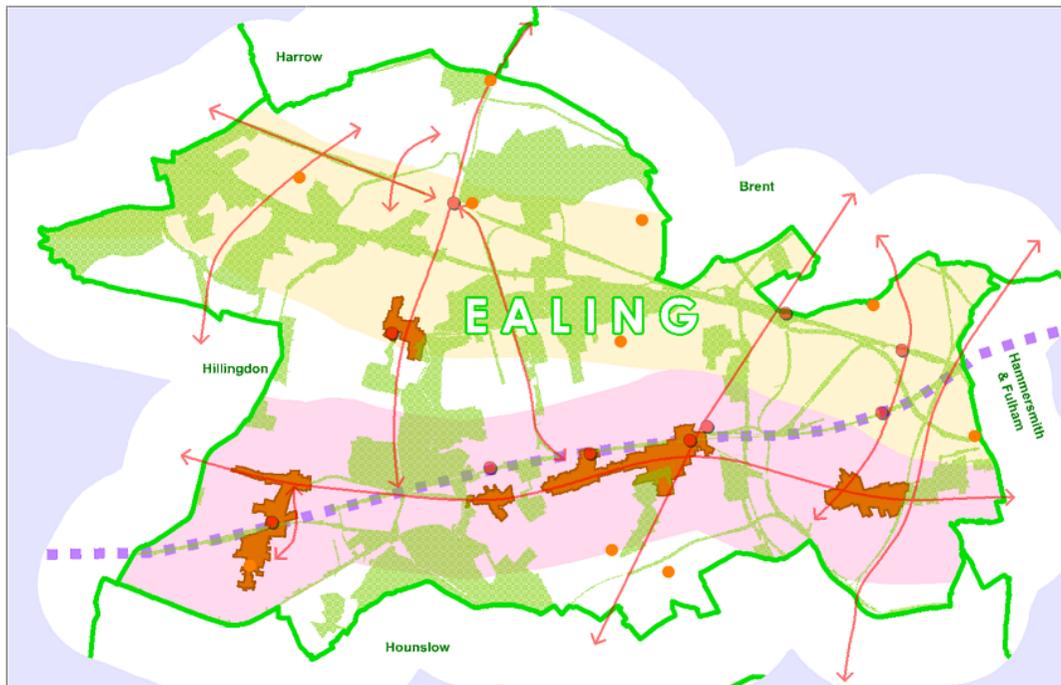


2026

Development Sites Initial Proposals

Sustainability Appraisal Incorporating Strategic Environmental Assessment

Non Technical Executive Summary Report (July 2011)



Introduction

This Report

This document is the Non Technical Executive Summary Version of the Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) of the Initial Proposals draft of the Ealing 2026 Development Sites Development Plan Document (or DPD for short). A Non Technical Executive Summary version is produced in line with the requirements of the Strategic Environmental Assessment Directive. This report also serves to aid accessibility to what is a lengthy technical document. Under the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to undertake a Sustainability Appraisal (SA) for all Local Development Documents (LDD's).

The Development Sites Document

The Development Sites Document when completed will indicate how specific sites in the Borough should be developed or protected. The document will compliment the Development Strategy, which sets out the over arching vision, and the Development Management Document, which will guide decisions on planning applications in Ealing. The Suite of Development Plan Documents will ultimately replace Ealing's Unitary Development Plan. When approved, the Development Sites Document will become a statutory Local Development Document forming part of the Local Development Framework for Ealing.

Methodology

The preparation of the Sustainability Appraisal of the Development Sites Initial Proposals has involved the following stages:

- The production of a Scoping Report, which sets out the scope of the Sustainability Appraisal for the Local Development Framework
- The production of interim SA reports at each stage in the evolution of the DPD (the previous report was published on the Issues and Options stage)
- The production of this Sustainability Appraisal Report at the Initial Proposals Stage

The first stage of the Sustainability Appraisal involved reviewing relevant plans, programmes and strategies, collecting information to develop an understanding of the social, environmental and economic factors in the Borough and beyond. This framework was developed through the Scoping Report.

A range of options for development of sites have been put forward to address the key planning issues facing the Borough over the Plan period. Options have been appraised against each of the Sustainability Objectives. The report also aims to predict and evaluate the effects of the DPD. This is in terms of magnitude, geographical scale, and time period over which they will occur.

Other factors are also taken into account for example whether the effect is temporary or permanent, positive or negative, frequency or secondary effects. Mitigation measures are also proposed to prevent, reduce or offset significant effects or to maximise beneficial impacts.

However, whilst the process scrutinises comprehensively, many issues are largely dependent upon implementation, and upon the policies which emerge from sister DPD's. It must be acknowledged that the SA process is not a wholly encompassing exercise, and that other factors will influence development that may not be within the scope and horizon of this report.

Baseline information and current state of the environment

In the Scoping Report, a Sustainability Appraisal Framework was developed and this framework has been used to appraise the sustainability of the Development Strategy. As part of the framework, nineteen sustainability objectives were identified, covering a range of aspects from environmental, economic and social issues, key to the future of the Borough.

The framework was decided in consultation with key stakeholders as follows. It has also been refined over time to increase the effectiveness and scope of the appraisal process.

Refined Sustainability Appraisal Objectives

Refined SA Objectives		
No.	Objective	Type of Objective
1	Actively support inclusive access to essential health, community and local services	Social
2	Promote community involvement, voluntary and partnership working	Social
3	Preserve and enhance the local historic environment and cultural heritage	Environmental/Social
4	Reduce crime, fear of crime and antisocial behaviour	Social
5	Minimise detrimental noise impacts	Environmental
6	Improve access to well designed, affordable, inclusive and appropriately located housing	Social
7	Reduce health inequalities and promote healthy living	Social
8	Protect and enhance the network of open space	Environmental
9	Protect and enhance the natural environment and biodiversity	Environmental
10	Improve air quality	Environmental
11	Reduce contributions to and vulnerability to climate change	Environmental
12	Improve water quality, conserve water resources, and minimise the impact of flooding	Environmental
13	Enhance existing buildings and facilities, and encourage the reuse / remediation of vacant land and	Environmental

	under-utilised buildings	
14	Reduce waste generation and increase waste recycling	Environmental
15	Reduce vehicular dependency and promote the use of sustainable modes of transport	Environmental
16	Promote local employment opportunities, training and skills attainment	Economic
17	Support sustainable economic growth	Economic
18	Improve opportunities for education and training	Social/Economic
19	Promote cultural and community identity	Social

Alternatives

As part of developing the DPD, a number of possible options for developing sites have been put forward. These were appraised against the sustainability appraisal framework to help identify the most sustainable option. This has been carried out at the Issues and Options Stage, and continues at the Initial Proposals Stage. It should be noted that some sites are at different level of options development than others due to the time at which they came forward.

Significant effects on the environment

Strengths

The combination of sites to be developed across the plan period will bring significant economic benefits, along with opportunities for improving and enhancing green and public spaces, providing social benefits, (for instance new schools) and harnessing opportunities to improve quality and design of the urban realm, street frontages and connectivity between sites. Whilst finer grain details are yet to be considered in a number of cases, and some sites are still at the 'options' stage, it is envisaged that development of the sites will deliver the spatial objectives set out in the Development Strategy.

Uncertainties

At this stage in the planning policy process, the SA can 'steer' development proposals towards the most sustainable approach, and highlight where negative impacts might be either avoided altogether, or mitigated. However due to the provisional nature of the majority of site proposals, it is somewhat problematic to draw firm conclusions. Often the detail of a proposal is required in order to realistically test the full potential impacts upon a specific SA Objective. For this reason, the impacts of a large degree of proposals have been assessed as 'uncertain'.

Specific uncertainties identified are as follows:

- Design has been highlighted as a particular issue for housing regeneration sites.
- Noise and vibration issues may arise on several development sites, due to noise from railways or other major transport corridors. It is not always clear how these will be dealt with, although it would be envisaged that such issues would be dealt with through the Development Management DPD.

General uncertainties identified are as follows:

- The Development Sites Final Proposals document could provide further details around massing, site arrangement, and design. These elements are often required if impacts upon the SA Objectives are to be assessed conclusively.
- As with all planning policies, impacts may be felt largely by the way in which they are interpreted and implemented. Problems arise in this regard when attempting to assess proposals.

Negative effects

The negative effects of site plans are limited at this stage; the aspirations for development of sites are positive. The only area where potential negative effects can be envisaged is through resettlement or re-housing of communities during municipal estate regeneration, or through noise and air pollution effects for development located adjacent to or within proximity to transportation corridors or industrial sites. Whilst it would be envisaged that negative effects could be mitigated through technical, design and orientation measures (e.g. buffers, sound proofing, increased window glazing), these issues have nonetheless been identified for consideration.

Further thought must also be given to the impacts of loss of industry / commercial space where this occurs, and the impacts closely understood in relation to the site and the area. Particular concern surrounds the loss of industrial sites for conversion into offices. Two issues arise in particular:

- Firstly, there is a massive opportunity within the Borough to encourage the creation of Green Industries, and the loss of appropriate industrial floorspace could prejudice this development, impacting negatively upon the associated SA Objectives.
- Secondly, there is a large surplus of offices in some areas. The sites document and supporting ELR do not address these strategic issues in a coherent manner.

Other negative effects arise through anticipated increase in car use at large sites which may place pressure on the road network, if sufficient public transport alternatives are not provided.

Mitigation measures

The SEA Directive requires information to be provided on '*the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme*'. Mitigation measures also include proactive avoidance of adverse effects and measures to enhance positive effects.

Mitigation measures can take a wide range of forms:

- Changes to options, including bringing forward new options
- Adding or deleting options
- Refining options in order to improve the likelihood of beneficial effects and to minimise adverse impacts
- Technical measures to be applied during the implementation stage

Mitigation measures referred to at previous stages have been taken into account, as far as possible in preparing this report:

- The formation of 'hybrid' options for sites, combining elements of what were discrete, separate options. These can in several instances be traced back to the outputs of the Sustainability Appraisal reporting process.
- Appropriate policy within the Development Management or Development Strategy DPD's regarding issues around urban design, noise or air pollution for example.
- Pointing to the appropriate document where issues identified might be dealt with (e.g. other DPD or a forthcoming SPD)

Monitoring

The SEA directive requires that the Environmental Report (in this case the SA report) include details of the proposed monitoring process. It is essential that the performance of the DPD is regularly monitored to ensure that it is meeting its objectives and that any negative impacts are minimised/eliminated. This monitoring will also be key to ensuring that the DPD remains current and relevant. Revisions to the DPD 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. These indicators will allow us to check if the SA predictions of sustainability effects outlined in this report were accurate, and to see if the DPD 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.

Where unforeseen adverse effects are identified as part of this monitoring process, consideration will be given to the need to review the DPD 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 scheduled to be published in December of each year. It should be noted that some of the baseline data collected for the SA appraisals had previously been collected for the AMR.

As part of the AMR process it would be useful to develop sustainability performance indicators or sustainability best value indicators. Monitoring will also consider the cumulative/synergistic effects of the DPD in light of other LDF documents. Further details on the monitoring process will be outlined in subsequent publications.

Future Work / Next Steps

The next stage in the SA process will be task B3, Part 3, to undertake an Appraisal of the Final Proposals.

For further copies of this document or any of Ealing's local development framework documents, please contact:

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