport	(0)	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	(0)	The SPD adds no further value beyond the policies themselves, in terms of this objective
14. Alternatives for freight and the transportation of goods	(0)	No impact	(0)	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	(0)	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.	(0)	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.
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	(0)	No impact	(0)	No impact
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 13: SPD Options Appraisal Matrix – Transport

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)	
1. Consider global issues	(0)	No impact	(0)	No impact
2. Community involvement/ empowerment/ value unpaid work	(0)	No impact	(0)	No impact
3. Partnerships	(0)	No impact	(0)	No impact
4. Cultural identity	(0)	No impact	(0)	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	(0)	No impact	(0)	No impact
7. Equitable access	(0)	No impact in respect of policy 9.8. Policies 9.1, 9.2 and 9.7 do support improvements in access	(0)	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	(0)	No impact	(0)	No impact. Perhaps consideration should be given to the special circumstances of forming a crossover in a conservation area or to a Listed Building
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	(0)	No impact	(0)	No impact
11. Reuse of vacant and under-used land and buildings	(0)	No impact	(0)	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.

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)	
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.
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	(0)	No impact	(0)	No impacts. SPD consistent with policy
2. Community involvement/ empowerment/ value unpaid work	(0)	No impact	(+)	The drafting and implementation of this SPD has and will be dependent on community involvement/input
3. Partnerships	(0)	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 entertainments 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	(0)	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.
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.

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)
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

Appendix 3: Refined SA framework

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	50.	CO ₂ emissions per end user	NOTE DATA NOT AVAILABLE Kyoto Protocol target – reduce UK greenhouse gas emissions by 12.5% below base levels over the period 2008-12. National Target – reduce carbon dioxide emissions by 20% below 1990 levels by 2010. UK Government (2003) target – reduce carbon dioxide emissions by some 60% by about 2050.
		51.	CO ₂ emissions per sector	
		48.	Total tonnage of waste recycled	Ealing: 04/05-20137 03/04-15838 02/03-15789 Targets: 05/06-40500 04/05-26200 03/04-20000 Ealing: tonnage increasing, but note rate still below national target. Ealing: 04/05-12.14% 03/04-10.95% 02/03-9.26% London: 02/03 top 25%: 11% Targets: 05/06-20% 04/05-20%
		49.	% of the total tonnage of waste arising which have been recycled (BV082a)	
	5. (indirect)	Population Projections 2001-2016	Population change/growth is a useful indicator of future resource needs Population increase in Ealing of ca. +9,000 every 5 years (London: ca. +240,000 every 5 years; England and UK: +4m until 2016) http://www.gad.gov.uk/Publications/docs/National_population_projections_2002_based_report.pdf	
	Will it lead to an increased proportion of energy needs being met from renewables?	52.	Energy Efficiency – the average SAP rating of local authority owned dwellings (BV063)	Ealing: 03/04-58 02/03-53 London: 02/03 top 25% - 60 Targets: 05/06-63 04/05-62 03/04-55
53.		Energy from renewable sources		
54.		Applications w/ renewable power generation		
Will it reduce emissions of ozone depleting substances	57.	The number of days when air pollution is moderate or high	Indicator of local air pollution. Long term data not available	
2. Community	Will it encourage engagement in community activities?			levels of participation - No baseline data identified

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
involvement/empowerment/value unpaid work	Will it increase the ability of people to influence decisions?	47.	The level of participation in local elections	NOTE DATA NOT YET IDENTIFIED
3. Partnership	Will it promote partnership working?	-/-	-/-	NO INDICATOR IDENTIFIED
4. Cultural identity	Will it foster a sense of pride in the area?	-/-	-/-	NO INDICATOR IDENTIFIED
5. Safety & Security	Will it reduce actual levels of crime?	20.	Overall crime rate (recorded crime BCS comparator)	2003: Ealing 80.4 London 83.8 National 69.3 www.fti.neighbourhood.gov.uk www.met.police.uk/crimestatistics The crime rate in Ealing is lower than the overall London average, but substantially higher than the UK average. Need to reduce and prevent crime. Recognise scope for designing out crime. Gap: No comparator overtime.
		22.	Index of Multiple Deprivation 2004 by Super Output Area - Crime (Rank – 1= most deprived, 32,482 = least deprived)	Ealing 10,561 West London 12,051 London 11,821 Data indicates those wards performing most poorly against this indicator.
	Will it reduce fear of crime?	23.	Perception/fear of crime	NOTE DATA NOT IDENTIFIED Need to reduce perception of crime. Recognise scope for designing out crime.
	Will it improve road safety?	31.	Road Safety: Killed and seriously injured (total) (BV099)	Road safety is an important factor in 'safety and security' Ealing 03/04: 58.09 The accident rate for Ealing is well below the identified targets. Need to reduce road accidents of all kinds.
6. Accessible Open Space	Will it enhance and protect open space?	19.	Access to Green Space	NOTE DATA NOT IDENTIFIED
		60.	Area of Protected Open Space (includes Green Belt, MOL and other protected sites, LPAC 1994)	Ealing: 30.7% Open Space of total area Total hectares – 1701ha Brent – 15.0% Enfield – 38.2% Harrow – 25.7% Hounslow – 34.0% London average – 41.5% Useful indicator although no comparable indicator over time.

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
		59.	Satisfaction with open space in the borough (BVPI Report 2004/05)	Indicator of quality of Green Open Spaces. 67% of residents are satisfied with the borough's open space. In respect of the quality of the Green Space, during 2004/05 the Council achieved Green Flag awards for both Southall Park and Acton Park. The Government has set a new target to deliver cleaner, safer, greener public spaces and to improve the quality of the built environment in deprived areas and across the country with measurable improvement by 2008.
		42	% of residents satisfied with LA Cultural services: Parks and Open Spaces	NOTE DATA NOT IDENTIFIED Indicator of quality of open space
		6. (indirect)	Population Density	Density Ealing: 5,493 persons / km ² (London: 4,695 persons / km ²) http://www.lho.org.uk/DataAndMethods/Local_Data/Census2001/Attachments/PDF_Files/DMAG_Briefing_2005-13.pdf 16th most populated authority in England http://www.demographia.com/db-englad.htm Useful background indicator – increased density may emphasise need to preserve open spaces
7. Equitable access to essential facilities (Social Inclusion)	Will it improve accessibility to key local services?	44.	Access to key services: post office/food shops/GP/Primary School	NOTE DATA NOT IDENTIFIED Relates to access to essential facilities
	Will it improve affordability of essential services?	35.	No. of housing completions which are affordable	2004/05: 266 (=28% of total =44% of sites above threshold) Ealing: 8.65 (2003) 8.45 (2002) 7.65 (2001) 7.5 (2000) London: 9.6 (2003) 9.1 (2002) 8.4 (2001) 8 (2000) Trend: The greater the ratio the harder it is to afford a local house on local earnings. Although Ealing houses are cheaper than those in London, they are less easy to afford on a local wage.
		36.	Affordable ratio (house price/earnings affordability ratio) (Land Registry 2003 (EDS))	
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	18.	Access to GP/Hospital	NOTE DATA NOT IDENTIFIED
		19.	Access to Green Space	NOTE DATA NOT IDENTIFIED
		35.	No. of housing completions which are affordable	2004/05: 266 (=28% of total =44% of sites above threshold)

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
	Will it improve physical accessibility	33.	Percent of new homes built to Wheelchair Housing Standards	NOTE DATA NOT YET RECORDED Target: 10% on sites accommodating 10 or more units.
		32.	Percent of new homes built to lifetime homes standards	NOTE DATA NOT YET RECORDED Target: 100% of all new units
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value?	-/-	-/-	NO INDICATOR IDENTIFIED
	Will it protect listed buildings?	75.	Buildings at Risk (Statutory Listed Buildings; English Heritage 2005)	Ealing – 11 entries London – 581 entries (2005) Regional: % of listed entries at risk in London. 2005 – 4.9% 1999 – 5.5%
	Will it preserve and record archaeological features?	-/-	-/-	NO INDICATOR IDENTIFIED
9. Design Issues	Will it promote the application of sustainable design techniques?	52. 53. 54.	Energy efficiency Energy from renewable sources Applications w/renewable power generation.	SAP rating
	Will it minimise the impact/conflicts with neighbouring land uses?	-/-	-/-	NO INDICATOR IDENTIFIED
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	37.	Unfit Homes per 1000 dwellings (2002, AMR)	Ealing: 52
		88.	Vacancy Rate (December 2003, GLA/ EDS)	Ealing – 6.8% West London – 6.3% London – 8.3%
		89.	Vacancy Rate of retail units within the town centres (Ealing Town Centre Health Checks 2004)	Ealing (2004): Acton – 11% Ealing – 5% Greenford – 4% Hanwell – 13% Southall – 4% Northolt – 2% Park Royal – 8% Ealing (2000): Acton – 13% Ealing – 4% Greenford – 4% Hanwell – 18% Southall – 4% Northolt – 2% Park Royal – 0% No regional or national comparators.

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
		87.	Vacancy Rates of Major Employment Locations (March – May 05)	Vacancy of industrial & warehousing premises: Ealing: 2005 – 175,108 m ² (=7.8% of total stock) 2002 – 165,607 m ² Whilst there has been an increase in vacant since 2002, it is not considered excessive.
		43.	Residents satisfaction with Town Centres (Ealing Residents Panel Survey 2002)	Ealing – 66% Southall – 46% Acton – 49% Greenford – 50% Hanwell – 35% Northolt – 37% I
		21	Indices of Deprivation (index of Multiple Deprivation – ODPM)	Overall average rank for Ealing – 99 out of 354 local authorities.
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	55.	% of new homes built on previously developed land (BVPI)	Ealing: 04/05-99% 03/04-100% 02/03-100% London: 02/03 best quartile 100% Targets: 05/06-80% 04/05-80% 03/04-80%
	Will it encourage the reuse of vacant or underutilised buildings?	88.	Vacancy Rate (December 2003, GLA/ EDS)	Ealing – 6.8% West London – 6.3% London – 8.3%
		89.	Vacancy Rate of retail units within the town centres (Ealing Town Centre Health Checks 2004)	Ealing (2004): Acton – 11% Ealing – 5% Greenford – 4% Hanwell – 13% Southall – 4% Northolt – 2% Park Royal – 8% Ealing (2000): Acton – 13% Ealing – 4% Greenford – 4% Hanwell – 18% Southall – 4% Northolt – 2% Park Royal – 0% No regional or national comparators.
		87.	Vacancy Rates of Major Employment Locations (March – May 05)	Vacancy of industrial & warehousing premises: Ealing: 2005 – 175,108 m ² (=7.8% of total stock) 2002 – 165,607 m ² Whilst there has been an increase in vacant units since 2002, it is not considered significant.
	Will it enhance soil quality?	–/–	–/–	NO INDICATOR IDENTIFIED
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	–/–	–/–	NO INDICATOR IDENTIFIED
	Will it reduce car dependency by enhancing a range of local facilities?	66.	Average Trip Length (London Area Transport Survey 1991 & 2001)	NOTE DATA NOT IDENTIFIED

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
	Will it improve access to essential facilities?	-/-	-/-	NO INDICATOR IDENTIFIED
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	45.	Modes of travel used by Ealing Residents to visit nearest town centre (AMR)	32% Bus 31% Car/Van 31% on foot 3% by tube 2% by bike 1% by train No comparator available although noted that car use is likely to be lower than the national average for England or the UK Indicator identified in the UK Sustainable Development Strategy
		46.	Mobility: (a) number of trips per person by mode. (b) distance travelled per person per year by broad trip purpose	
		65./66.	Method of Travel to Work and Education / Average Trip Length (London Area Transport Survey 1991 & 2001)	NOTE DATA NOT IDENTIFIED
		67.	Car Ownership (Office for National Statistics – Census 2001)	NOTE DATA NOT IDENTIFIED
	Will it enhance existing transport services?	-/-	-/-	NO INDICATOR IDENTIFIED
	Will it increase modal choice?	-/-	-/-	NO INDICATOR IDENTIFIED
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	-/-	-/-	NO INDICATOR IDENTIFIED
	Will it protect appropriate sites with freight distribution in mind?	-/-	-/-	NO INDICATOR IDENTIFIED
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	58.	Identify indicator for noise (see London Noise Map)	Indicator still to be identified. London Noise Map may be a potential source of data
		71.	Noise	NO INDICATOR IDENTIFIED Target: To achieve a reduction in the number of people regularly affected by long-term high levels of noise from an estimated 100 million people in the year 2000 by around 10% in 2010 and in the order of 20% by 2020 (EU 6th Environmental Action Plan 2001). Data for Ealing not yet identified.
	Will it promote best practice in terms of noise minimisation and attenuation in design?	-/-	-/-	NO INDICATOR IDENTIFIED

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
	Will it promote the appropriate siting of development which minimises the potential for conflict with incompatible uses?	--	--	NO INDICATOR IDENTIFIED
16. Reduce local air pollutants	Will it improve air quality?	57.	The number of days when air pollution is moderate or high	Ealing (Site 2): 04/05-10 03/04-19 2/03-28 01/02-14 00/01-? 99/00-17 98/99-17 Hillingdon (1): 04/05-6 03/04-19 02/03-14 01/02-7 00/01-8 98/99/00-? The whole borough is declared an air quality management area. Areas particularly affected include: along the A40, the A406 (North Circular Road), the A4005 (Hanger Lane), the A312 (The Parkway), A4000 (Wales Farm Road). Data not directly comparable: calendar year (DEFRA)/financial year
	Will it help to achieve the objectives of the Air Quality Management Plan?	57.	The number of days when air pollution is moderate or high	Ealing (Site 2): 04/05-10 03/04-19 2/03-28 01/02-14 00/01-? 99/00-17 98/99-17 Hillingdon (1): 04/05-6 03/04-19 02/03-14 01/02-7 00/01-8 98/99/00-? The whole borough is declared an air quality management area. Areas particularly affected include: along the A40, the A406 (North Circular Road), the A4005 (Hanger Lane), the A312 (The Parkway), A4000 (Wales Farm Road). Data not directly comparable: calendar year (DEFRA)/financial year
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	57.	The number of days when air pollution is moderate or high	Ealing (Site 2): 04/05-10 03/04-19 2/03-28 01/02-14 00/01-? 99/00-17 98/99-17 Hillingdon (1): 04/05-6 03/04-19 02/03-14 01/02-7 00/01-8 98/99/00-? The whole borough is declared an air quality management area. Areas particularly affected include: along the A40, the A406 (North Circular Road), the A4005 (Hanger Lane), the A312 (The Parkway), A4000 (Wales Farm Road). Data not directly comparable: calendar year (DEFRA)/financial year Comparable data not available for all the key pollutants
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	68.	Percentage of main rivers and canals recorded as good or fair quality (a) biological (b) chemical quality (see Environment Agency General Quality Assessment)	Ealing: 100% (NO OTHER DATA) No comparable data

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
	Will it minimise water pollution incidents?	–/–	–/–	NO INDICATOR IDENTIFIED
	Will it reduce water consumption and improve water efficiency and recycling?	70.	Domestic Water Consumption per head	NOTE DATA NOT IDENTIFIED UK Sustainable Development strategy Indicator.
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	–/–	–/–	NO INDICATOR IDENTIFIED
	Will it reduce household waste?	–/–	–/–	NO INDICATOR IDENTIFIED
	Will it increase waste recovery (reuse) and recycling?	48.	Total tonnage of waste recycled	Ealing: 04/05-20137 03/04-15838 02/03-15789 Targets: 05/06-40500 04/05-26200 03/04-20000 The total tonnage of waste recycled in Ealing is increasing, although the rate of recycling is still below national targets. Provision for the treatment of both municipal and non-municipal waste needs to be made.
		49.	% of the total tonnage of waste arising which have been recycled (BV082a)	Ealing: 04/05-12.14% 03/04-10.95% 02/03-9.26% London: 02/03 top 25%: 11% Targets: 05/06-20% 04/05-20% The total tonnage of waste recycled in Ealing is increasing, although the rate of recycling is still below national targets. Recognise need to deal with both municipal and non-municipal waste streams.
Will it reduce waste from the construction industry?	–/–	–/–	NO INDICATOR IDENTIFIED	
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	52.	Energy Efficiency – the average SAP rating of local authority owned dwellings (BV063)	Ealing: 03/04-58 02/03-53 London: 02/03 top 25% - 60 Targets: 05/06-63 04/05-62 03/04-55 Targets to reduce contributions to climate change and tackle fuel poverty. Introduce and apply more rigorous assessment methods (e.g. BREEAM & Eco-Homes) to achieve greater energy efficiency in new developments.
20. Alternative sources of energy	Will it promote the use of renewables?	53.	Proportion of energy supplied from renewable sources	NOTE DATA NOT IDENTIFIED The Energy White Paper (2003) seeks to double renewable's share of the UK electricity supply from the 2010 target of 10% to 20% by 2020. Both the Mayor's Energy Strategy and the UDP expect major development to generate at least 10% of their energy needs from renewable sources.

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
		54.	The number of applications where equipment for renewable power generation has been secured (Annual Monitoring Report)	Ealing 2004/05: 1 application recorded for Acton High School where 5.8% of their energy requirements are to be met through on site renewable equipment. No comparable data overtime.
	Will it lead to an increased proportion of energy needs being met from renewables?	53.	Proportion of energy supplied from renewable sources	NOTE DATA NOT IDENTIFIED The Energy White Paper (2003) seeks to double renewable's share of the UK electricity supply from the 2010 target of 10% to 20% by 2020. Both the Mayor's Energy Strategy and the UDP expect major development to generate at least 10% of their energy needs from renewable sources.
		54.	The number of applications where equipment for renewable power generation has been secured (Annual Monitoring Report)	Ealing 2004/05: 1 application recorded for Acton High School where 5.8% of their energy requirements are to be met through on site renewable equipment. No comparable data overtime.
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	60.	Area of Protected Open Space (includes Green Belt, MOL and other protected sites, LPAC 1994)	Ealing: 30.7% Open Space of total area Total hectares – 1701ha Brent – 15.0% Enfield – 38.2% Harrow – 25.7% Hounslow – 34.0% London average – 41.5%
		61.	Gains or loss in open space (loss of designated open space to development, Annual Monitoring Report – Permissions and Completions)	Ealing: Completions – 0 Permissions – 0 Note however loss of 750 sq. m. of non-designated open space to residential.
		42	% of residents satisfied with LA Cultural services: Parks and Open Spaces	DATA NOT IDENTIFIED YET
		59.	Satisfaction with open space in the borough (BVPI Report 2004/05)	67% of residents are satisfied with the borough's open space. In respect of the quality of the Green Space, during 2004/05 the Council achieved Green Flag awards for both Southall Park and Acton Park. The Government has set a new target to deliver cleaner, safer, greener public spaces and to improve the quality of the built environment in deprived areas and across the country with measurable improvement by 2008.

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
	Will it encourage the protection of and increase the number of trees?			NO INDICATOR IDENTIFIED
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	62.	Gains or loss of open space designated for its nature conservation value (Annual Monitoring Report – Permissions and Completions data)	1 application noted for development on a site forming part of a Nature Conservation Management Area. The approved development did not involve built development on the site.
	Will it create new habitats, particularly in areas of deficiency?	62.	Gains or loss of open space designated for its nature conservation value (Annual Monitoring Report – Permissions and Completions data)	1 application noted for development on a site forming part of a Nature Conservation Management Area. The approved development did not involve built development on the site
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	73.	Biodiversity (a) Priority Species status (b) Priority habitat status	NOTE DATA NOT IDENTIFIED EU Sustainable Development Strategy committed the EU to halting the rate of biodiversity loss by 2010.
23. Green Business clubs	Will it encourage participation in green business initiatives?	–/–	–/–	NO INDICATOR IDENTIFIED
24. Local paid employment	Will it promote local paid employment opportunities?	10.		Ealing: 3.9% (London, whole: 4.4% Outer London: 3.6%; UK: 3.4%)
		11.		Ealing 02/03: 4.8% (01/02 – 6.2%; 00/01 – 7.2%) Unemployment levels have declined faster in Ealing when compared with the London and UK average Reflect level of unemployment. Variations in unemployment across the borough should be recognised. Three wards in Southall (Southall Broadway and Dormers Wells) and one in Acton (South Acton) have the highest unemployment rates above 4.5% (ILO classification). Seek to reduce poverty & social exclusion & encourage sustained economic growth
		27.	Employment rate (%) by ethnicity (2003) (Nomis Local Area Labour Force Survey – EDS)	Ealing: White – 83.5% Non White – 58% London: White – 76% Non White – 56% National: White – 77.5% Non White – 58% Target - Improve the education and skills base for ethnic minority groups

SPD SA Framework				
Sustainability Appraisal Objectives	Criteria	Reference/Relevance	Indicator	Summary
		78	Employment by industrial sector (%) 2002	The vast proportion of employees in Ealing work in business services, followed by retail trade and wholesale. The proportion of people who work in Ealing in the business services sector (22%) is a lot higher than for the country as a whole (15.3% for GB), and slightly higher than for West London (19.4%).
	Will it encourage the provision of local goods and services?	--	--	NO INDICATOR IDENTIFIED
25. New business establishment	Will it promote local employment opportunities through new business establishments?	76.	New Firms: Registrations – Enterprise: VAT registrations per 10,000 adults	Ealing: 2003 – 53.8 2002 – 47.2 2001 – 46.4 London: 2003 – 61.6 2002 – 56.3 2001 – 56.8 National: 2003 – 41.8 2002 – 38.9 2001 – 37. Ealing: 2003 – 53.8 2002 – 47.2 2001 – 46.4 London: 2003 – 61.6 2002 – 56.3 2001 – 56.8 National: 2003 – 41.8 2002 – 38.9 2001 – 37.5 Trend: Registrations of new businesses in Ealing have generally been increasing during the mid to late 1990's but have been falling since 2000. Apart from the year 2001, the rate of business growth in Ealing has been consistently above that of West London since 1996, which in turn has also been above that for London and the UK during the same period
		83. (o)	Inward Investment (EDS)	Ealing: A total of 25 companies originating from overseas are registered with Think London as having set up in Ealing from April 1995 to the present date. The largest sector in terms of this investment was software. The biggest market investors were USA, closely followed by Japan No comparable data

Appendix 4: Draft SPD appraisal matrices

Appraisal Key

- ++ Major Positive
- + Minor Positive
- o No impact
- Minor Negative
- Major Negative
- ? Uncertain
- | Depends on implementation

SPD 1 Affordable Housing

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/ Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	Whilst the SPD is unlikely to effect this objective, the construction of new homes is potentially significant. In particular new housing development will be expected to incorporate sustainable design and construction principles. It should also be noted that a predicted increase in population is likely to increase demand for	o	o	o	N/A	N/A	N/A	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	o		o	o	o	N/A	N/A	N/A	N/A

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommen dation for mitigation/ Enhancem ent - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
	Will it reduce emissions of ozone depleting substances?	o	resources.							
2. Community involvement/empowerment/value unpaid work	Will it encourage engagement in community activities?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it increase the ability of people to influence decisions?	o								
	Will it increase the ability of people to influence decisions?	o								
3. Partnership	Will it promote partnership working?	+	The SPD encourages developers to form partnerships with RSL's.	+	+	o	Uncertain - note impact is positive	High - note impact is positive	local	N/A – note impact is positive
4. Cultural identity	Will it foster a sense of pride in the area?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
5. Safety & Security	Will it reduce actual levels of crime?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce fear of crime?	o								
	Will it improve road safety?	o								
6. Accessible	Will it enhance and	o	N/A	o	o	o	N/A	N/A	N/A	N/A

Affordable Housing SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
Open Space	protect open space?									
7. Equitable access to essential facilities (Social Inclusion)	Will it improve accessibility to key local services?	o/++ if affordable housing considered a facility.	The SPD promotes access to affordable housing. In predicting its effect it is difficult to distinguish between the impact of the SPD and the policy itself. The policy itself should impact on the baseline data increasing the % of housing completions which are affordable. Baseline - Affordable ratio (house price/earnings affordability ratio	+	++	++	Note impact is positive but will be permanent	N/A	Local	N/A
	Will it improve affordability of essential services?	o								
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	++								

Affordable Housing SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/ Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it protect listed buildings?	o								
	Will it preserve and record archaeological features?	o								
9. Design Issues	Will it promote the application of sustainable design techniques?	o	No impact	o	o	o	N/A	N/A	N/A	The SPD should recognise the potential conflict which may exist between achieving affordability and achieving good design.
	Will it minimise the impact/conflicts with neighbouring land uses?	o								

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/ Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	+	New affordable housing should contribute to regeneration objectives.	+	+	++ Effect/impact is likely to be more pronounced over time	N/A note impact is positive but likely to be permanent	N/A	N/A	N/A
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	o/l	No impact – any impact would be indirect. All new housing development will be directed to PDL, regardless of whether affordable or not.	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the reuse of vacant or underutilised buildings?	o								
	Will it enhance soil quality?	o								

Affordable Housing SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	o	Whilst the SPD does not directly contribute to creating a mix of uses, affordable housing will form an essential component of any mixed use development incorporating housing. An improved mix of dwelling types may allow greater choice as to where people live, thus possibly reducing the need to travel.	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce car dependency by enhancing a range of local facilities?	o								
	Will it improve access to essential facilities?	++								
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it enhance existing transport services?	o								
	Will it increase modal choice?	o								
14. Alternatives for freight and the	Will it promote alternative methods of transporting freight?	o	No impact	o	o	o	N/A	N/A	N/A	N/A

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommen dation for mitigation/ Enhancem ent - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
transportation of goods	Will it protect appropriate sites with freight distribution in mind?	o								
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it promote best practice in terms of noise minimisation and attenuation in design?	o								
	Will it promote the appropriate siting of development, which minimises the potential for conflict with incompatible uses?	o								
16. Reduce local air pollutants	Will it improve air quality?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it help to achieve the objectives of the Air Quality Management Plan?	o								
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	o								

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommen dation for mitigation/ Enhancem ent - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it minimise water pollution incidents?	o								
	Will it reduce water consumption and improve water efficiency and recycling?	o								
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce household waste?	o								
	Will it increase waste recovery (reuse) and recycling?	o								
	Will it reduce waste from the construction industry?	o								

Affordable Housing SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent/temporary/reversible - (Y/N)	Probability/likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
20. Alternative sources of energy	Will it promote the use of renewables?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	o								
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the protection of and increase in the number of trees?	o								
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it create new habitats, particularly in areas of deficiency?	o								

Affordable Housing SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible - (Y/N)	Probability /likelihood of effect - (High, medium or low)	Magnitude (Geographical area of impact - local - borough wide - London wide Etc)	Recommendation for mitigation/ Enhancement - (Can the effect be mitigated or its severity reduced)
				Short	Med	Long				
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	o								
23. Green Business clubs	Will it encourage participation in green business initiatives?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
24. Local paid employment	Will it promote local paid employment opportunities?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the provision of local goods and services?	o								
25. New business establishment	Will it promote local employment opportunities through new business establishments?	?/l	?	?	?	?	N/A	N/A	N/A	N/A

SPD 2 Community Facilities

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommen dation for mitigation/ enhancem ent <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	The draft SPD sets out useful advice regarding the design of community facilities. In particular with regard to this objective, the SPD promotes sustainable design including the use of renewables, and energy conservation measures. Despite likely improvements in terms of energy conservation/efficiency the predicted increase in population and homes may increase energy use/emissions overall.	+	+	++ Impact will be more pronounced in the long term, although note that this may be beyond the life of the SPD/UDP policy.	Hopefully permanent, as effect/influence positive, but impossible to predict beyond the life of the SPD and UDP.	Medium, although note that this is not the primary objective of the SPD. This is a secondary objective only.	Impact would be most pronounced at the borough wide level, although noted that contributes to a global issue.	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	+								
	Will it reduce emissions of ozone depleting substances?	+								
2. Community involvement/empowerment/value unpaid work	Will it encourage engagement in community activities?	++	The draft SPD promotes community engagement through encouraging applicants to consult with the community groups/contacts. A community contacts list is supplied in the SPD for this purpose	++	+	+/?	Hopefully permanent, as effect/influence positive, but impossible to predict beyond the life of the SPD and UDP.	High	Borough wide	N/A
	Will it increase the ability of people to influence decisions?	++								
	Will it promote voluntary/unpaid work?	?/!								

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommen- dation for mitigation/ enhancem- ent <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
3. Partnership	Will it promote partnership working?	++	The SPD promotes partnership working with local community groups and developers/applicants in order to determine/identify the needs and requirements of the community.	++	+	+	Hopefully permanent as effect/influence positive but impossible to predict beyond the life of the SPD and UDP.	High, since promoting partnership working is a key objective of the SPD.	Borough wide	N/A

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
4. Cultural identity	Will it foster a sense of pride in the area?	+	The promotion of community facilities, which often form important central features within a locality, will be key in fostering a sense of pride and identity.	+	+	++/? Impact likely to be more pronounced in the long term, although note that impact may possibly be beyond the life of the SPD	Hopefully permanent as effect/influence positive but impossible to predict beyond the life of the SPD and UDP.	Low	Local	N/A

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
5. Safety & Security	Will it reduce actual levels of crime?	+	This SPD sets out useful advice regarding the design of community facilities. In particular advice is provided on creating a safe and secure environment, through building design, building layout, car parking, lighting and landscaping.	+	+	+/?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Borough wide	N/A
	Will it reduce fear of crime?	+								
	Will it improve road safety?	+								
6. Accessible Open Space	Will it enhance and protect open space?	+	It is recognised that community facilities often comprise/incorporate open space. Accordingly the SPD resists development on open space, particularly where this would remove sports and recreation facilities.	+	+	+/?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Borough wide	N/A
7. Equitable access to essential facilities (Social Inclusion)	Will it improve accessibility to key local services?	++	Community facilities encompass various uses, many of which could be classified as 'essential services'. This SPD sets out to ensure that the best use of community facilities is achieved and that new facilities are appropriately designed. This includes ensuring that community facilities are physically accessible for all.	++	++	+/?	Impact is positive so hopefully permanent. Impact in the long term is not yet clear as beyond life of SPD and plan.	High	Borough wide	N/A
	Will it improve affordability of essential services?	0								
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	++								

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
	Will it promote equitable design?	+	<p>Following consultation on the draft SPD further changes were made to strengthen the importance of social inclusion, including access to further and higher education facilities.</p> <p>Further reference was also added alerting applicants to the need to submit an Access Statements accompanying applications.</p>							
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value?	+	<p>The SPD recognises the need to ensure that where a site adjoins or forms part of a conservation area that the community facility should be designed in such a way as to protect the area's character. Equally this applies to where a site adjoins or is in close proximity to listed buildings. In some instances the site itself may be listed. This section was strengthened further following the consultation on the draft SPD's.</p>	+	+	+/?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Low	Local	N/A
	Will it protect listed buildings?	+								
	Will it preserve and record archaeological features?	o								

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
9. Design Issues	Will it promote the application of sustainable design techniques?	++	The draft SPD provides useful guidance regarding minimising the impact on the amenity of neighbouring properties. The SPD also illustrates possible sustainable design techniques which should be employed when building new community facilities or renovating existing facilities. Following consultation on the draft SPD further reference was added to the SPD seeking the inclusion of equipment for renewable power generation as part of new community facility development.	+	+	+/?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	High	Borough wide	N/A
	Will it minimise the impact/conflicts with neighbouring land uses?	++								
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	+	Community facilities form essential components of an area and are key to its vitality. The SPD seeks to ensure that adequate facilities are available to meet the needs/demand arising from new development. In this regard the SPD recognises the scope to use legal agreements to secure investment in new facilities.	+	++	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Borough wide	N/A

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	++	A key priority for this SPD is to facilitate the use of vacant or under-utilised facilities. In this regard the SPD encourages the owners or leaseholders of these facilities to contact the community contacts set out in the SPD. These contacts can advise community groups of vacant facilities and advise owners of vacant/under-utilised facilities of interested groups.	++	++	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	High	Borough wide	N/A
	Will it encourage the reuse of vacant or underutilised buildings?	++								
	Will it enhance soil quality?	o								
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	+	Community facilities form an essential component of any mix of uses. Providing these facilities at a local level in locations which are easy to reach will improve accessibility and reduces the need to travel. This is a key priority for UDP policies and the SPD.	+	++	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium, although effect will be more pronounced in the medium to long term.	Borough wide	N/A
	Will it reduce car dependency by enhancing a range of local facilities?	+								
	Will it improve access to essential facilities?	++								

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	+	The SPD outlines the requirements for undertaking a Green Travel Plan which may encourage the use of non-car modes. Car use is already relatively low in Ealing compared with the national average.	+	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond the life of SPD and the plan.	Medium	Borough wide	N/A
	Will it enhance existing transport services?	+								
	Will it increase modal choice?	+								
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it protect appropriate sites with freight distribution in mind?	O								
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	o	Minimising the impact of a proposal for new or refurbished community facilities, on the amenity of the neighbouring residents, is a key objective of this SPD.	+	+	?	The impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of	Low	Borough wide	N/A
	Will it promote best practice in terms of noise minimisation and attenuation in design?	+								

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
	Will it promote the appropriate siting of development, which minimises the potential for conflict with incompatible uses?	+/o					SPD and plan.			
16. Reduce local air pollutants	Will it improve air quality?	o	No impact Air quality should improve in the long term. Difficult to predict in the short term	o	o	o	N/A	N/A	N/A	N/A
	Will it help to achieve the objectives of the Air Quality Management Plan?	o								
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	o								
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	The SPD requires that the development/redevelopment of community facilities adopt sustainability principles, including providing for water recycling.	+	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as	Low	Borough wide – although site specific	N/A
	Will it minimise water pollution incidents?	o								

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
	Will it reduce water consumption and improve water efficiency and recycling?	+	Despite likely improvements in water conservation an increase in population may increase consumption overall. Reference added in the SPD to the role of British Waterways in managing community facilities				beyond life of SPD and plan.			
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o/l	The SPD requires that the development/redevelopment of community facilities adopt sustainability principles including providing facilities for waste recycling. The reuse of materials are also encouraged during the construction stage.	+	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Low	Borough wide although site specific	N/A
	Will it reduce household waste?	o								
	Will it increase waste recovery (reuse) and recycling?	+/l								
	Will it reduce waste from the construction industry?	+/i								

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	++	The SPD advises that community facilities should aspire to be models of good practice in terms of sustainable design. In particular the SPD states that new buildings should aim for the highest standards of energy efficiency and conservation. The available baseline data only relates to residential use.	++	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Whilst any impact would be site specific it would contribute to addressing a global issue.	N/A
20. Alternative sources of energy	Will it promote the use of renewables?	++	The draft SPD encourages the use of renewables in community facilities. The use of renewables and other sustainability best practice in community facilities are recognised as useful tools in terms of education and awareness raising.	++	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Whilst any impact would be site specific it would contribute to addressing a global issue.	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	++								

Community Facilities SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	+	It is recognised that community facilities often comprise/incorporate open space. Accordingly the SPD resists development (community facilities) on open space, particularly where this would remove sports and recreation facilities. The loss of open space to development is monitored as part of the Annual Monitoring Report. <i>Following consultation, further cross reference added in respect of Community Open Space.</i>	+	+	?	Impact is positive so hopefully permanent. Impact in the long term is uncertain as beyond life of SPD and plan.	Medium	Site specific although possibly borough wide	Reference could be added to minimising impact on trees/planting
	Will it encourage the protection of and increase in the number of trees?	o								
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	o	No impact	o	o	o	N/A	N/A	N/A	Perhaps reference could be added to minimising the impact on biodiversity
	Will it create new habitats, particularly in areas of deficiency?	o								

Community Facilities SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced?</i>
				Short	Med	Long				
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	o								
23. Green Business clubs	Will it encourage participation in green business initiatives?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
24. Local paid employment	Will it promote local paid employment opportunities?	o	Community facilities themselves may form an important source of employment. Community facilities are also arguably an essential service.	+/?	+/?	+/?	Uncertain as impact is unclear	Uncertain as impact is unclear	Uncertain as impact is unclear	N/A
	Will it encourage the provision of local goods and services?	+/?								
25. New business establishment	Will it promote local employment opportunities through new business establishments?	+/?	New or renovated community facilities may generate new jobs. It is unclear however whether these posts will be filled by local employees.	+/?	+/?	+/?	Uncertain as impact is unclear	Uncertain as impact is unclear	Uncertain as impact is unclear	N/A

SPD 3 Sustainable Transport (note - now separated into 3 different SPD's – SPD 3 'Low Car Housing in CPZ's', SPD 7 'City Car Clubs', and SPD 8 'Crossovers')

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	Whilst both low car housing schemes and city car clubs should positively contribute to this objective through reducing trip numbers, the focus of this appraisal will be on the SPD itself.	o	o	o	N/A	N/A	N/A	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	o								
	Will it reduce emissions of ozone depleting substances?	o								
2. Community involvement/empowerment/voluntary unpaid work	Will it encourage engagement in community activities?	?/+								
	Will it increase the ability of people to influence decisions?	o								
	Will it promote voluntary/unpaid work?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen- dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
3. Partnership	Will it promote partnership working?	o	N/A	o	o	o	N/A	N/A	N/A	N/A

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
4. Cultural identity	Will it foster a sense of pride in the area?	o	Potentially a successful and established city car club may be heralded as an example of best practice. In this instance it is important to distinguish between the influence of the policy and the SPD. Policy 9.8 promotes the establishment of City Car Clubs	o	o	o	N/A	N/A	N/A	N/A
5. Safety & Security	Will it reduce actual levels of crime?	o	The draft SPD refers	+	+	?	Permanent	High, at least	Borough wide	N/A

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it reduce fear of crime?	+	<p>specifically to the supporting text for policy 5.9 which seeks to ensure that planning applications for new crossovers are designed with highway and pedestrian safety in mind. The SPD also sets out specific design advice regarding crossovers in the interests of road/pedestrian safety. For example the SPD advises that front walls should be restricted to a maximum height to protect sight lines and maintain visibility between the driver and pedestrian. Cross reference to the Design Bulletin 32 is also included in this guidance.</p> <p>Following consultation guidance was added promoting secure by design in respect of new boundary treatment, associated with a crossover.</p> <p>In terms of the design of crossovers reference was also added to the need consider the safety of cyclists</p>			<p>The impact of the SPD in the long term is unclear since it supplements policies in the UDP, which will only be saved for 3 years (until Oct 07).</p>	<p>in terms of improving road safety.</p>			
	Will it improve road safety?	++								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
6. Accessible Open Space	Will it enhance and protect open space?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
7. Equitable access to essential facilities (Social Inclusion)/Equitable Design	Will it improve accessibility to key local services?	o	A city car club itself may improve accessibility to key local services. Low car housing could potentially limit accessibility, if suitable alternatives are not available.	o	o	o	N/A	N/A	N/A	N/A
	Will it improve affordability of essential services?	o								
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	o	The draft SPD itself refers to the low car housing clause which will be operative, preventing the occupants of the new housing from purchasing a residents parking							

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it promote equitable design?	+	permit. The SPD rightly advises however that people with disabilities will be exempted from this constraint.							
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value?	?/+	The draft SPD provides guidance in respect of the design of crossovers. In particular the SPD recognises the importance of protecting the street scene when designing crossovers. The design of crossovers would have to be particularly sympathetic in Conservation	?/+	?/+	?	?	High	Borough wide	N/A
	Will it protect listed buildings?	?/+								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it preserve and record archaeological features?	o	Areas or where the application site was listed.			ents policies in the UDP which will only be saved for 3 years.				
9. Design Issues	Will it promote the application of sustainable design techniques?	+	Applications for crossovers will normally be assessed on the basis of two main grounds –	o	o	o	N/A	N/A	N/A	This SPD should recognise that

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen- dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it minimise the impact/conflicts with neighbouring land uses?	0								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	o	Indirectly the establishment of low car housing schemes and City Car Clubs could contribute to regeneration objectives.	o	o	o	N/A	N/A	N/A	N/A
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the reuse of vacant or underutilised buildings?	o								
	Will it enhance soil quality?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	o	Whilst the SPD will not alter the mix of facilities/uses the establishment of low car housing will reduce car travel. Sustainable transport initiatives such as City Car Clubs and low car housing will benefit from mixed use development.	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce car dependency by enhancing a range of local facilities?	o		o	o	o	N/A	N/A	N/A	N/A
	Will it improve access to essential facilities?	o		o	o	o	N/A	N/A	N/A	N/A

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	o/?	Important to distinguish between the effect of the SPD and the effect of individual schemes/projects. It is also necessary to distinguish between the influence of the SPD and the UDP policies themselves. In this instance it is clear that the policies will promote the establishment of low car housing and city car clubs. In this regard city car clubs will increase choice and should reduce the number of unnecessary journeys. Whilst it should reduce the number of journeys it is still a car based mode. The SPD provides advice regarding the implementation of this policy.	o	o	o	N/A	N/A	N/A	N/A
	Will it enhance existing transport services?	o								
	Will it increase modal choice?	o/?								
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it protect appropriate sites with freight distribution in mind?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	o	Indirectly through reducing car journeys, low car housing could contribute to a reduction in noise levels (The focus of this appraisal however is on the influence of the SPD, as distinct from a project/proposal).	o	o	o	N/A	N/A	N/A	N/A
	Will it promote best practice in terms of noise minimisation and attenuation in design?	o								
	Will it promote the appropriate siting of development which minimises the potential for conflict with incompatible uses?	o								
16. Reduce local air pollutants	Will it improve air quality?	o	Indirectly through reducing car journeys, low car housing could contribute to an improvement in air quality(The focus of this appraisal however is on the influence of the SPD, as distinct from a project/proposal).	o	o	o	N/A	N/A	N/A	N/A
	Will it help to achieve the objectives of the Air Quality Management Plan?	o								
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	<p>The formation of a crossover is usually associated with the hardstanding of front gardens to form off-street parking space(s). The hardstanding of front gardens will often have environmental implications including an increase in surface water run-off. Guidance on minimising such impacts is outlined in draft SPD 12 'Greening your Home and the 'Design Guide for Front Gardens'.</p> <p>Following the consultation on the SPD's agreed that text in the residential design SPD dealing with the issue of hardstanding front gardens would be more appropriately placed in the crossovers SPD. This new updated guidance seeks to reduce the extent of hardstanding in the interests of minimising run-off and on design grounds.</p>	o	o	o	N/A	N/A	N/A	<p>This SPD should recognise that proposals for crossovers are usually associated with the formation of off-street parking in front gardens. The SPD should advise of the environmental effects of such proposals (including increased run-off), and refer the reader to good practice advice in the draft SPG 12 and the 'Design Guide for Front Gardens'.</p>
	Will it minimise water pollution incidents?	o								
	Will it reduce water consumption and improve water efficiency and recycling?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce household waste?	o								
	Will it increase waste recovery (reuse) and recycling?	o								
	Will it reduce waste from the construction industry?	o								
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
20. Alternative sources of energy	Will it promote the use of renewables?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	+	<p>Low car housing development should reduce the space required to be allocated for car parking, possibly freeing up more space to be set aside as open space.</p> <p>Paragraph 3.10 of the draft SPD notes that dedicated parking for City Car Clubs should be provided in publicly accessible spaces within the development. It will be important to ensure that the provision of car parking spaces does not compromise green/open space provision.</p> <p>In respect of the new Crossovers SPD additional references added to minimising hardstanding and maximising planting and natural surfaces.</p> <p>Following consultation further guidance was also added advising of the need to consider the impact of forming a crossover on existing street trees</p>	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the protection of and increase in the number of trees?	o								

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it create new habitats, particularly in areas of deficiency?	O								
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	o								
23. Green Business clubs	Will it encourage participation in green business initiatives?	o/?	City Car Clubs could be considered green business initiatives. Again a distinction has to be made between the influence of the policy and that of the SPD. This appraisal is concerned with the effect of the SPD. Whilst it is the policy (9.8) which promotes the establishment of city car clubs, the SPD provides guidance with regard to the implementation of this policy.	o	o	o	N/A	N/A	N/A	N/A

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
24. Local paid employment	Will it promote local paid employment opportunities?	o	The establishment of a City Car Club could potentially support local based employment. Again it should be noted that it is the policy (9.8) itself which promotes the establishment of City Car Clubs. Reference to this policy is included in the SPD. The draft SPD provides guidance with regard to the implementation of this policy. It does not refer to where employment should be sourced from.	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the provision of local goods and services?	o								
25. New business establishment	Will it promote local employment opportunities through new business establishments?	o	The establishment of a City Car Club could potentially support local based employment. Again it should be noted that it is the policy (9.8) itself which promotes the establishment of City Car	o	o	o	N/A	N/A	N/A	N/A

Sustainable Transport SPD – Note separated into 3 different SPD's										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
			Clubs. Reference to this policy is included in the SPD. The draft SPD provides guidance with regard to the implementation of this policy. It does not refer to where employment should be sourced.							

SPD 4 Residential Extensions

Residential Extensions SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommen dation for mitigation - <i>Can the effect be mitigated or its severity reduced/Is there scope for enhancement</i>
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	The SPD indirectly promotes sustainable design through the application of UDP policy 5.5 'Residential Design' The predicted increase in population however may increase energy use/demand	o	o	o	N/A	N/A	N/A	A further section could be added within the SPD covering sustainable design, and or cross reference should be included to the draft SPD 'Greening Your Home – A guide for householders'.
	Will it lead to an increased proportion of energy needs being met from renewables?	o								
	Will it reduce emissions of ozone depleting substances?	o								
2. Community involvement/empowerment/value unpaid work	Will it encourage engagement in community activities?	o	N/A Unclear how the SPD could engage the local community	o	o	o	N/A	N/A	N/A	
	Will it increase the ability of people to influence decisions?	o								
	Will it promote voluntary/unpaid work?	o								
3. Partnership	Will it promote	o	N/A	o	o	o	N/A	N/A	N/A	

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	partnership working?									
4. Cultural identity	Will it foster a sense of pride in the area?	+/?	The promotion of good design may help to create a sense of pride and ownership in the area.	o	o	+	Permanent	low	local	
5. Safety & Security	Will it reduce actual levels of crime?	o/l	The SPD does not provide advice with regard to this issue, however there may be potential to amend the SPD to incorporate this advice. Note opportunities for design could be reduced through careful design.	o	o	o	N/A If SPD amended as recommended impact would hopefully be permanent. It is noted however that its impact in the long term is unclear as this would be beyond the life of the UDP policy and SPD.	N/A	N/A If SPD amended as recommended impact would be local.	Recommend that guidance is added to the SPD on designing out crime, and or cross reference is added to SPG 8 'Safer Ealing'.
	Will it reduce fear of crime?	o/l								
	Will it improve road safety?	o								
6. Accessible Open Space	Will it enhance and protect open space?	o	N/A	o	o	o	N/A	N/A	N/A	N/A

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
7. Equitable access to essential facilities (Social Inclusion)/Equitable Design	Will it improve accessibility to key local services?	o	The draft SPD includes reference to policies 4.1 and 5.5 of the UDP, which promote inclusive design. There could be scope for additional guidance to be added to the SPD in this regard. It should be noted that pressure for services is likely to increase as the population grows.	o	o	o	N/A Impact would be permanent if SPD amended as recommended	N/A High if SPD amended as recommended	N/A	Recommend adding additional guidance in the SPD with regard to inclusive design. Cross reference to SPG 7 'Accessible Ealing' should be added.
	Will it improve affordability of essential services?	o								
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	o								
	Will it promote equitable design?	+								
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value?	++	This draft SPD provides specific advice regarding proposals for extensions to Listed Buildings and properties in conservation areas. The SPD also outlines restrictions to PD rights in conservation areas.	++	++	++/?	Hopefully Permanent. It is noted however that its impact in the long term is unclear as this would be beyond the life of the UDP	High	Local	N/A
	Will it protect listed buildings?	++	No relevant baseline data has							

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent/temporary/reversible Y/N	Probability/likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it preserve and record archaeological features?	?/o	<p>been identified to help predict the effect of the SPD against this objective.</p> <p>Following consultation, reference added alerting applicants to the need to submit a supporting statement considering the impact of the development on the setting of a conservation area or listed building.</p>				policy and SPD.			
9. Design Issues	Will it promote the application of sustainable design techniques?	o/+	With regard to promoting the sustainable design techniques the SPD indirectly promotes sustainable design through the application of UDP policy 5.5 'Residential Design'. There may be scope to amend this SPD to promote further the	++	++	++/?	Hopefully Permanent, although it is noted however that its impact in the long term is unclear as this would	High	Borough wide	Recommended that additional text is added re, sustainability principles'. Cross reference

Residential Extensions SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it minimise the impact/conflicts with neighbouring land uses?	++	<p>application of sustainable techniques.</p> <p>The primary focus of this SPD is to set out good design principles for residential extensions, and in particular minimise the impact of the extension on the street scene and the neighbouring properties.</p>				be beyond the life of the UDP policy and SPD.			should also be included to the SPG 'Greening Your Home'
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	o	It is recognised that good design could contribute to regeneration objectives. This may increase identity and pride in the area.	o	o	+	N/A	N/A	N/A	N/A

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	o	Noted that policy 4.1 promotes the re-use of vacant or underutilised buildings. The SPD supplements policy 4.1. Extensions/alterations may be essential for the reuse of the building.	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the reuse of vacant or underutilised buildings?	o								
	Will it enhance soil quality?	o								
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	o	N/A	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce car dependency by enhancing a range of local facilities?	o								

Residential Extensions SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it improve access to essential facilities?	o								
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it enhance existing transport services?	o								
	Will it increase modal choice?	o								
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it protect appropriate sites with freight distribution in mind?	o								
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	o	The SPD has no impact on this SA objective. There may	o	o	o	N/A	N/A	N/A	Recommend that additional

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it promote best practice in terms of noise minimisation and attenuation in design?	o	be scope to add additional guidance in the SPD to deal with this issue, particularly with regard to soundproofing and noise attenuation.							advice is added re soundproofing and insulation to minimise noise.
	Will it promote the appropriate siting of development which minimises the potential for conflict with incompatible uses?	o								
16. Reduce local air pollutants	Will it improve air quality?	o	No impact. Construction/demolition works may have some local impacts on air quality.	o	o	o	N/A	N/A	N/A	N/A
	Will it help to achieve the objectives of the Air Quality Management Plan?	o								
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	o								
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	No impact	o	o	o	N/A	N/A	N/A	Reference to water conservation

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	Will it minimise water pollution incidents?	o								measures could be added.
	Will it reduce water consumption and improve water efficiency and recycling?	o								
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o	No impact	o	o	o	N/A	N/A	N/A	Reference to the reuse of building materials could be added to the SPD.
	Will it reduce household waste?	o								
	Will it increase waste recovery (reuse) and recycling?	o								
	Will it reduce waste from the construction industry?	o								

Residential Extensions SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	o	No impact at present, although it is noted that additional guidance should be included in the SPG which promotes energy conservation in new buildings including extensions.	o	o	o	N/A	N/A	N/A	Guidance on energy conservation measures could be added to the SPD. Cross reference should be added to SPG 'Greening Your Home'.
20. Alternative sources of energy	Will it promote the use of renewables?	o	No impact	o	o	o	N/A	N/A	N/A	
	Will it lead to an increased proportion of energy needs being met from renewables?	o								
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	+	The SPD reiterates policy 5.9 stating 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. Following consultation, cross reference was added to policy 4.5 'Landscaping, Tree Protection and Planting'.	+	+	+/?	Hopefully Permanent, although it is noted however that its impact in the long term is unclear as this would be beyond the life of the UDP policy and SPD.	medium	local	
	Will it encourage the protection of and increase in the number of trees?	o								

Residential Extensions SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen- dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it create new habitats, particularly in areas of deficiency?	o								
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	o								
23. Green Business clubs	Will it encourage participation in green business initiatives?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
24. Local paid employment	Will it promote local paid employment opportunities?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the provision of local goods and services?	o								
25. New business establishment	Will it promote local employment opportunities through new	o	No impact	o	o	o	N/A	N/A	N/A	N/A

Residential Extensions SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen- dation for mitigation - Can the effect be mitigated or its severity reduced/Is there scope for enhancement
				Short	Med	Long				
	business establishments?									

SPD 5 West London Tram

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	In terms of the remit of the SPD the SPD would have no impact against this objective, Noted however that the promotion of public transport including the West London Tram will contribute to achieving this objective.	o	o	o	N/A	N/A	N/A	Given that the SPD provides advice with regard to the design of the tram and associated development, it would be appropriate to add advice regarding sustainable design.
	Will it lead to an increased proportion of energy needs being met from renewables?	o								
	Will it reduce emissions of ozone depleting substances?	o								
2. Community involvement/empowerment/valuable unpaid work	Will it encourage engagement in community activities?	o	No impact	o	o	o	N/A	N/A	N/A	
	Will it increase the ability of people to influence decisions?	o								
	Will it promote voluntary/unpaid work?	o								
3. Partnership	Will it promote	o	No impact	o	o	o	N/A	N/A	N/A	

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen dation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	partnership working?									
4. Cultural identity	Will it foster a sense of pride in the area?	o	The design of the tram is expected to contribute to the quality of the public realm supporting a 'sense of place'.	o	o	o	N/A	N/A	N/A	N/A
5. Safety & Security	Will it reduce actual levels of crime?	o	The SPD advises that pedestrian safety will be a key consideration in the design of the tram. The road safety record in Ealing is already good. The application of this SPD may contribute to further improvements in the accident record.	o	+	+/?	Permanent positive impact. Impact in the long term is unclear however as beyond the life of the policy/SPD	Medium	Local	Note impact is positive
	Will it reduce fear of crime?	o								
	Will it improve road safety?	+								
6. Accessible Open Space	Will it enhance and protect open space?	+	The draft SPD recognises that the route of the tram will adjoin open space, and its impact/relationship with this open space needs to be considered. Predicting the impact of the tram on the open space is unclear, however the SPD seeks to minimise this impact.	+	+	+	Permanent positive impact. Impact in the long term is unclear however as beyond the life of the policy/SPD	Medium	Local	Note impact is positive
7. Equitable access to essential facilities (Social Inclusion)	Will it improve accessibility to key local services?	++	The SPD states that all development associated with the tram should be designed so that it is 'accessible to all'. No relevant baseline indicator identified in predicting this	o	+	+	?	High	Local/Borough wide	Note impact is positive
	Will it improve affordability of essential services?	o								

West London Tram SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent/temporary/reversible Y/N	Probability/likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc?	o	effect.							
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value? Will it protect listed buildings?	++	Whilst the tram proposal itself may negatively impact areas or buildings of historic value, the SPD positively seeks to minimise this impact. This draft SPD seeks to ensure that the design of the tram and associated development respects areas and buildings of historic	o (Note it is unlikely that any physical works will commence in the near future/	++	+ (given the likely life of the SPD its impact will be less significant)	Permanent although note impact positive	Medium	Local/borough wide	

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	Will it preserve and record archaeological features?		<p>character or interest. In this regard the SPD requires that the siting and design of system elements are carefully considered and of the highest quality possible.</p> <p><i>In response to consultation on the SPD's additional text added to ensure that the tram proposal respects and enhances the character and appearance of heritage assets.</i></p>	Note possibly + since the SPD will have most influence early on)		nt in the long term)				
9. Design Issues	<p>Will it promote the application of sustainable design techniques?</p> <p>Will it minimise the impact/conflicts with neighbouring land uses?</p>	++	The SPD provides considerable advice regarding design issues, particularly with regard to minimising the impact to neighbouring uses. The SPD does not however provide guidance in respect of sustainable design techniques.	o	++	+	Permanent	High	Local	The SPD could be amended to provide further guidance in respect of sustainable design.

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen- dation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	+	The draft SPD seeks to ensure that any proposals forming part of the tram project adhere to the town centre strategies and seek to maintain and improve the function, character, vitality and viability of centres. The SPD also advises that any proposal forming part of the West London Tram project should have regard to the development site briefs, where these sites are in close proximity.	o	++	+	Permanent	medium	local	
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	o	No impact, although noted that through contributing to regeneration objectives the tram proposal may positively impact on vacancy rates.	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the reuse of vacant or underutilised buildings?	o/?								
	Will it enhance soil quality?	o								

West London Tram SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	o	No impact. Whilst the SPD itself does not promote or enhance the mix/range of facilities, the WLT itself as an alternative mode should reduce car dependency.	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce car dependency by enhancing a range of local facilities?	o								
	Will it improve access to essential facilities?	+								
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	o	No impact Note - This appraisal is of the SPD and not the tram proposal itself - Whilst the tram itself is a sustainable mode of transport, the focus of the SPD is to ensure that the tram proposal is appropriately	o	o	o	N/A	N/A	N/A	N/A
	Will it enhance existing transport services?	o								

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen dation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	Will it increase modal choice?	o	designed, and to ensure that other developments do not jeopardise its implementation.							
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it protect appropriate sites with freight distribution in mind?	o								
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	o	No impact A key priority for the tram will be to ensure its compatibility with neighbouring uses. In particular the SPD seeks to ensure that the impact on neighbouring green space and conservation areas for example are fully considered.	o	o	o	N/A	N/A	N/A	The SPD should be amended to include guidance regarding minimising noise from the tram.
	Will it promote best practice in terms of noise minimisation and attenuation in design?	o								
	Will it promote the appropriate siting of development which minimises the potential for conflict with incompatible uses?	?/+								
16. Reduce local air pollutants	Will it improve air quality?	o	No impact Whilst the SPD will not impact	o	o	o	N/A	N/A	N/A	N/A

West London Tram SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	Will it help to achieve the objectives of the Air Quality Management Plan?	o	on air quality the tram proposal itself, through providing an alternative to motor vehicles, should positively effect air quality.							
	Will it reduce emissions of key pollutants, i.e NOx, PM10?	o								
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it minimise water pollution incidents?	o								
	Will it reduce water consumption and improve water efficiency and recycling?	o								
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce household waste?									

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
	Will it increase waste recovery (reuse) and recycling?									
	Will it reduce waste from the construction industry?									
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	o	No impact	o	o	o	N/A	N/A	N/A	Proposals for associated/ancillary facilities/buildings to the tram should adopt principles of energy conservation and energy efficiency.
20. Alternative sources of energy	Will it promote the use of renewables?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it lead to an increased proportion of energy needs being met from renewables?	o								

West London Tram SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
21. Levels of green space	Will it conserve and enhance green/open space in the borough?	++	The draft SPD seeks to ensure that the tram proposal does not significantly effect any designated open space. The SPD also sets out to ensure that existing trees are safeguarded where possible and new planting/landscaping is secured. Whilst the influence of the SPD against this objective is positive, the tram proposal itself may have a negative impact against this objective, if it was to result in a loss of trees/green space.	o	++	+	Permanent	High	Local	
	Will it encourage the protection of and increase in the number of trees?	++/-								
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	++	The draft SPD recognises the importance of safeguarding sites of ecological value, and seeks to minimise the impact on biodiversity of proposals associated with the tram.	o	++	+	Permanent	Medium	Local	
	Will it create new habitats, particularly in areas of deficiency?	o								
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?	?								
23. Green	Will it encourage	o	No impact	o	o	o	N/A	N/A	N/A	N/A

West London Tram SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible Y/N	Probability /likelihood of effect High, medium or low	Magnitude Geographical area of impact - local - borough wide - London wide	Recommen dation for mitigation Can the effect be mitigated or its severity reduced/scope for enhancement
				Short	Med	Long				
Business clubs	participation in green business initiatives?									
24. Local paid employment	Will it promote local paid employment opportunities?	o	No impact Whilst the SPD will not effect this objective, it is not clear how or if the West London Tram itself could impact on it.	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the provision of local goods and services?	o								
25. New business establishment	Will it promote local employment opportunities through new business establishments?	o	No impact	o	o	o	N/A	N/A	N/A	N/A

SPD 6 Twyford Avenue Sports Ground

Twyford Avenue Sports Ground Open Space Brief SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommen- dation for mitigation/ enhancem- ent <i>Can the effect be mitigated or its severity reduced</i>
				Short	Med	Long				
1. Consider global issues	Will it reduce emissions of greenhouse gases by reducing energy consumption?	o	No impact	o	o	o	N/A	N/A	N/A	
	Will it lead to an increased proportion of energy needs being met from renewables?									
	Will it reduce emissions of ozone depleting substances?									
2. Community involvement/empowerment/value unpaid work	Will it encourage engagement in community activities?	+	Both the drafting and implementation of the UDP have and will be dependent on community involvement and action.	++	+	+	Note positive impact. Impact could be either permanent or temporary depending on implementation.	High. Community involvement is essential in the implementation of this SPG.	Local	
	Will it increase the ability of people to influence decisions?									
	Will it promote voluntary/unpaid work?									

Twyford Avenue Sports Ground Open Space Brief SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/ enhancement <i>Can the effect be mitigated or its severity reduced</i>
				Short	Med	Long				
3. Partnership	Will it promote partnership working?	++	Partnership working is essential for the drafting and implementation of this SPD and for the establishment of the sports ground as Community Open Space.	++	++	+	Note positive impact. Impact either permanent or temporary depending on implementation	High. Partnership working is essential for the implementation of this SPG	Local	
4. Cultural identity	Will it foster a sense of pride in the area?	+	Community ownership of this project.	++	+	+	Dependent on implementation	Medium The likelihood of its effect will depend on implementation		
5. Safety & Security	Will it reduce actual levels of crime?	o	Note increased activity on the site could either reduce or increase crime.	o	o	o	N/A	N/A	N/A	
	Will it reduce fear of crime?									
	Will it improve road safety?									
6. Accessible Open Space	Will it enhance and protect open space?	++	Enhancing and safeguarding this open space are key objectives of the brief. The brief and the policy which it supports will help to ensure that the area of Protected Open Space in the borough does not decline.	++	++	? Impact in the long term is unclear as this will be beyond the life of the	Note positive impact. Impact will hopefully be permanent although impossible to predict as the status of the open space as Community	High	Local	

Twyford Avenue Sports Ground Open Space Brief SPD										
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				Short	Med	Long				
						SPG	Open Space could be challenged			
7. Equitable access to essential facilities (Social Inclusion)	Will it improve accessibility to key local services? Will it improve affordability of essential services? Will it improve access to health facilities, affordable housing, educational facilities, recycling facilities etc? Will it promote equitable design?	++	A primary objective of this SPD is to enhance access to this open space. This includes in particular access for disabled persons. Open Space is arguably an essential facility.	++	++	++	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site	High	Local	
8. Designated land and buildings	Will it protect and enhance Conservation Areas/Heritage Land and other sites; features and areas of historical and cultural value? Will it protect listed buildings?	+	The SPD recognises the need to minimise the impact of any change of use/development/intensificatio n of use, at the sports ground, on neighbouring areas including the Conservation area to the east, and the listed building to the south at Twyford High School.	+	+	?	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of	Low	Local	

Twyford Avenue Sports Ground Open Space Brief SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced</i>
				Short	Med	Long				
	Will it preserve and record archaeological features?		Following consultation on the draft SPD's further text added seeking to ensure that the use of the sports ground respects the setting of the Listed building at Twyford High School, immediately adjoining.				the site			
9. Design Issues	Will it promote the application of sustainable design techniques?	++	The SPD seeks to encourage an appropriate use for the site which is compatible with the existing neighbouring uses. In particular any intensification of the use of the sports ground would have to be carefully designed to minimise any conflict with the neighbouring properties. The SPD does not promote the application of sustainable design techniques.	++	++	?	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site and SPD.	High	local	Recommend that SPD includes reference to promoting sustainable design techniques.
	Will it minimise the impact/conflicts with neighbouring land uses?									
10. Regenerate areas and their established infrastructure	Will it promote regeneration and reduce disparity with surround areas?	o	No impact	o	o	o	N/A	N/A	N/A	

Twyford Avenue Sports Ground Open Space Brief SPD										
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				Short	Med	Long				
11. Reuse of vacant and underused land and buildings	Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings?	+	This SPD seeks to make best use of this site, and utilise those areas of the site which have remained vacant for sometime, notably the tennis/bowling area.	+	+	?	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site and SPD.	Medium	local	
	Will it encourage the reuse of vacant or underutilised buildings?									
	Will it enhance soil quality?									
12. Mixed use/reduce need to travel	Will it encourage an appropriate mix of facilities/uses, which reduce the need to travel?	+	The sports ground/facilities by themselves form essential components of any mixed use development. Facilitating access to this site for the local community should reduce the need to travel.	+	+	?	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site and SPD.	Medium	Local	
	Will it reduce car dependency by enhancing a range of local facilities?									
	Will it improve access to essential facilities?									

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				Short	Med	Long				
13. Promote and encourage sustainable modes of transport	Will it increase the proportion of journeys using modes other than the car?	o	No impact Proposals for change of use/intensification of uses may require the submission of GTP's.	o	o	o	N/A	N/A	N/A	
	Will it enhance existing transport services?									
	Will it increase modal choice?									
14. Alternatives for freight and the transportation of goods	Will it promote alternative methods of transporting freight?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it protect appropriate sites with freight distribution in mind?									
15. Minimisation of noise	Will it reduce actual and perceived noise levels?	+	The SPD seeks to ensure that the use of the site is compatible with neighbouring land uses. In particular any proposals for intensification of use will be considered in terms of noise and disturbance.	+	+	?	Note impact positive. Hopefully permanent although impossible to predict in the long term as	Medium	Local	
	Will it promote best practice in terms of noise minimisation and attenuation in design?									

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				Short	Med	Long				
	Will it promote the appropriate siting of development which minimises the potential for conflict with incompatible uses?						depends on the future of the site and SPD.			
16. Reduce local air pollutants	Will it improve air quality?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it help to achieve the objectives of the Air Quality Management Plan?									
	Will it reduce emissions of key pollutants, i.e NOx, PM10?									
17. Limit water pollution/encourage H ₂ O efficiency	Will it improve water quality in the borough?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it minimise water pollution incidents?									
	Will it reduce water consumption and improve water efficiency and recycling?									

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				Short	Med	Long				
18. Reduction in waste/increase in recycling	Will it lead to a reduced consumption of materials and resources?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it reduce household waste?									
	Will it increase waste recovery (reuse) and recycling?									
	Will it reduce waste from the construction industry?									
19. Conserve energy and reduce heat loss in buildings	Will it promote energy efficiency?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
20. Alternative sources of	Will it promote the use of renewables?	o	No impact	o	o	o	N/A	N/A	N/A	N/A

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				Short	Med	Long				
energy	Will it lead to an increased proportion of energy needs being met from renewables?									
21. Levels of green space	Will it conserve and enhance green/open space in the borough? Will it encourage the protection of and increase in the number of trees?	++	Both the policy and SPD seek to conserve and enhance open space. The SPD also identifies important trees and landscape features, which should be protected on the site.	++	++	? Impact impossible to predict in the long term as beyond the life of the UDP.	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site, SPD and UDP policy.	High	Local	

Twyford Avenue Sports Ground Open Space Brief SPD										
Objective	Criteria	Score/impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - local - borough wide - London wide	Recommendation for mitigation/enhancement <i>Can the effect be mitigated or its severity reduced</i>
				Short	Med	Long				
22. Nature conservation/habitats/biodiversity	Will it preserve and enhance existing habitats of importance (notably existing designated sites)?	+	Whilst the site is not currently identified for its nature conservation value, its protection as open space through UDP policy 3.4 may contribute to enhancing/protecting any biodiversity value that may already exist on site.	+	+	? Impact impossible to predict in the long term as beyond the life of the UDP.	Note impact positive. Hopefully permanent although impossible to predict in the long term as depends on the future of the site, SPD and UDP policy.	Low	Local	
	Will it create new habitats, particularly in areas of deficiency?									
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?									
23. Green Business clubs	Will it encourage participation in green business initiatives?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
24. Local paid employment	Will it promote local paid employment opportunities?	o	No impact	o	o	o	N/A	N/A	N/A	N/A
	Will it encourage the provision of local goods and services?									
25. New business establishment	Will it promote local employment opportunities through new	?	Possible impact, although dependent on use of the sports ground.	?	?	?	N/A	N/A	N/A	N/A

Twyford Avenue Sports Ground Open Space Brief SPD										
Objective	Criteria	Score/ impact	Effects	Impact over time			Permanent /temporary /reversible	Probability /likelihood of effect <i>High, medium or low</i>	Magnitude Geographical area of impact - <i>local</i> - <i>borough wide</i> - <i>London wide</i>	Recommen- dation for mitigation/ enhancem- ent <i>Can the effect be mitigated or its severity reduced</i>
				Short	Med	Long				
	business establishments?									