

Sustainability Appraisal Local Plan

Publication version for
consultation

4 January - 15 February 2017



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Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায়ে রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રીટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujurati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰੀਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براہ کرم نیچے دیے ہوئے ایڈریس کے استقبال پر جا کر ملیں، جہاں
ہم آپ کیلئے ٹیلیفون انٹریپریٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

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Non-Technical Summary 1

Sustainability Appraisal - Local Plan Publication

1 Non-Technical Summary

1.1 Introduction and Background

1.1.1 This report investigates the likely significant impacts on the borough in terms of the contribution towards sustainability that might arise if the policy approaches proposed (2016) for the London Borough of Richmond upon Thames Local Plan (LP) are implemented.

1.1.2 The Government requires that all local planning authorities test their plans using Sustainability Appraisal to ensure that they do not conflict with the aims of sustainable development.

1.1.3 Each policy is assessed in terms of the overall balance of impacts on an agreed set of Sustainability Appraisal objectives. This methodology is outlined in the Sustainability Appraisal Scoping Report (2016) ⁽¹⁾ and has been developed through consultation. This appraisal is part of a process, which seeks to achieve policies that are in line with the principles of sustainable development.

1.1.4 Each proposal site set out in the Local Plan has also been subject to Sustainability Appraisal. This SA report investigates the likely significant impacts on the borough and the wider area in terms of the contribution towards sustainability that might arise if the proposals set out are implemented. The appraisal of the options for many of the proposal sites were already set out in previous Sustainability Appraisal Reports, which have been produced in 2013 and 2014 to support the then emerging Site Allocations Plan.

What is the Local Plan?

1.1.5 The Local Plan (previously known as Local Development Framework) sets out the priorities for the development of the borough and will be used for making decisions on planning applications. It consists of a number of planning documents and guidance. We commenced the process of reviewing our existing planning policies within the adopted [Core Strategy](#) (2009) and [Development Management Plan](#) (2011) as well as considering the allocation of key sites for development. This report accompanies the submission Local Plan (referred to as the Publication Version) in 2017, where there will be an opportunity to comment on the soundness of the plan. The Publication Local Plan will also allocate sites for development.

1.1.6 The Council has put forward 45 borough-wide development policies. They are in line with our previous Core Strategy strategic objectives that are under three themes: Protecting Local Character, A Sustainable Future, and Meeting People's Needs, which provide the golden thread throughout the Local Plan. A small number of open space and nature designations have been added to the Proposals Map ⁽²⁾ and these have been assessed through SA/SEA to ensure they are not leading to any significant environmental effects.

1.1.7 The development and appraisal of the Plan is an iterative process, with the policies being refined to take account of the appraisal and consultation process. The policies must be in accordance with national and regional policies unless there is good evidence to support

¹ Local Plan Sustainability Appraisal Scoping Report (2016) available at http://www.richmond.gov.uk/sustainability_appraisal_local_plan.htm

² The Proposals Map reflects the adopted Core Strategy (2009), adopted Development Management Plan (2011), adopted Twickenham Area Action Plan (2013), adopted West London Waste Plan and saved UDP (2005) as at July 2015. The Map will be updated each time a new Development Plan Document is adopted.

1 Non-Technical Summary

Sustainability Appraisal - Local Plan Publication

a different approach. They have been subject to Sustainability Appraisal, developed and modified to ensure that the chosen options are the most sustainable. More detailed information on the individual policies is contained in Section 6, and on the site allocations in Section 7.

1.2 Local Plan Publication - Themes and Policies

1.2.1 The Local Plan has three inter-related themes of 'Protecting Local Character', 'A Sustainable Future' and 'Meeting People's Needs', which provide the golden thread throughout the Local Plan. The policies to deliver these themes are set out below:

1. PROTECTING LOCAL CHARACTER

Local Character and Design:

- LP 1 Local Character and Design Quality
- LP 2 Building Heights
- LP 3 Designated Heritage Assets
- LP 4 Non-Designated Heritage Assets
- LP 5 Views and Vistas
- LP 6 Kew World Heritage Site
- LP 7 Archaeology
- LP 8 Amenity and Living Conditions
- LP 9 Floodlighting
- LP 10 Local Environmental Impacts, Pollution and Land Contamination
- LP 11 Subterranean Developments and Basements

2. A SUSTAINABLE FUTURE

Green Infrastructure:

- LP 12 Green Infrastructure
- LP 13 Green Belt, Metropolitan Open Land and Local Green Space
- LP 14 Other Open Land of Townscape Importance
- LP 15 Biodiversity
- LP 16 Trees, Woodlands and Landscape
- LP 17 Green Roofs and Walls
- LP 18 River Corridors
- LP 19 Moorings and Floating Structures

Climate Change:

- LP 20 Climate Change Adaptation
- LP 21 Flood Risk and Sustainable Drainage
- LP 22 Sustainable Design and Construction
- LP 23 Water Resources and Infrastructure
- LP 24 Waste Management

3. MEETING PEOPLE'S NEEDS

Town Centres:

- LP 25 Development in Centres
- LP 26 Retail Frontages
- LP 27 Local Shops, Services and Public Houses

Community Facilities:

- LP 28 Social and Community Infrastructure
- LP 29 Education and Training
- LP 30 Health and Wellbeing
- LP 31 Public Open Space, Play Space, Sports and Recreation
- LP 32 Allotments and Food Growing Spaces
- LP 33 Telecommunications

Housing:

- LP 34 New Housing
- LP 35 Housing Mix and Standards
- LP 36 Affordable Housing
- LP 37 Housing Needs of Different Groups
- LP 38 Loss of Housing
- LP 39 Infill, Backland and Backgarden Development

Employment and Local Economy:

- LP 40 Employment and Local Economy
- LP 41 Offices
- LP 42 Industrial Land and Business Parks
- LP 43 Visitor Economy

Transport:

- LP 44 Sustainable Travel Choices
- LP 45 Parking Standards and Servicing

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SITE ALLOCATIONS:

- SA 1 Hampton Square, Hampton
- SA 2 Platts Eyot, Hampton
- SA 3 Hampton Traffic Unit, 60-68 Station Road, Hampton
- SA 4 Hampton Delivery Office, Rosehill, Hampton
- SA 5 Telephone Exchange, Teddington
- SA 6 Teddington Delivery Office, Teddington
- SA 7 Strathmore Centre, Strathmore Road, Teddington
- SA 8 St Mary's University, Strawberry Hill
- SA 9 Richmond upon Thames College, Twickenham
- SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham
- SA 11 Twickenham Stadium, Twickenham
- SA 12 Mereway Day Centre, Mereway Road, Twickenham
- SA 13 Telephone Exchange, Whitton
- SA 14 Kneller Hall, Whitton
- SA 15 Ham Close, Ham
- SA 16 Cassel Hospital, Ham Common, Ham
- SA 17 St Michael's Convent, Ham Common, including new OOLTI designation
- SA 18 Ryde House, East Twickenham
- SA 19 Richmond Station, Richmond
- SA 20 Friars Lane Car Park, Richmond
- SA 21 Sainsbury's, Lower Richmond Road, Richmond
- SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond
- SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond
- SA 24 Stag Brewery, Lower Richmond Road, Mortlake
- SA 25 Mortlake and Barnes Delivery Office, Mortlake
- SA 26 Kew Biothane Plant, Mellis Avenue, Kew
- SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen
- SA 28 Barnes Hospital, East Sheen

1.3 The difference the SA process has made

1.3.1 The development and appraisal of policies and site allocations is an iterative process, with policies and allocations being refined to take account of the appraisal and consultation responses from consultation bodies, stakeholders and the public. All responses received on the Local Plan Pre-Publication Consultation have been analysed and published on the Council's website. As a result of consultation responses identifying likely impacts, for example, a change has been made in Green Infrastructure Policy LP12 in acknowledgement that there will be increased public access pressure on designated sites such as Richmond Park; SAC, SSSI & NNR, and Bushy and Home Park SSSIs. Allocations likely to add pressure alone and in combination with other proposals will need careful mitigation to address these impacts.

1.3.2 As the policy approaches were developing, each was appraised to evaluate any specific impacts; the identification of these impacts and proposals for mitigation and improvement helped fine-tune the plan in order to enhance its sustainability. After extensive public consultation on the policy approaches, the publication policies have been drawn up. At this stage the appraisal considered the implementation of all policies simultaneously, for

example recognising where one policy can provide mitigation for another. To illustrate, policies on Climate Change Adaptation and Sustainable Design and Construction will help remove some of the adverse environmental effects arising from the provision of new development.

1.3.3 As part of the SA process, the Scoping Report was revised in 2015. Changes made following consultation at the scoping stage of the SA process identified minor changes to the plan objectives to make the overarching aims and direction of the Local Plan as sustainable as possible. Baseline information and relevant plans, policies and programmes have been kept under review in order to inform the key issues facing the borough. This and other evidence feeds into the spatial strategy, plan policies and possible mitigation measures to address adverse effects.

1.3.4 Overall the SA process has influenced the Local Plan resulting in a more sustainable plan, ensuring environmental, as well as social and economic factors have been integral to decision making throughout its preparation.

1.4 Conclusions

1.4.1 The findings of the Sustainability Appraisal process as set out in this report conclude that the Publication Local Plan, both its policies and its site allocations, are well designed to deliver sustainable development. The policies and site-specific proposals set out how the vision, spatial strategy and objectives of the Publication Local Plan will be delivered. The objectives of the Plan have been tested and assessed against the Sustainability Appraisal objectives.

1.4.2 Overall, the Publication Local Plan objectives are very supportive of the delivery of the Sustainability Appraisal objectives. The policies in the Publication Local Plan aim to provide for the necessary growth of the borough within its environmental, social and economic capacity and constraints. In particular there are policies to reduce developments' contributions to climate change; and to make new and existing development more sustainable and more resilient to the effects of climate change. Detailed policies seek the minimisation and mitigation of climate change in respect of flooding in particular, the protection of open space, historic parks, landscape and townscape, and preservation of heritage assets and their settings.

1.4.3 While the provision of new housing and social infrastructure, support for business and requirements for different types of transport provision, may occasionally appear to threaten the protection of the borough's special environment, the Publication Local Plan, taken as a whole, will ensure that the borough's unique historic environment and character continue to be protected throughout the Plan period. The newly designated areas, as shown in the Proposals Map Changes document that accompanies the Publication Local Plan, are assessed as leading to positive environmental effects.

Background and Methodology 2

Sustainability Appraisal - Local Plan Publication

2 Background and Methodology

2.1 Introduction

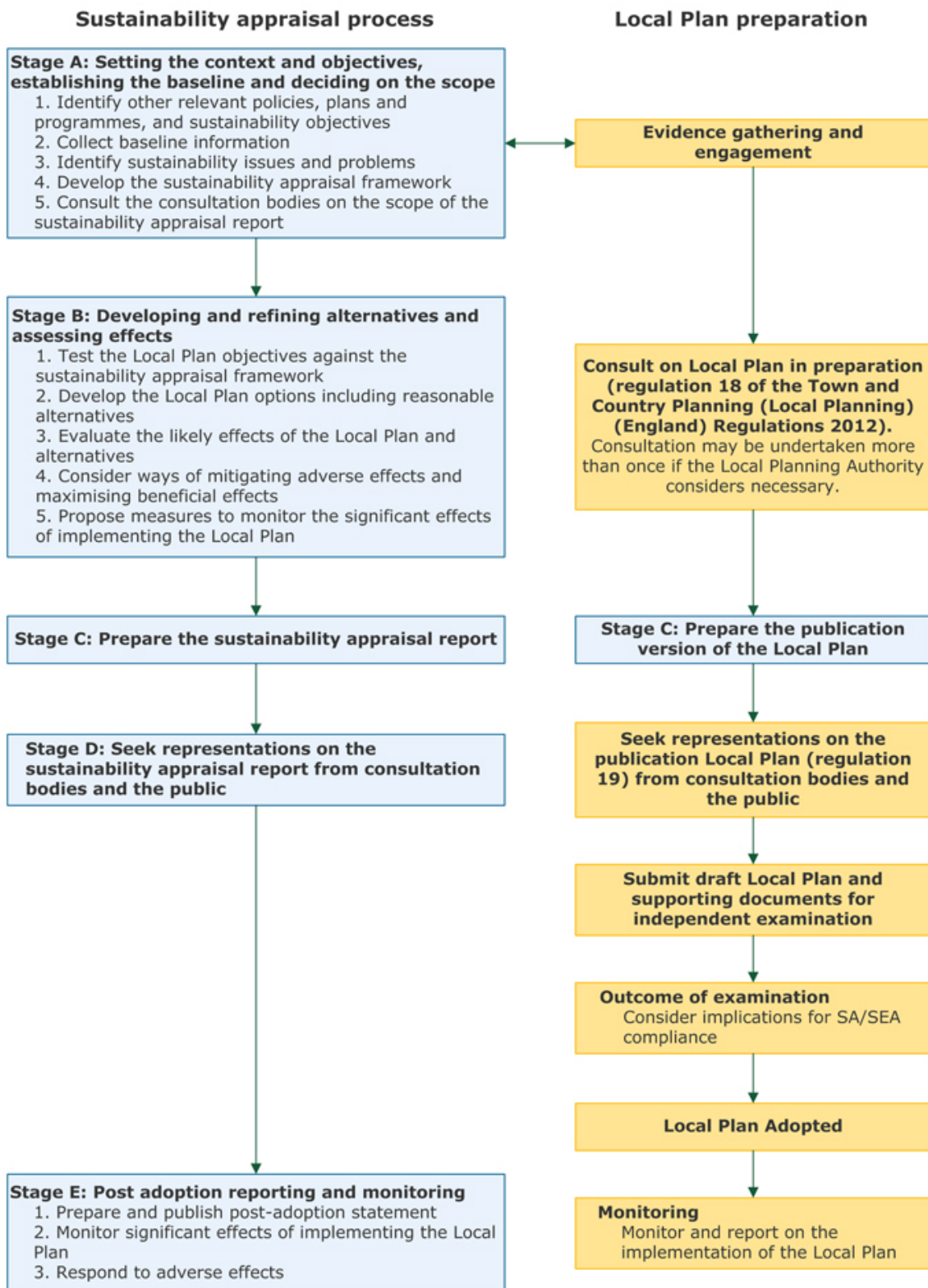
2.1.1 A Sustainability Appraisal (SA) is required as an integral part of the process of preparing Local Plans (LPs). The purpose of a SA is to appraise the social, environmental and economic effects of the spatial planning strategies and policies to ensure that they accord with sustainable development principles (for more information see the NPPG Guidance on Sustainability Appraisals). Sustainability Appraisal incorporates the requirements of the European Directive 2001/42/EC on the “assessment of effects of certain plans and programmes on the environment” or the strategic environmental assessment or SEA Directive. Through the SA process, it is possible to highlight the sustainability implications of the chosen policies, and put forward mitigation measures where applicable

2.1.2 The five stages to the SA process are set out in the figure below. This SA report is prepared now, as at Stage C and Stage D below, for seeking representation from consultation bodies and the public.

2.1.3 This report accompanies the Local Plan Publication version, for second consultation through the Winter/Spring of 2017 before the documents are submitted for Examination In Public later in 2017.

2 Background and Methodology

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2.2 Stages of Sustainability Appraisal

First Stage (A): Sustainability Appraisal Scoping Report

2.2.1 The first stage of the SA process (Stage A) was the production of a Scoping Report, which sets out the method of appraisal, and should be read in conjunction with this report. A copy can be downloaded from the [Council's website](http://www.richmond.gov.uk/councils_website) at http://www.richmond.gov.uk/sustainability_appraisal_local_plan.htm

2.2.2 It contains all the relevant and detailed information about the borough and identifies key indicators for monitoring purposes. The Scoping Report was consulted on in January 2016. It was sent to the three statutory consultees as well as to other relevant interested parties, and it was made available more widely as part of the consultation on the scope of the review of the policies.

2.2.3 The SA framework was set out in the Scoping Report and has been amended in response to comments received. These comments received and how they have been taken into account can be viewed on the Council's website via the above link.

2.2.4 The final revised Scoping Report, which took account of the responses submitted, was published in May 2016. This also took account of any new and emerging policies and programmes, changes to legislation and updated background data. The baseline and characteristics of Richmond upon Thames and the issues highlighted are kept under review. The Sustainability Appraisal Framework is therefore considered appropriate for the Local Plan.

Second Stage (B): Developing and improving the options for policies and assessing their effects

2.2.5 Stage B involves:

- comparing the aims of plans developed as part of the Local Plan with the 15 sustainability objectives developed as part of the sustainability appraisal;
- developing alternatives for emerging proposals and policies within the plan; and
- producing a first draft of a sustainability appraisal of those policies.

2.2.6 The options and alternatives for the policies and proposal sites to be included in the draft Local Plan, were assessed against the 15 sustainability objectives. The results of this assessment are contained within the June 2016 Sustainability Appraisal for the Draft Local Plan Pre-Publication Version. The Sustainability Appraisal results have been used to inform which policy options, sites and proposals should be included in the Publication Version Local Plan.

2.2.7 The June 2016 Sustainability Appraisal of the Pre-Publication Plan shows the results of the assessment and the extent to which the options and alternatives for the policies and specific sites in the borough help to achieve the relevant sustainability objectives. See Sections 6 and 7 of that report.

2 Background and Methodology

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Third Stage (C): Preparing the SA report

2.2.8 Stage C (Preparing the SA Report) involves:

- Predicting and assessing the environmental, social and economic effects of the preferred proposals and policies of the Plan – this will be on the Council's Publication Version of the Local Plan.
- Developing proposals for monitoring.
- Producing the Sustainability Appraisal / Environmental Report.

2.2.9 The final policies and proposals for the Local Plan are informed by the June 2016 Sustainability Appraisal Report and any consultation responses received both on this Report and the Pre-Publication Version of the Plan. The final proposals and uses for specific sites have also been assessed against the 15 sustainability objectives and the results presented in the Publication Local Plan SA Report. See Sections 6 and 7 of this report.

Fourth Stage (D): Consulting on the Publication Plan (Regulation 19) and SA report

2.2.10 Stage D involves:

- D1: Public participation on the SA Report and Publication Plan, which is the Council's final version of the Plan prior to submission for Examination in Public
- D2: Assessing any significant changes (if required) resulting from representations
- D3: Making decisions and providing information through the production of an Adoption Statement to accompany the adopted Plan

2.2.11 At this stage (D1) the Council is seeking representation from consultation bodies and the public on the Sustainability Appraisal (i.e. this document) that accompanies the Publication Local Plan (Regulation 19) to find out whether the SA is acceptable, or if policies or proposals for sites contained within the Plan could be made more sustainable.

2.2.12 Stage D2 is carried out following the consultation on the Publication of the Local Plan and in response to any changes resulting from representations on the Plan. At that stage it will be determined whether any further changes are required to the Plan. In the event of any subsequent changes to the Plan, these will be subject to Sustainability Appraisal and public consultation.

2.2.13 The SA Adoption Statement will outline how the findings of SA have been taken into account and how sustainability considerations have been integrated into the Plan.

Fifth Stage (E): Monitoring the significant effects of implementing the Plan

2.2.14 Stage E will involve:

- E1: Finalising aims and methods for monitoring
- E2: Responding to adverse effects

2.2.15 Stage E involves monitoring the significant effects of the Plan in order to measure its performance against sustainability objectives and inform future policy revisions.

2.3 The Local Plan

The existing Local Plan

2.3.1 The existing Local Plan for the London Borough of Richmond upon Thames sets out how and where development in the borough will be delivered in the future and is currently made up of a series of documents, as shown in the table below. All existing Local Plan documents are available to view on the [Council's website](http://www.richmond.gov.uk/local_plan) at: www.richmond.gov.uk/local_plan and have been subject to Sustainability Appraisal.

Plan	Function	Status
Core Strategy	Vision and strategic policies	Adopted in April 2009
Development Management Plan	Detailed policies for the management of development	Adopted in November 2011
Twickenham Area Action Plan	Policies and proposals for Twickenham	Adopted in July 2013
Joint West London Waste Plan	Planning for waste	Adopted in July 2015
Saved Unitary Development Plan	Saved site-specific proposals	Adopted in March 2005

2.3.2 The Core Strategy outlines the vision, spatial strategy and includes 20 core planning policies on topics such as climate change, housing, employment and retailing. It provides the framework for the development of other Development Plan Documents (DPDs) within the Local Plan to build upon.

2.3.3 The Development Management Plan (DMP) builds on the objectives and principles of the Core Strategy and includes more detailed policies for the management of development. The DMP was adopted in November 2011.

2.3.4 The Council adopted the Area Action Plan (AAP) for Twickenham Town Centre in 2013, which sets out detailed policies and proposals for Twickenham town centre. The NPPF was fully taken into account during the development of the AAP, and due to its relatively recent adoption, the AAP will not be reviewed or amended as part of the Local Plan Review.

2.3.5 The six west London Boroughs (Brent, Ealing, Harrow, Hounslow, Hillingdon and Richmond upon Thames) and latterly the Old Oak and Park Royal Development Corporation, have jointly prepared the West London Waste Plan (WLWP). It sets out a strategy for the sustainable management of waste and also allocates sites for managing West London's waste over the period up to 2031.

2.3.6 The saved Unitary Development Plan has been largely replaced by the Local Plan (i.e. the Core Strategy, Development Management Plan and West London Waste Plan). The only parts of the UDP that remain saved and have not been superseded are the site-specific Proposals.

2 Background and Methodology

Sustainability Appraisal - Local Plan Publication

2.3.7 The Council commenced work on the Site Allocations Plan in December 2012 with a 'Call for Sites' consultation. Subsequently, pre-publication consultations were undertaken in 2013 and 2014. The Council will no longer pursue a separate Site Allocations DPD and therefore any site-specific allocations will be taken forward alongside the review of the existing policies. This enables the Council to align the sites available with the needs of the borough as identified through the Local Plan Review.

2.3.8 The Borough Community Infrastructure Levy (CIL), although not a formal DPD, is of relevance to the Local Plan as it sets out the Council's rates of CIL that apply to certain types of development in the borough.

Preparing the Local Plan

2.3.9 Between 4 January and 1 February 2016, the Council undertook a consultation on the rationale and scope for the review of the Core Strategy and DMP policies as well as the proposed sites to be allocated for development. This was an additional stage of consultation by the Council (not prescribed by the Town and Country Planning (Local Planning) (England) Regulations 2012) to provide the opportunity for early engagement with interested parties, including Duty to Cooperate bodies.

2.3.10 As part of the early consultation, the Council prepared an assessment of each existing planning policy of the Core Strategy and DMP against relevant national and regional policies and guidance, as well as local evidence and identified needs. This was used to indicate whether there was a need to review the policy and what that scope of the review might involve.

2.3.11 The Council received 80 responses to the scoping consultation. All responses have been analysed and considered as part of the preparation of the Pre-Publication version of the Local Plan. A record of all responses submitted including a full analysis of the consultation responses are available on the [Council's website](http://www.richmond.gov.uk/councils_website) at: www.richmond.gov.uk/local_plan_review.htm.

2.3.12 Public consultation on the Pre-Publication version was carried out from 8 July until 19 August 2016 for a 6-week period in line with Regulation 18 of the Local Planning Regulations. All 101 responses received on the Pre-Publication Local Plan consultation have been analysed and considered as part of the preparation of the Publication Local Plan. A record of the responses submitted including a full analysis of the consultation responses are available on the Council's website at www.richmond.gov.uk/local_plan_review.htm.

2.3.13 The Plan looks ahead to 2033 and identifies where the main developments will take place, and how places within the borough will change, or be protected from change, over that period. The indicative timetable for the Local Plan Review is set out in the table below.

What	When
Consultation on scope of review of policies and draft site allocations – this consultation	4 January - 1 February 2016 (completed)
First consultation on the draft Local Plan ('Pre-publication')	8 July - 19 August 2016

What	When
Second consultation on the draft Local Plan ('Publication') that the Council intends to submit to Secretary of State	Winter 2017 (current stage)
Submission of the draft Local Plan to the Secretary of State	Late Spring/Summer 2017
Independent Examination in Public	Autumn/Winter 2017/18
Adoption of the Local Plan	Spring 2018

2.3.14 The assessment of the preferred policies is contained within Section 6 and Section 7 of this report. Short, medium and long-term impacts are assessed. Any uncertainties, unknown factors, and initial suggestions for reducing negative impacts (called mitigation measures) are included in the commentary boxes in the table. As a brief overview, a summary of the findings and recommendations is set out within Section 4 of this document.

Sustainability Appraisal Framework

3

Sustainability Appraisal - Local Plan Publication

3 Sustainability Appraisal Framework

3.1 SA Framework for the Local Plan

3.1.1 In order to help assess the sustainability of the policies in the Local Plan, and to monitor its achievement in sustainability terms, sustainability objectives and indicators are developed in order to measure the operation of the Local Plan. The objectives are, where possible expressed in terms of targets, the achievement of which should be measurable using indicators selected.

3.1.2 The Sustainability Appraisal (SA) objectives are based on the issues, which are affecting the borough, as identified in the SA Scoping Report.

3.1.3 The SA objectives for the Local Plan, as shown in the table below, are intended to compliment the Local Plan objectives, and are not designed to supersede or replace these. The SA objectives purely provide the framework for assessment. They are designed to provide a balance between the three pillars of sustainable development: the environment, the economy and society. The actual numbers of social, environmental and economic objectives are not the same because they reflect the key issues in the borough.

3.1.4 The SA objectives have been initially developed for the Sustainability Appraisal of the Core Strategy. They were subsequently reviewed for the DMP, then again for the Twickenham AAP and the Site Allocations Plan. They have lastly been reviewed as part of the Scoping Report for the Local Plan to take account of changes to baseline information as well as policies, plans and programmes.

3 Sustainability Appraisal Framework

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Sustainability Appraisal Framework for the Local Plan

	Env	Econ	Soc
1) To prevent and reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted, recovered (including energy recovery) before lastly disposal.	x		
2) To reduce pollution (such as air, noise, light, water and soil) from any source and ensure air and water quality improves and safeguard soil quality and quantity.	x		
3) To reduce the need for travel, encourage alternatives to the car, make best use of existing transport infrastructure and improve public transport integration.	x		x
4) To mitigate climate change by reducing greenhouse gas emissions and promoting sustainable energy use through maximising energy efficiency, use of zero- and low carbon technologies and renewable energy, and provide satisfactory water and sewerage infrastructure.	x		x
5) To ensure resilience to the effects of climate change through effective adaptation, in particular avoiding or reducing flood risk from all sources and conserving water.	x	x	x
6) To conserve and enhance biodiversity, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features).	x		
7) To promote high quality places, spaces and buildings and conserve and enhance the borough's landscape and townscape character and its heritage assets and their settings.	x	x	x
8) To protect and enhance the quality and range of parks and open spaces and plan positively for the creation, protection and enhancement of the green infrastructure network.	x		x
9) To make best and efficient use of previously developed land and existing buildings, implement sustainable design and construction practices and remediate and reuse contaminated land.	x	x	x
10) To provide new housing opportunities and sufficient affordable housing that meets local needs.		x	x
11) To facilitate and improve the health and well-being of the population, reduce health inequalities and deliver safer and more secure communities.			x
12) To promote the independence of people and communities by improving the quality, range and accessibility of services and facilities, such as health, transport, education, training, employment, environment, leisure, sport and recreation opportunities.		x	x
13) To increase the vitality and viability of existing town centres, local centres and parades.		x	x
14) To promote and strengthen a buoyant, diverse and resilient local economy and facilitate inward investment that will secure sustainable economic growth.		x	x
15) To increase the amount and quality of commercial development opportunities to meet the needs of the local and sub-regional economy.		x	x

Findings and Recommendations

4

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4 Findings and Recommendations

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4 Findings and Recommendations

4.1 Short, Medium and Long-term Effects

4.1.1 The SA procedure was to appraise the each of the policies against the SA objectives and identify the effects over the short, medium and long term using the key shown in the table below.

++	Very sustainable
+	Sustainable
?	Neutral/uncertain
-	Unsustainable
--	Very unsustainable

4.1.2 +/-/? In some instances, the option could have both positive and negative effects against a sustainability objective. The reasons for including both pluses and minuses in the appraisal are explained in the commentary. In other instances, where there is some uncertainty as to whether the effect will occur, a question mark may be added.

4.1.3 The assessment looks at key discernible effects - but there may be other impacts on the environment e.g. increase in the need to travel will in all likelihood have a wide range of effects on the environment including on water quality, because of contaminants, and on biodiversity through land take. The system does not attempt to score or weight options, but to flag up significant impacts. The impact of an option identified as having significant adverse effects on a sustainability objective may, with appropriate mitigation, be modified to reduce its negative effects.

4.1.4 For this exercise short term is considered to be a 5 year period from 2018 to 2023; medium term from 2024 to 2029; long term from 2030 to 2035 and beyond.

4.1.5 In some cases, knowledge of the potential impacts of a policy may be limited, particularly where cumulative effects are concerned and the appraisal therefore involves making a certain amount of subjective judgements of the likely sustainability impacts of proceeding with any option over the short, medium and long term. The judgement is made by reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have.

4.1.6 The full findings of this SA are set out within Sections 6 and 7 of this report.

4.2 Summary of Sustainability Appraisal Assessment

4.2.1 The following provides a summary of the Sustainability Appraisal assessment carried out for the relevant Local Plan policies and site allocations.

1. PROTECTING LOCAL CHARACTER

Design and Character (policies LP 1, 2 and 39)

4.2.2 The draft Local Plan policies on design and character seek to protect the borough's outstanding built, historic and natural environment. The approach of protecting the different village areas and their distinctiveness scores very positively against the objectives relating to the borough's townscape, landscape and open spaces. The SA assessment acknowledges that the borough is characterised by its densely populated areas and large expanses of protected open space, all of which constrain opportunities for housing and large scale commercial development. This approach scores positively in relation to the objective of making best and efficient use of previously developed land. The benefits of exceptional environmental quality, appealing character and a well-designed environment will in turn bring about indirect benefits in terms of safer, more cohesive communities as well as improved public health and well-being. In addition, an attractive, well-designed environment and public realm may also encourage inward investment and benefit the local economy.

Heritage (policies LP 3, 4, 5, 6 and 7)

4.2.3 Maintaining and, where possible, enhancing the borough's heritage assets makes a significant contribution to the special character of the borough and can contribute to quality of life by maintaining the high quality built environment, thus meeting the landscape/townscape objectives. The environment is not only attractive for residents and businesses but also visitors and tourists and thus has a positive effect on the economy by attracting inward investment and spending.

Open Land and River Corridors (policies LP 12, 13, 14, 18 and 19)

4.2.4 A strategy of protecting open land and rivers and encouraging play, sport and recreation will have a positive effect on all environmental objectives, with a direct positive impact on biodiversity, landscape/townscape and health and well-being objectives, and a more indirect positive impact on the vitality of the town centres and local economy objectives by maintaining an attractive natural environment which encourages people to visit and invest. It has also been assessed as positive that the Spatial Strategy demonstrates that housing needs can be met without releasing protected open land. The Publication Local Plan seeks to designate a playing fields site as Local Green Space, and the Metropolitan Open Land and Green Belt policy has been amended to include policy guidance in relation to Local Green Space, including criteria for designation. This has been assessed as having positive effects on all environmental objectives. In addition, the Local Plan also designates the relatively large gardens of a potential development site in Ham as Other Open Land of Townscape Importance, therefore adding positively to the green infrastructure network.

Biodiversity and Urban Greening (policies LP 15, 16 and 17)

4.2.5 A strategy of protecting and enhancing the borough's high quality environment, trees and landscape as well as the unique biodiversity value of the borough can contribute to quality of life and protect the natural environment. It has been assessed as very positive that the biodiversity policies are not just aimed at protecting sites designated for their biodiversity and nature conservation value, but also the non-designated sites and the connecting green

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spaces and stepping stones between habitats. The Publication Local Plan seeks to designate five new areas as Other Sites of Nature Importance, which has been assessed as having positive effects on all environmental objectives as they support the borough's biodiversity and provide opportunities for green linkages, with multiple benefits for amenity, recreation and well-being.

2. FOR A SUSTAINABLE FUTURE

Pollution, waste and residential amenity (policies LP 8, 9, 10 and 11)

4.2.6 Protecting amenity and living conditions of existing and future residents scores positively against the objective relating to health and wellbeing of the population. In addition, managing local environmental impacts, pollution and land contamination scores very positively against a variety of environmental objectives.

Climate Change mitigation (policies LP 22, 23 and 24)

4.2.7 The policies that seek to minimise the likely effects of climate change, in particular reducing carbon dioxide emissions, and help people and property to adapt to a changing climate by reducing their vulnerability, score positively against the environmental objectives of the SA Framework. The SA assessment demonstrates that the Local Plan will contribute to ensuring developments will be constructed in a sustainable manner, for example by incorporating energy efficiency measures, utilising renewable energy and reducing waste.

Climate Change adaptation, including water resources (policies LP 20, 21 and 23)

4.2.8 Policies to reduce flood risk by locating new development in areas of lower risk, encouraging sustainable drainage and maintaining flood defences have a direct positive impact on the water sustainability objective, as do the policies to protect water resources and infrastructure and ensure water and sewerage provision.

Transport and travel choice (policies LP 44 and 45)

4.2.9 The Spatial Strategy seeks to locate larger scale developments in locations with convenient access to facilities and employment thereby minimising the need to travel, which score positively against the relevant environmental objective on travel and reducing greenhouse gas emissions. Promoting cycling and walking, which contribute significantly towards creating an attractive and pleasant environment, is a key theme of the Plan and its Spatial Strategy that runs through various policies. This has not only positive impacts in relation to congestion and air pollution, but cycling and walking has also been shown to be beneficial to an individual's health and wellbeing as well as bringing economic benefits to the borough's centres. It is noted that parking standards have been developed for the borough, based on research, and that these are now included in the Publication version of the Plan. Therefore, a further Sustainability Appraisal in relation to the parking standards and the different options has been carried out as part of this document. Restricting forecourt parking has been assessed as having beneficial impacts on both landscape and townscape in addition to reducing surface water flooding.

3. MEETING PEOPLE'S NEEDS

The Borough's centres (policies LP 25, 26 and 27)

4.2.10 The policies on the borough's centres, including the approach of locating higher density and larger development as far as possible in the borough's main centres, score positively in relation to landscape, townscape, open spaces, heritage and health and wellbeing objectives. Whilst the approach of protecting the provision of a range of facilities within the local area may prevent more housing development from coming forward, it scores very positively against the economic and social objectives, particularly as it facilitates the independence of many people including the older population. In addition, it should reduce the need to travel by car and therefore be beneficial for the environment.

Housing (policies LP 34, 35, 36, 37, 38 and 39)

4.2.11 The policies on housing have been assessed as having very positive impacts on the social objectives of the SA framework, particularly the objective relating to providing housing opportunities and affordable housing. Existing housing stock will be protected and opportunities for new housing to cater for local needs will be maximised, taking account of other policies which seek to protect character and the environment. It is also very positive that the policies seek to maximise opportunities for affordable housing and for specific groups in a way that meets local needs.

Social Infrastructure (policies LP 28, 29, 31, 32 and 33)

4.2.12 Encouraging provision of new and restricting the loss of existing social infrastructure, including educational uses, should ensure provision that benefits communities, meeting local needs and ensuring modern, flexible provision for the future. These policies score very positively against the social objectives of the SA framework. The most sustainable community services and facilities are those that meet the needs of communities locally, where possible. New development will need to be supported by adequate infrastructure provision, particularly schools and health facilities, and also by transport, communications such as broadband, and utilities, as well as other services and facilities essential for the quality of life of residents. Whilst the continued protection of play spaces, sports and playing fields in the borough may potentially score negatively against the objectives relating to the provision of new housing and commercial development, overall, these policies have been assessed as having a positive impact, particularly in relation to the health and wellbeing of the population, reducing health inequalities and contributing to active lifestyles.

Health and wellbeing and tackling obesity (policy LP 30)

4.2.13 Although Richmond residents are one of the most active participants in sports in the UK, there are communities within the borough with lower levels of good health. The policies promoting health and wellbeing, including the restriction on fast food takeaways, score very positively against the social objectives of the SA framework. Whilst this restrictive approach to takeaways may prevent some commercial development opportunities, particularly within the borough's centres and in proximity to schools, overall, it has been assessed as very positive.

Local Business (policies LP 40, 41, 42 and 43)

4.2.14 Developments will be required to meet the employment needs of the borough and enable retention of economically active people within a balanced community. Retaining land for employment will provide scope for expansion and relocation of existing businesses, many of whom provide a service for local residents e.g. builder's yards and car repair garages.

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However, encouraging both the visitor economy and the provision of larger employment sites needs to be balanced against possible negative impacts associated with attracting in-commuting. Cumulative impacts of losses of employment land throughout the borough would have a significant effect upon the economy, businesses and local residents seeking employment opportunities, and it has been assessed as positive that the Plan seeks to address this cumulative impact. The sequential approach set out in the Plan seeks to manage the possible alternative uses on existing employment land in order to maintain and support a vibrant local economy and the wellbeing of residents.

4.2.15 It is important to strike a balance between protecting the environment for future generations and enabling the economy to thrive today. Designating 'Key Office Areas' of the borough as well as identifying industrial land and business parks has been assessed as having positive impacts because they seek to protect locally important employment land, thus ensuring that local communities and residents continue to have access to local jobs. The designation of the 'Key Office Areas' and the protection of employment land within policies seeks to secure the long-term future of these sites, including their contribution to the local economy and the provision of jobs.

4.2.16 Any likely impacts from new commercial development on the environment will be mitigated by measures designed to reduce impacts in the long term, such as tree planting, structural landscaping, design and, travel plans. In addition, proposals will be required to meet the latest requirements in terms of sustainable construction as well as energy efficiency, resource use, recycling and others.

SITE ALLOCATIONS

4.2.17 The large majority of the site allocations as set out in the Publication Local Plan are likely to have positive impacts, particularly as they will be addressing identified local needs and demands in the borough.

4.2.18 Some proposal sites may potentially have positive as well as negative impacts. Generally speaking, the positive as well as negative impacts increase the more action and intervention is taken on sites. For example, an intensification of uses on sites would make more efficient and better use of previously developed land, thus contributing to the protection of the borough's parks and open spaces. However, an intensification in uses may have potential negative impacts on traffic, parking and on waste.

4.2.19 In addition, a small number of sites are within flood risk areas, where new and/or intensified uses could potentially put more users/residents at risk of flooding. It is however noted that a separate Flood Risk Sequential Test report has informed the preparation of the Local Plan and accompanies the Publication Local Plan consultation.

4.2.20 Wherever the Sustainability Appraisal identified potential negative impacts or dis-benefits, the Sustainability Appraisal makes recommendations on how mitigation measures could be incorporated into the Local Plan's proposals to reduce or mitigate some of these impacts, and/or subsequently during the planning application process. Any potential negative impacts or consequences of proposals need to be understood and mitigated prior to the development of the detailed design.

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5 Testing the Objectives of the Local Plan

5.1 The Local Plan Vision

5.1.1 The Publication Local Plan sets out the following vision:

The Local Plan Strategic Vision

Our vision for the London Borough of Richmond upon Thames over the next 15 years is to build on the success of maintaining and enhancing the borough's villages, its unique character and developing a strong and varied sense of place, in partnership with local communities and other key stakeholders.

1. PROTECTING LOCAL CHARACTER

Villages and historic environment

The borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Listed Buildings and Conservation Areas, as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.

Residential quality of life

Richmond borough will be the best place in London to live as a result of the quality of the built environment and the high quality design of new development that respects and enhances its distinctive character. The amenity of residents and local neighbourhoods will have been protected and action taken on environmental issues and pollution. The quiet and peaceful nature of the borough, alongside its breathtakingly beautiful parks and open spaces, will continue to ensure that all Richmond borough residents cherish their local area as a place to live.

Natural environment, open spaces and the borough's rivers

The outstanding natural environment and green infrastructure network, including the borough's parks and open spaces, biodiversity and habitats as well as the unique environment of the borough's rivers and their corridors will have been protected and enhanced where possible. Residents will continue to highly value and cherish the borough's exceptional environmental quality.

2. A SUSTAINABLE FUTURE

Sustainable growth and transport

The borough's main centres will have accommodated the majority of higher density and larger scale developments, thus enabling people to walk to shops and services or use public transport. New development will be of exceptional design quality and will have respected the borough's environmental capacity and constraints through the optimisation

of land. Development opportunities outside of the main centres will have been realised and well integrated within existing communities, the environment and infrastructure. Local communities will enjoy the new village heart in Mortlake and residents will have access to a choice of new and improved homes in Ham Close.

Whilst cars will still be a significant part of our future, the borough's improved transport network and interchanges will encourage many residents as well as those who work and visit the borough to make journeys using high quality public transport and walking and cycling routes. The built environment, spaces and public realm will be attractive and pleasant, and residents will have increasingly adopted active and healthy lifestyles and enjoy the borough's cycling and walking networks.

The borough and its interrelationship with Greater London and the South East

The borough will continue to relate in a sustainable way to Greater London and the South East in terms of providing homes, jobs, shops and services. Local communities and residents from neighbouring and other London boroughs as well as the wider region will enjoy the borough's exceptional parks, open spaces and recreational and cultural opportunities. The borough's reputation and role in providing the green lung for south west London will be recognised and cherished in Greater London and beyond.

The borough will continue to be an attractive and inviting place, and visitors will come to the borough to enjoy the many tourist attractions, including the unique, historic and cultural assets that are connected by the River Thames.

A sustainable and smart borough

The Council will have played its part in minimising vulnerability of people and property to a changing climate, including mitigating and adapting to the effects of climate change and supporting the move towards zero carbon. The borough will be a place where innovation and Smart City technology is harnessed to enable innovative digital and communications infrastructure, enabling businesses to respond to customer demand, and to support the borough on its path to becoming smarter.

3. MEETING PEOPLE'S NEEDS

Facilities to meet needs

Residents will have a choice of new homes, including affordable homes, as well as the infrastructure required to support their daily needs. They will have access to a range of exceptional educational and training facilities, including a choice of schools and nurseries, community facilities, shops and services as well as employment and recreational activities. Residents will have benefited from local training and employment opportunities, and they will continue to enjoy the strong sense of community and inclusiveness as well as social interaction and cohesion.

The borough's centres

The borough's centres, including the main centres as well as local and neighbourhood centres and parades, will continue to perform well and flourish. Central Richmond will continue to thrive and a new and improved station will provide a welcoming and pleasant

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environment for all those that live, work and visit the borough. Twickenham, including the station and surrounding area as well as the riverside, will have been rejuvenated and developed into a flourishing and vibrant business and cultural centre. Whitton, Teddington and East Sheen will have maintained and enhanced their role in providing shops, services and employment opportunities for local communities.

Jobs and the local economy

The borough's local economy will be successful. Jobs will be readily available and there will be a choice of employment opportunities as the borough's Key Office Areas as well as the industrial land and business parks will have been protected from encroaching residential development. Employment space will have supported new business start-ups and enabled businesses to grow. There will continue to be a high proportion and variety of small local businesses, offering local jobs, and further opportunities for residents to set up their own enterprise.

5.2 The Local Plan Objectives

5.2.1 The strategic objectives for the Local Plan outline what will need to be achieved to deliver the Local Plan's strategic vision (as set out above). The objectives also set out how the key sustainability issues facing the borough, as identified in the Sustainability Appraisal and its Scoping Report, are addressed.

The following objectives set out how the key issues facing the borough as set out in the Sustainability Appraisal, the strategic vision and the Spatial Strategy will be delivered:

Protecting Local Character

1. Maintain and enhance the borough's attractive villages, including the unique, distinctive and recognisable local characters of the different village areas and their sub-areas.
2. Protect and, where possible, enhance the environment including the heritage assets, retain and improve the character and appearance of established residential areas, and ensure new development and public spaces are of high quality design.
3. Protect and improve the borough's parks and open spaces to provide a high quality environment for local communities and provide a balance between areas for quiet enjoyment and wildlife and areas to be used for sports, games and recreation.
4. Protect and enhance the borough's network of green infrastructure that performs a wide range of functions for residents, visitors, biodiversity and the economy.
5. Protect and enhance the borough's biodiversity, including trees and landscape, both within open spaces but also within the built environment and along wildlife corridors.
6. Protect and improve the unique environment of the borough's rivers, especially the River Thames and its tributaries as wildlife corridors, as opportunities for recreation and river transport where possible, increasing access to and alongside the rivers where appropriate, and gain wider local community benefits when sites are redeveloped.

A Sustainable Future

1. Minimise and mitigate the effects of climate change by requiring high levels of sustainable design and construction including reductions in carbon dioxide emissions by minimising energy consumption, promoting decentralised energy and the use of renewable energy as well as requiring high standards of water efficiency.
2. Promote and encourage development to be fully resilient to the future impacts of climate change in order to minimise vulnerability of people and property; this includes by risk of flooding, water shortages, subsidence and the effects of overheating.
3. Optimise the use of land and resources by ensuring new development takes place on previously developed land, reusing existing buildings and encouraging remediation and reuse of contaminated land.
4. Reduce or mitigate environmental impacts and pollution levels (such as air, noise, light, odour, fumes water and soil) and encourage improvements in air quality, particularly along major roads and areas that already exceed acceptable air quality standards.
5. Ensure local environmental impacts of development are not detrimental to the health, safety and the amenity of existing and new users or occupiers of a development or the surrounding area.
6. Promote safe and sustainable transport choices, including public transport, cycling and walking, for all people, including those with disabilities.
7. Encourage improvements to public transport, including quality and connectivity of transport interchanges, and support the use of Smart City technology and practices.
8. Promote sustainable waste management through minimising waste and providing sufficient land for the reuse, recycling and treatment of waste, and minimise the amount of waste going to landfill in line with the West London Waste Plan.
9. Support sustainable growth of the visitor economy for the benefit of local communities and promote the borough as an attractive and inviting place to visit and enjoy.
10. Conserve and enhance the borough's unique historic and cultural assets that are connected by the River Thames.
11. Create attractive and pleasant environments and spaces that promote active and healthy lifestyles, including recognising their benefits to residents' social life and their economic benefits to the borough's centres.

Meeting People's Needs

1. Ensure there is adequate provision of facilities for community and social infrastructure that are important for the quality of life of residents and which support the growing population, by protecting existing and, where required, securing new facilities and services that meet people's needs.
2. Ensure there is sufficient provision of facilities and services for education and training for all age groups to help reduce inequalities and support the local economy; this includes school places as well as children's centres and youth provision and promoting local employment opportunities and training programmes.
3. Ensure there is a suitable stock and mix of high quality housing that reflects local needs by providing a choice of housing types and sizes, with higher density development located in more sustainable locations, such as the borough's centres and areas better served by public transport.
4. Pursue all opportunities to maximise affordable housing across the borough through a range of measures, including providing more choice in the different types of affordable housing and different levels of affordability.

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5. Ensure there continues to be good provision of, and access to, shopping and other local services and facilities that meet the needs of our communities.
6. Reinforce the role of Richmond, Twickenham, Teddington, Whitton and East Sheen centres, which play an important role in the provision of shops, services, employment and housing as well as being a focus for community and cultural life.
7. Ensure that local and neighbourhood centres as well as parades of local importance provide a focus for local communities to meet, shop, work and spend leisure time.
8. Encourage opportunities for leisure, entertainment, sport, cultural activity and the development of community life.
9. Ensure there continues to be a wide variety of employment and training opportunities available to residents and support for businesses.
10. Protect and encourage land for employment use, particularly for affordable small / medium spaces, start-up and incubator units and flexible employment space, in order to support the borough's current and future economic and employment needs.
11. Facilitate inward investment and support businesses, particularly small and medium-sized enterprises and creative industries to grow the employment base of the borough.
12. Encourage the creation of healthy environments and support healthy and active lifestyles, including through measures to reduce health inequalities. This includes ensuring there is an appropriate range of health facilities that meet local needs, and tackling childhood obesity by restricting access to unhealthy foods, particularly fast food take aways, in proximity to schools.
13. Promote inclusive and sustainable communities, social interaction, cohesive, healthy and dementia-friendly communities, and enable the older population to remain independent and active for longer.

5.3 Testing the Objectives

5.3.1 The Local Plan objectives were tested against the sustainability framework to ascertain how compatible the aims for the borough are with the principles of sustainable development. The results of the appraisal are shown in the tables below.

Protecting Local Character																
LOCAL PLAN OBJECTIVES	1						+	+	+					+		
	2						+	+	+			+	+			
	3						+	+	+		?	+				
	4						+	+	+			+	+	+	+	
	5						+		+					?		
	6			+		+	+	+	+			+	+	+		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SUSTAINABILITY APPRAISAL OBJECTIVES																

A Sustainable Future

LOCAL PLAN OBJECTIVES	1		+	?	+	+					?	?				
	2		?	?	+	+	+	?		?		+				
	3	+	+							+	?					
	4	+	+	+	+							+				
	5							+			?	+				
	6			+								+				
	7			+						?		+		+	?	
	8	+						+								
	9			?				+				+		+	+	?
	10			?				+	+			+		+	?	
	11							+				+	+	+		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		SUSTAINABILITY APPRAISAL OBJECTIVES														

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Meeting People's Needs																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LOCAL PLAN OBJECTIVES	1									+	?	+	+		+		
	2											+	+				
	3							+		+	+			+	?		
	4									+					?		
	5											+	+	+	+		
	6								+			?	+	+	+	+	+
	7								+			?	+	+			
	8												+	+		+	+
	9												+	+		+	+
	10											?	?		+		+
	11													+		+	+
	12												+	+	?		
	13												+	+			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		SUSTAINABILITY APPRAISAL OBJECTIVES															

KEY	+	Positively compatible
	?	Uncertain
		Neutral

5.3.2 The above assessment demonstrates that the implementation of the aim and objectives for the Local Plan is generally positively compatible with the SA objectives.

5.3.3 There are sometimes instances, where there are uncertainties or even potential tensions amongst objectives. The key areas where this might arise are:

- **Traffic and transport:** The Local Plan will support the redevelopment of existing sites and bringing forward vacant and derelict sites. There is the risk that this will lead to increased demand for car travel to access these new developments and services, which in some cases might have an adverse impact on traffic and/or parking in the local area. Therefore, policies and site-specific proposals should encourage and support the most sustainable travel options. Traffic, transport and accessibility considerations and arrangements should ensure that local communities have a choice in accessing sustainable modes of transport. Improvements to legibility, road safety, car parking management and a connected and well-integrated public transport can all play a role. The impact of existing road traffic also needs to be taken into account, especially any cumulative impacts of (re-)developments.

- Need for additional resources and potential for increased pollution: New development will inevitably result in the consumption of additional natural resources, in particular energy, building materials and water. Sustainable design and construction should therefore be continued to be promoted. There will be a need to ensure that new development is energy and water efficient and that lower carbon energy sources are used wherever feasible. There should be an analysis of the feasibility of Decentralised Energy Networks and small scale renewable energy generation is encouraged where possible. In addition, in all redevelopment areas and proposal sites every attempt should be made to retain existing buildings where this is considered to be the most sustainable option, or at least, building materials should be re-used on the site.
- The natural environment: Development in certain parts of the borough could have adverse impacts on the natural environment, such as on the biodiversity of rivers as well as on the biodiversity of sites designated for nature conservation purposes. Impacts could include pollution from water run-off, sewerage and direct disturbance of habitats. There is likely to be increased visitor and recreational pressure on designated and sensitive sites. The potential for impacts and the need to avoid harm to habitats and species is recognised in the Local Plan.
- Provision of housing (including affordable housing) versus the need for protection of uses appropriate in centres, employment land and other social infrastructure: The national shortage in housing, particularly affordable housing, puts increasing pressure on redeveloping vacant or existing sites for residential uses. The re-use of land and premises for housing and mixed use development may be appropriate in circumstances where there is an oversupply of employment land or if sites are no longer appropriate for such uses. However, the priority for building new homes can lead to pressure for re-using existing employment sites or uses appropriate in centres even when they are in active use. This premature loss of sites can be harmful to the local economy, lead to a loss of local employment, force out businesses and create pressure for development in unsuitable locations that may also increase the need to travel. The need for local employment that is suited to the skills of the local workforce as well as the needs for local services and other uses appropriate in centres needs to be balanced with the need to provide housing, including affordable housing. There is also a need to ensure that growth and new housing is accommodated in a sustainable way. Therefore, Local Plan policies should ensure that the infrastructure requirements of new developments are fully considered. There should be either capacity within the existing infrastructure, or appropriate new infrastructure, particularly in relation to transport, utilities and social infrastructure including schools and GP surgeries, all of which need to be delivered alongside new housing development.

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6 Testing the Policies of the Local Plan

Policy: LP 1 Local Character and Design Quality:							
A policy that sets out criteria to protect and enhance local environment and character, assessing design against Village Planning Guidance and other SPDs, and control shop fronts and advertising.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy			+	+	++	++	Well informed design decisions, such as the orientation of a building, can reduce energy consumption through responding positively to climatic conditions
5.water			+	+	++	++	Policy may encourage the provision of anti-flood measures in areas of risk
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on townscape
8.green spaces							Neutral
9.best use of land & sustainable construction			++	++	++	++	The policy will have a positive impact on making the best use of land
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being			+	++	++	++	Policy will encourage access for all
13.borough centres			++	++	++	++	Policy will have a positive impact on town centres
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
The option will be beneficial to the villages, centres and the townscape.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Not applicable							
Conclusion:							
The policy has very sustainable impacts in environmental, social and economic terms.							

Policy: LP 2 Building Heights							
A policy that sets out criteria to resist new buildings that do not respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral

6 Testing the Policies of the Local Plan

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Policy: LP 2 Building Heights							
A policy that sets out criteria to resist new buildings that do not respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights.							
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on townscape
8. green spaces							Neutral
9. best use of land & sustainable construction			++	++	++	++	The policy will have a positive impact on making the best use of land and
10. housing			-	-	-	-	Less potential for high rise accommodation
11. safer & cohesive communities			+	+	+	+	Seeks to reduce harmful impacts to residential surroundings, character and amenity spaces.
12. health & well-being							Neutral
13. borough centres			++	++	++	++	Policy will have a positive impact on town centres
14. economy							Neutral
15. commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
Policy will respect the local context, and where possible enhance the character of an area, through appropriate scale, height, mass, urban pattern, development grain, materials, streetscape, roof-scape and the wider town- and landscape, also taking account of climatic effects, including overshadowing, diversion of wind speeds at ground level, heat island and glare.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Appropriate building heights should be determined by an analysis and understanding of the local character of a street/area as set out in Village Planning Guidance SPDs.							
Conclusions:							
The policy reinforces that any proposal for a tall or taller building should make a positive contribution to the existing townscape, character and local distinctiveness of the area.							

Policy: LP 3 Designated Heritage Assets							
A policy development to conserve and protect, and where possible take opportunities to make a positive contribution to, the historic environment of the borough							
	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on townscape
8. green spaces							Neutral

Policy: LP 3 Designated Heritage Assets							
A policy development to conserve and protect, and where possible take opportunities to make a positive contribution to, the historic environment of the borough							
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being							Neutral
13.borough centres			++	++	++	++	Policy will have a positive impact on town centres
14.economy				+	+	+	Policy may support the visitor economy as visitors enjoy the heritage assets of the borough
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
Policy will protect the borough's Listed Buildings, some war memorials, four scheduled Ancient Monuments as well as 14 Historic Park and Gardens that are on Historic England's Register, Conservation Areas and the exceptional historic environment that make a significant contribution to the special character of the borough.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Applicants will be expected to demonstrate how a development proposal complies with the relevant Conservation Area appraisals, plans and studies, as well as the Village Planning Guidance SPDs, including any other relevant SPDs/SPGs adopted by the Council.							
Conclusions:							
The policy is strongly protective of the heritage assets and character of the borough.							

Policy: LP 4 Non-Designated Heritage Assets							
A policy that seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on townscape
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being							Neutral

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Policy: LP 4 Non-Designated Heritage Assets							
A policy that seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features							
13.borough centres			+	+	+	+	Policy may have a positive impact on town centres by retaining features that make them attractive to visitors.
14.economy			+	+	+	+	May support the visitor economy
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
The policy sets out that locally listed buildings, i.e. Buildings of Townscape Merit (BTM), and memorials as well as other local historic features such as statues, plaques, horse and cattle troughs, historic bollards, post boxes and historic telephone boxes are historic assets worthy of protection and should be preserved. Should have positive impacts on townscape, town centres and an attractive historical environment.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
A high standard of design that complements the surrounding local area will be required in any replacement building. Locally specific guidance on design and character is set out in the Council's Village Planning Guidance SPDs.							
Conclusions:							
The policy should help to preserve non-designated heritage assets.							

Policy: LP 5 Views and Vistas							
A policy that seeks to protect the quality of views, vistas and gaps and will also seek opportunities to create attractive new views and vistas							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel.							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on townscape and landscape
8.green spaces					+	+	Potential to raise public consciousness of green spaces.
9.best use of land & sustainable construction			-	-	-	-	Could have a negative impact on making the best use of land if development is restricted within designated views or vistas.
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being							Neutral
13.borough centres							Neutral
14.economy							Neutral

Policy: LP 5 Views and Vistas							
A policy that seeks to protect the quality of views, vistas and gaps and will also seek opportunities to create attractive new views and vistas							
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
Positive impacts for townscape and landscape.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Not applicable							
Conclusions:							
This policy complements other design and conservation policies. The overall landscape, views and vistas, particularly the views protected in law, including those portrayed in art and literature, contribute to the unique character of the borough.							

Policy: LP 6 Kew World Heritage Site							
A policy that will protect, conserve, promote and where appropriate enhance the Royal Botanic Gardens Kew World Heritage Site, its buffer zone as well as its wider setting							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			++	++	++	++	Policy will have a very positive impact on the landscape
8.green spaces					+	+	Protection of the WHS may be beneficial to the network of Green Spaces
9.best use of land & sustainable construction							Neutral
10.housing			-	-	-	-	May be negative in terms of housing opportunities
11.safer & cohesive communities							Neutral
12.health & well-being			+	++	++	++	Policy will support a unique facility with access for all.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities			-	-	-	-	May be negative in terms of commercial development opportunities
Summary : <i>(likely sustainability impact of the option)</i>							
The buffer zone may have slight negative impacts on new development but this may be balanced by ensuring the WHS is protected and, where possible enhanced, for the benefit of future generations.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
By carefully scrutinising development proposals for their likely effect on the site or its setting.							

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Policy: LP 6 Kew World Heritage Site

A policy that will protect, conserve, promote and where appropriate enhance the Royal Botanic Gardens Kew World Heritage Site, its buffer zone as well as its wider setting

Conclusions:

It is of more than national importance to protect the Kew Gardens UNESCO World Heritage Site. This policy sets out the significance of the site and the importance of protecting it and the buffer zone, for present and future generations.

Policy: LP 7 Archaeology

A policy that will seek to protect, enhance and promote archaeological heritage (both above and below ground), and encourage its interpretation and presentation to the public.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being							Neutral
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

It is not thought that this policy would have any impact on sustainability objectives

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Not applicable

Conclusions:

Policy is neutral.

Policy: LP 8 Amenity and Living Conditions

A policy that requires new buildings and extensions to take careful account of the living conditions of neighbours, with particular regard to natural light, light pollution, privacy, noise and disturbance.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	++	++	++	This policy should ensure new development does not cause air, noise or light pollution
3 travel							Neutral

Policy: LP 8 Amenity and Living Conditions

A policy that requires new buildings and extensions to take careful account of the living conditions of neighbours, with particular regard to natural light, light pollution, privacy, noise and disturbance.

4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			+	++	++	++	This policy should ensure that new development take account of neighbouring properties, which would be beneficial for the townscape.
8. green spaces							Neutral
9. best use of land & sustainable construction							Neutral
10. housing							Neutral
11. safer & cohesive communities			++	++	++	++	This policy should ensure that new development take account of neighbouring properties, which would be beneficial for cohesive communities
12. health & well-being			+	++	++	++	This policy should ensure that new development take account of neighbouring properties, which would be beneficial for health and well-being
13. borough centres							Neutral
14. economy							Neutral
15. commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

This policy has many benefits for health, well being, cohesive communities and neighbourliness

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

New buildings and extensions need to take careful account of the living conditions of neighbours, with particular regard to natural light, light pollution, privacy, noise and disturbance. The Council's SPDs, including on Householder Extensions and External Alterations, Residential Development Standards and on Small and Medium Housing Sites, provide further guidance and illustrations on how to assess sunlight/daylight, overshadowing, visual intrusion, privacy and space between buildings

Conclusions:

The policy has a series of benefits both environmental and social.

Policy: LP 9 Floodlighting

A policy that sets out criteria to prevent demonstrable harm to character, biodiversity or residential amenity

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil			-	-	-	?	Floodlights increase potential for light and noise pollution from users.
3 travel							Neutral
4. energy			-	-	-	-	Floodlighting will involve energy usage but this can be mitigated through energy saving technology.

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Policy: LP 9 Floodlighting

A policy that sets out criteria to prevent demonstrable harm to character, biodiversity or residential amenity

5.water							Neutral
6.biodiversity			-	-	-	-	Lighting can disturb wildlife. However smart lighting technology and limits on hours of operation may reduce negative impacts.
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction			+	+	+	+	The policy will have a positive impact on making the best use of land as there can be use of facilities after dark and throughout the year, especially in winter months.
10.housing							Neutral
11.safer & cohesive communities			+	+	+	+	Use of floodlighting can increase sense of safety.
12.health & well-being			+	+	+	+	Policy will encourage access for sports after the hours of darkness and longer times for outside activity, especially in winter months.
13.borough centres							Neutral
14.economy				+	+	+	Create more viable sports facilities
15.commercial development opportunities				+	+	+	Provides some commercial development opportunities

Summary : *(likely sustainability impact of the option)*

Would be mostly positive for social and economic impacts.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Broadly a positive impact and generally negative impacts can be mitigated by using the best available lighting technology to reduce glare and other harmful effects.

Conclusions:

The assessment shows both positive and negative impacts, but it is acknowledged that the policy seeks to achieve a balance between the positive impacts of floodlighting, such as enabling full use of outdoor sport and leisure facilities, with full consideration given to any harm to biodiversity, amenity and local character.

Policy: LP 10 Local Environmental Impacts, Pollution and Land Contamination

A policy that will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental impacts on the health, safety and the amenity of existing and new users or occupiers of the site, or the surrounding land. Potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes as well as land contamination.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			++	++	++	++	Policy attempts to reduce air pollution, noise and vibration, light pollution, odours and fumes as well as land contamination impacts of all developments on users and occupiers of a site and its surroundings

Policy: LP 10 Local Environmental Impacts, Pollution and Land Contamination

A policy that will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental impacts on the health, safety and the amenity of existing and new users or occupiers of the site, or the surrounding land. Potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes as well as land contamination.

3 travel							Neutral
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8. green spaces							Neutral
9. best use of land & sustainable construction			+	+	++	++	The policy will have a positive impact on making the best use of land
10. housing							Neutral
11. safer & cohesive communities							Neutral
12. health & well-being			+	++	++	++	Policy attempts to reduce health, safety and amenity impacts of development on users and occupiers of a site and its surroundings
13. borough centres							Neutral
14. economy							Neutral
15. commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

Highly sustainable option in the area of pollution, and health

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

A remediation strategy that sets out how any identified risks from the development are going to be addressed is required.

Conclusions:

This policy is considered to afford occupiers and neighbouring properties protection from noise, nuisance, disturbance, highway obstruction, vibration, dust and other pollutants.

Policy: LP 11 Subterranean developments and basements

A policy that resists subterranean and basement development and sets out criteria with which subterranean and basement developments will be required to comply.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil			++	++	++	++	Policy attempts to reduce issues relating to noise, dust, disturbance and structural stability of surrounding properties
3 travel							Neutral
4. energy							Neutral
5. water			+	+	+	+	Basements are vulnerable to flooding and groundwater entering through the walls and floors. This policy seeks to address this.
6. biodiversity							Neutral

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Policy: LP 11 Subterranean developments and basements							
A policy that resists subterranean and basement development and sets out criteria with which subterranean and basement developments will be required to comply.							
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction			+	+	+	+	Policy seeks to ensure that proposals do not lead to over-development or inappropriate intensification of existing properties.
10.housing					+	+	May maintain more smaller (& more affordable) family homes
11.safer & cohesive communities				+	+	+	Basement construction can affect the quality of life, amenity and living conditions, traffic and parking of nearby residents and local communities. This policy seeks to address this.
12.health & well-being							Neutral
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
Policy should be positive in protecting amenity and cohesion in communities							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
A Construction Management Statement (CMS), as set out in the Council's Local Validation Checklist, will be required for all types of basement developments.							
Conclusions:							
A policy that seeks to restrict and limit the size of basement developments and which seeks to manage positively impacts from constructing basements has many positive impacts, with no identified negative effects.							

Policy: LP 12 Green Infrastructure							
A policy on Green Infrastructure that sets out the multiple benefits for people, nature and the economy as well as the hierarchy of open spaces, which will be protected.							
The Proposals Map changes document sets out five new areas for designation for Other Site of Nature Importance (OSNI) and one new Local Green Space designation.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water			+	+	+	+	Green infrastructure can help reduce flood risk; SuDS can be integrated into green infrastructure networks, thereby reducing surface water runoff

Policy: LP 12 Green Infrastructure							
<p>A policy on Green Infrastructure that sets out the multiple benefits for people, nature and the economy as well as the hierarchy of open spaces, which will be protected.</p> <p>The Proposals Map changes document sets out five new areas for designation for Other Site of Nature Importance (OSNI) and one new Local Green Space designation.</p>							
6. biodiversity			++	++	++	++	Multiple benefits for biodiversity by providing habitats and linkage between sites. The new OSNI and Local Green Space designations will add to the protected green network.
7. landscape & townscape			+	+	+	+	Policy will have a positive impact on townscape
8. green spaces			++	++	++	++	Policy will protect hierarchy of open spaces
9. best use of land & sustainable construction							Neutral
10. housing			-	-	-		Less space for housing opportunities
11. safer & cohesive communities							Neutral
12. health & well-being			++	++	++	++	Policy will encourage access for all to green spaces and promote active and healthy lifestyles
13. borough centres							Neutral
14. economy			+	+	+	+	Increases the attractiveness of the borough for visitors and investors
15. commercial development opportunities			-	-	-		Less space for commercial development opportunities
<p>Summary : <i>(likely sustainability impact of the option)</i></p> <p>The policy is considered to have very positive effects across economy, environment and social issues. The new designations have also been assessed as positive, although it is noted that they would restrict opportunities for housing and other developments.</p>							
<p>Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i></p> <p>None applicable</p>							
<p>Conclusions:</p> <p>Overall, an overarching Green Infrastructure policy is considered to be very positive and outweighs the minor negative impacts in relation to limiting some opportunities for housing and commercial developments.</p>							

Policy: LP 13 Green Belt, Metropolitan Open Land and Local Green Space							
<p>A policy that sets out objectives to protect the designated areas, appropriate uses, exceptional cases and encouragement to improve or enhance the character and openness of the designations.</p> <p>The Proposals Map changes document sets out a new Local Green Space designation at Udney Park Playing Fields and a MOL boundary change at Harrodian School.</p>							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	

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Policy: LP 13 Green Belt, Metropolitan Open Land and Local Green Space							
A policy that sets out objectives to protect the designated areas, appropriate uses, exceptional cases and encouragement to improve or enhance the character and openness of the designations.							
The Proposals Map changes document sets out a new Local Green Space designation at Udney Park Playing Fields and a MOL boundary change at Harrodian School.							
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	+	+	+	Only minor development is allowed so soil quality and quantity will be protected.
3 travel							Neutral
4. energy							Neutral
5.water			+	+	+	+	Rivers and bodies of water are included in MOL
6. biodiversity			+	+	+	+	Policy protects open land and biodiversity is an appropriate use.
7. landscape & townscape			+	+	+	+	Policy protects the landscape, including the Udney Park Playing Fields.
8.green spaces				+	+	+	Policy protects the landscape and open spaces, some of which will be part of the green infrastructure network, including the Udney Park Playing Fields. It is noted that the MOL boundary change at Harrodian School in Barnes only seeks to remove the cluster of buildings in the south-western corner of the site, which is already predominately built on and no longer considered as open space. The remainder of the site continues to be protected.
9.best use of land & sustainable construction							Neutral. This also applies to the MOL boundary change at Harrodian School in Barnes.
10.housing				-	-	-	Negative effects for housing as it restricts housing opportunities, including at the Udney Park Playing Fields site.
11.safer & cohesive communities					+	+	Positive impacts in the longer-term and cumulative if protecting sites, especially Local Green Space that is of high value to local communities.
12.health & well-being			+	+	++	++	A positive effect for health and well-being, as it allows sports, leisure and recreation. Positive effects as a result of the new Local Green Space designation at Udney Park Playing Fields.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities				-	-	-	A negative effect for commercial development as it restricts opportunities.
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, particularly in terms of environmental and social perspectives.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
The likely negative effects of the policy are that it restricts opportunities for housing and commercial development. However, the Green Belt, MOL and Local Green Space continue to be protected by national and regional policy. This policy sets out that there may be exceptional cases where appropriate development is acceptable.							
Conclusions:							

Policy: LP 13 Green Belt, Metropolitan Open Land and Local Green Space

A policy that sets out objectives to protect the designated areas, appropriate uses, exceptional cases and encouragement to improve or enhance the character and openness of the designations.

The Proposals Map changes document sets out a new Local Green Space designation at Udney Park Playing Fields and a MOL boundary change at Harrodian School.

Green Belt, MOL and Local Green Space are protected open land. The policy goes into detail and stipulates what are appropriate uses. It requires justification of "very special circumstances" but would allow exceptional small scale development, subject to strict criteria. Local Green Spaces designation offers additional protection to space special to a local community. Changes to the MOL boundary at Harrodian School, Barnes should help to preserve the openness of the remaining open and undeveloped MOL.

Policy: LP 14 Other Open Land of Townscape Importance

A policy on OOLTI that will ensure that OOLTI is protected and enhanced. Policy details exceptional cases that may be appropriate in OOLTI and outlines criteria for assessing appropriate development. The Proposals Map changes document sets out a new OOLTI designation at St Michael's Convent.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	+	+	+	The policy safeguards soil quality and quantity
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity			+	+	+	+	OOLTI contains trees, gardens, allotments and green areas, which is good for biodiversity
7. landscape & townscape			++	++	++	++	Policy safeguards high quality places and protects open or natural areas
8.green spaces			+	+	+	+	OOLTI form an important part of the multi-functional network of Green Infrastructure
9.best use of land & sustainable construction							Neutral
10.housing					-	-	Restricts housing opportunities
11.safer & cohesive communities							Neutral
12.health & well-being							Neutral
13.borough centres							Neutral
14.economy					?	?	Having valued open spaces within towns could potentially act as stimulators to the economy
15.commercial development opportunities					?	?	May restrict commercial development opportunities

Summary : *(likely sustainability impact of the option)*

The policy has an overall positive impact, in particular from an environmental perspective; this also applies to the new OOLTI designation relating to the relatively large gardens at St Michael's Convent.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

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Policy: LP 14 Other Open Land of Townscape Importance

A policy on OOLTI that will ensure that OOLTI is protected and enhanced. Policy details exceptional cases that may be appropriate in OOLTI and outlines criteria for assessing appropriate development. The Proposals Map changes document sets out a new OOLTI designation at St Michael's Convent.

The possible negative effects arise from the fact that OOLTI designations restrict opportunities for housing and perhaps potentially for commercial development. However, policy allows for exceptions where appropriate development could be considered acceptable.

Conclusions:

OOLTI is protected open land. Many of these are of townscape importance, contributing to the local character and are valued by residents as open spaces in the built up area. The criteria for designation include: Contribution to the local character and/or street scene, by virtue of its size, position and quality; Value to local people for its presence and openness; Immediate or longer views into and out of the site, including from surrounding properties; Contribution to a network of green spaces and green infrastructure; Value for biodiversity and nature conservation. These will have positive impacts in particular from an environmental and social perspective.

Policy: LP 15 Biodiversity

A policy to protect and enhance the biodiversity in, and adjacent to, the borough's designated sites as well as other non-designated existing habitats and features of biodiversity value. The Proposals Map changes document sets out five new areas for designation for Other Site of Nature Importance (OSNI).

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	+	+	++	Maintaining and enhancing biodiversity can have positive cumulative impacts upon noise and air quality
3 travel							Neutral
4. energy efficiency							Neutral
5.water and flood risk						+	Positive cumulative impacts as biodiversity includes water features.
6. biodiversity		++	++	++	++	++	Very positive for biodiversity. Net gain required for major developments where possible. Very positive in relation to five new OSNI designations.
7. landscape & townscape			++	++	++	++	Maintaining and enhancing biodiversity contributes positively to townscape and landscape character.
8.green spaces			++	++	++	++	Maintaining and enhancing biodiversity contributes positively to the green spaces network.
9.best use of land & sustainable construction					+/-	+/-	Potential to limit the use of land but does allow for redevelopment and for designing in of biodiversity features.
10.housing					?	?	Could potentially limit housing opportunities, but helps to ensure high quality spaces and places
11.safer & cohesive communities					+	+	Can create more cohesive communities in the long-term (wildlife gardens, allotments, etc)
12.health & well-being			+	+	+	+	Maintaining, enhancing and providing new biodiversity features has positive effects on health and well-being. Extra benefits accrue from the shading

Policy: LP 15 Biodiversity							
A policy to protect and enhance the biodiversity in, and adjacent to, the borough's designated sites as well as other non-designated existing habitats and features of biodiversity value. The Proposals Map changes document sets out five new areas for designation for Other Site of Nature Importance (OSNI).							
						by trees on micro climate, overheating and the urban heat island effect.	
13.borough centres					+	+	Good quality biodiversity can have positive long term and cumulative effects on the vitality of town centres (e.g. Trees)
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
The policy has an overall very positive impact, in particular from an environmental and social perspective; this also includes the five new OSNI designations.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
This policy may limit the opportunity to make the best use of previously developed land by requiring preservation and enhancement of existing habitats and biodiversity features.							
Conclusions:							
It is considered more sustainable to include a policy on Biodiversity This policy goes further than national and regional guidance and protects and enhances biodiversity in non-designated sites, incorporating and creating new habitats or biodiversity features, ensuring new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement the surrounding habitats. It could have very positive effects as it allows species to migrate and helps adaptation to climate change.							

Policy: LP 16 Trees, Woodlands and Landscape							
A policy that will require the protection of existing trees and the provision of new trees, shrubs and other vegetation to complement existing, or create new, high quality green areas that deliver amenity and biodiversity benefits.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	+	+	++	Trees can reduce levels of airborne pollution such as carbon dioxide, nitrogen dioxide and harmful particulates; and dampen noise from traffic and congestion.
3 travel							Neutral
4. energy							Neutral
5.water			+	+	++	++	Trees can assist in reducing surface water run off rates and flash floods during heavy rainfall events through absorption and infiltration.
6. biodiversity			+	+	+	+	Trees, gardens, allotments and green areas are good for Biodiversity
7. landscape & townscape			++	++	++	++	They soften the hardness of buildings and streets, add life, colour and character to the urban landscape and enhance open spaces and the riverside landscape

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Policy: LP 16 Trees, Woodlands and Landscape

A policy that will require the protection of existing trees and the provision of new trees, shrubs and other vegetation to complement existing, or create new, high quality green areas that deliver amenity and biodiversity benefits.

8.green spaces			+	+	+	+	Tress form an important component of the multi-functional network of Green Infrastructure
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being			+	+	++	++	Positive impact creating shade and urban cooling in summer time.
13.borough centres							Neutral
14.economy					?	?	Having valued open spaces within towns could potentially act as stimulators to the economy.
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

The policy has an overall positive impact, in particular from an environmental perspective

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Where trees are removed, appropriate replacement planting will normally be required. Where schemes result in a significant loss of trees, replacements must be proposed unless there is good reason such as the health of the trees.

Conclusions:

The tree and landscape policy is very positive in terms of sustainability, habitats, flood reduction and amenity value.

Policy: LP 17 Green Roofs and Walls

A policy that seeks to incorporate green roofs and walls into new major developments, where technically feasible and subject to considerations of visual impact.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil	+		+	+	+	+	Green roofs and walls soak up pollution and deaden noise,
3 travel.							Neutral
4. energy	+		+	+	+	+	Provide effective insulation and cooling effects.
5.water	+		+	+	+	+	Effective as SuDS to stop water runoff and flooding
6. biodiversity	+		+	+	+	+	Provides a habitat for wildlife
7. landscape & townscape			+	+	+	+	Policy protects the landscape
8.green spaces	+		+	+	+	+	Policy provides green spaces the some of which will be part of the green infrastructure network
9.best use of land & sustainable construction			+	+	+	+	Sustainable construction measure
10.housing							Neutral

Policy: LP 17 Green Roofs and Walls							
A policy that seeks to incorporate green roofs and walls into new major developments, where technically feasible and subject to considerations of visual impact.							
11.safer & cohesive communities	+			+	+	+	Is a flood prevention measure
12.health & well-being			+	+	+	+	A positive effect for health and well-being, as it.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of environmental and social perspectives.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Careful design and appropriate planting can enhance the performance of the Green Roof and Wall.							
Conclusions:							
Policy is very environmentally sustainable with a number of social benefits.							

Policy: LP 18 River Corridors							
A policy that protects the natural, historic and built environment of river corridors and watercourses. Enhance and improve the river environment, provide public access to the river corridors and foreshore and maintain river-related and river dependent uses.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3. travel							Neutral
4. energy							Neutral
5.water				+	+	+	Setting back built development from the borough's rivers, riverbanks and existing flood defences will allow for the maintenance and future upgrading of the flood defences.
6. biodiversity			+	+	+	+	The rivers and their corridors provide valuable habitats for wildlife
7. landscape & townscape			+	+	+	+	The borough's rivers, contribute to the special and distinctive character of this borough
8.green spaces				+	+	+	The rivers are important components of the wider Green Infrastructure network
9.best use of land & sustainable construction					+	+	Best use of land as policy ensures river-related businesses are in the right location and cannot be displaced by other uses.
10.housing				-	-	-	Restricts housing redevelopment opportunities on existing built up land by the river.

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Policy: LP 18 River Corridors							
A policy that protects the natural, historic and built environment of river corridors and watercourses. Enhance and improve the river environment, provide public access to the river corridors and foreshore and maintain river-related and river dependent uses.							
							(All the borough's rivers are in designated MOL & are protected for openness)
11.safer & cohesive communities					+	+	Potential to maintain and improve flood defences by setting back development.
12.health & well-being			+	+	+	++	A positive effect for health and well-being, as it seeks access to the riverbank for leisure and recreational opportunities for local communities.
13.borough centres							Neutral
14.economy			+	+	+	+	Seeks to protect river- related industries and river-dependent uses in the river corridors and helps maintain a diverse economy.
15.commercial development opportunities			+	+	+	+	River-related commercial and recreational opportunities are encouraged.
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of environmental and social perspectives.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
The likely negative effects of the policy are that it restricts opportunities for housing at the waterside.							
Conclusions:							
The policy goes into detail and stipulates what are appropriate uses at the riverside. It would allow development of river-dependent structures such as moorings and jetties and protects river-related uses that make an irreplaceable contribution to the character of the individual reaches.							

Policy: LP 19 Moorings and Floating Structures							
A policy that resists new proposals for houseboats, including extensions to existing houseboats and other moorings or floating structures designed for permanent residential uses.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil	+		+	+	+	+	Resisting new houseboats will have positive impacts as they can cause problems because of infrastructure provision (such as sewage, waste, water, and washing).
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity	+	+	+	+	+	+	Policy protects the river bank from change of use, which should be positive for biodiversity

Policy: LP 19 Moorings and Floating Structures

A policy that resists new proposals for houseboats, including extensions to existing houseboats and other moorings or floating structures designed for permanent residential uses.

7. landscape & townscape	+		+	+	+	+	Policy protects the views local character and landscape of the river
8.green spaces		+		+	+	+	Policy protects the landscape and river banks some of which will be part of the green infrastructure network
9.best use of land & sustainable construction							Neutral
10.housing				-	-	-/?	Possible negative effects for housing as it restricts a particular type of housing opportunity
11.safer & cohesive communities							Neutral
12.health & well-being	+		+	+	+	+	A positive effect for health and well-being, as it prevents obstruction to navigation and public access to the river, and interference with the recreational use of the river and its foreshores.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular in terms of the environment.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

The likely negative effects of the policy are that it restricts opportunities for new house boats. However, this policy sets out that there may be exceptional cases where appropriate development is acceptable.

Conclusions:

The policy protects navigation, views, local character, biodiversity, green infrastructure and amenity of the river, while it would also allow exceptional small scale development, subject to strict criteria.

Policy: LP 20 Climate Change Adaptation

A policy that promotes and encourages development to be fully resilient to the future impacts of climate change. New developments, in their layout, design, construction, materials, landscaping and operation should follow the cooling hierarchy and opportunities to adapt buildings to the effects of climate change will be supported.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel.							Neutral
4. energy	+		+	+	+	+	Energy efficient design should have positive impacts.
5.water	+		+	+	+	+	Use of green roofs increases flood storage
6. biodiversity					+	+	“Urban Greening” can be a cost effective approach as trees and vegetation provide

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Policy: LP 20 Climate Change Adaptation

A policy that promotes and encourages development to be fully resilient to the future impacts of climate change. New developments, in their layout, design, construction, materials, landscaping and operation should follow the cooling hierarchy and opportunities to adapt buildings to the effects of climate change will be supported.

							evapotranspirative cooling and shade and provide habitats.
7. landscape & townscape							Neutral
8.green spaces		+		+	+	+	Policy encourages urban greening creating spaces which will become part of the green infrastructure network
9.best use of land & sustainable construction			++	++	++	++	Policy will have positive impacts due to design, materials, layout, etc.
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being			+	+	++	++	A positive effect for health and well-being, as it should support cooling in times of heat waves.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of environmental and social perspectives.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Not applicable							
Conclusions:							
New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. The policy sets out the impacts, the cooling hierarchy and the acceptable measures to adapt new buildings to climate change.							

Policy: LP 21 Flood Risk and Sustainable Drainage

A policy that guides development to areas of lower flood risk, sets out where basements will be acceptable given their potential vulnerability, promotes sustainable drainage and sets out the drainage hierarchy, and protects flood defences.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water	+		+	+	+	+	Promotes SUDS which should have positive impacts
6. biodiversity							Neutral
7. landscape & townscape							Neutral

Policy: LP 21 Flood Risk and Sustainable Drainage

A policy that guides development to areas of lower flood risk, sets out where basements will be acceptable given their potential vulnerability, promotes sustainable drainage and sets out the drainage hierarchy, and protects flood defences.

8.green spaces		+		+	+	+	Policy encourages creating spaces which will become part of the green infrastructure network
9.best use of land & sustainable construction							Neutral
10.housing				-/?	-	-	May reduce opportunities for new housing
11.safer & cohesive communities	+		+	+	+	++	Sequential test should help reduce risk to humans from flooding and inundation.
12.health & well-being	+		+	+	++	++	A positive effect for health and well-being, as it should reduce flooding.
13.borough centres							Neutral
14.economy		+	+	+	+	++	Flood defences and Sequential test should help reduce risk to humans and property from flooding and inundation
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular in terms of environmental and social perspectives.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

In areas at risk of flooding, or on any other proposal where safe access/egress cannot be achieved, a Flood Emergency Plan must be submitted.

Conclusions:

New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change, such as increased risk of flooding. The policy sets out the Sequential Test to guide development to less risky locations and the Exception Test to allow redevelopment of existing developed sites in the higher risk flood zones. Development of basements in flood inundation zones are discouraged, and proposals should not prevent essential maintenance and upgrading of flood defences to be carried out in the future. Developments should also take into account the requirements of the Thames Estuary 2100 (TE2100) Plan in regards to the implementation of current and future improvements to the River Thames tidal flood defences. The River Thames Scheme (Datchet to Teddington) is a proposed programme of projects and investment to reduce flood risk. SUDS will help reduce surface water flooding. This policy should make homes and communities more resistant &/or resilient to flooding.

Policy: LP 22 Sustainable Design and Construction

A policy that sets local standards of construction, water use, and energy efficiency for new development, redevelopment and change of use. It also promotes decentralised energy and retrofitting where possible. (See SPD, Sustainable Construction Checklist)

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil				+	+	+	Should support lower CO2 emissions.
3 travel.							Neutral

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Policy: LP 22 Sustainable Design and Construction

A policy that sets local standards of construction, water use, and energy efficiency for new development, redevelopment and change of use. It also promotes decentralised energy and retrofitting where possible. (See SPD, Sustainable Construction Checklist)

4.energy	+		+	++	++	++	Energy efficient design should have positive impacts.
5.water	+		+	++	++	++	Policy promotes reduced water usage
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction			++	++	++	++	Policy will have positive impacts due to design, materials, layout, etc.
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being			+	+	+	+	A positive effect for health and well-being, as it should support lower energy bills
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities				+	+	+	Scope for installation of renewable energy

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular in terms of environmental and social perspectives.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Renewables are becoming cheaper as they become more common. Reduction in operating cost for occupiers shortens the pay back times.

Conclusions:

New development should be sustainably constructed to avoid resource use and increased vulnerability to the range of impacts arising from climate change.

Policy: LP 23 Water Resources and Infrastructure

A policy that protects water resources and supplies including water quality of rivers or groundwater and sewerage capacity.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.			+	+	+	+	Policy seeks to prevent pollution of land and watercourses.
3 travel							Neutral
4. energy							Neutral
5.water			++	++	++	++	The policy seeks to ensure existing or secure new water/sewerage infrastructure
6. biodiversity				+	+	+	Positive for biodiversity as it protects and seeks to improve water quality
7. landscape & townscape							Neutral

Policy: LP 23 Water Resources and Infrastructure							
A policy that protects water resources and supplies including water quality of rivers or groundwater and sewerage capacity.							
8.green spaces					+	+	The unpolluted water courses can form part of the green Infrastructure
9.best use of land & sustainable construction							Neutral
10.housing			?	-/?	-	-	By restricting some developments in areas with in-adequate infrastructure could mean less opportunities for housing
11.safer & cohesive communities							Neutral
12.health & well-being			+	+	++	+	If infrastructure is in place ahead of development should avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages associated with low-pressure water supply problems.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of environmental and social perspectives.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
While this policy may reduce housing opportunities in areas with inadequate infrastructure, it is more sustainable to only allow development in areas with adequate water and sewerage provision. Alternatively there may be unacceptable impacts on human health and the environment such as sewage flooding, pollution of land and watercourses and low pressure water supply.							
Conclusions:							
There should be sufficient water and sewerage capacity. Where capacity does not exist and to avoid overloading of existing infrastructure, a drainage strategy should be provided to show the required infrastructure will be provided. A policy details what is required locally, and therefore is preferred.							

Policy: LP 24 Waste Management							
A policy to ensure that waste collection and disposal arrangements are developed in accordance with the Waste Management Hierarchy. Existing waste sites are safeguarded							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste			+	+	+	++	Seeks to ensure that all development proposals provide adequate refuse and recycling storage space. Aim to contribute towards the borough being more self-sufficient in dealing with its waste.
2. pollution: air, noise, light, water and soil.							Neutral

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Policy: LP 24 Waste Management							
A policy to ensure that waste collection and disposal arrangements are developed in accordance with the Waste Management Hierarchy. Existing waste sites are safeguarded							
3 travel				+	+	+	potential to use the river for waste transportation
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8. green spaces							Neutral
9. best use of land & sustainable construction							Neutral
10. housing							Neutral
11. safer & cohesive communities							Neutral
12. health & well-being							Neutral
13. borough centres							Neutral
14. economy							Neutral
15. commercial development opportunities							Neutral
Summary : (likely sustainability impact of the option)							
This policy has overall a positive impact, in particular in terms of the environment							
Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)							
Not applicable							
Conclusions:							
By ensuring all development proposals have adequate refuse and recycling facilities should contribute to the reduction of waste going to landfill. It is therefore considered more sustainable to have a local policy on waste management.							

Policy: LP 25 Development in Centres							
A policy to set out the centre hierarchy as required by the NPPF. The approach to developing each of the borough's centres is set out. The historic environment and river frontage will be protected.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil.				+/-	+/-	?	More concentration, but may reduce need to travel.
3 travel			+	+	+	+	A successful local centre provides goods and services, employment & housing opportunities that result in a reduced need to travel
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			+	+	+	+	Development must respect the character, environment and historical interest of the area.
8. green spaces							Neutral
9. best use of land & sustainable construction			+	+	+	+	Promotes town centres. Optimising use of the land.
10. housing					+		There is scope to increase housing stock in the centres, such as

Policy: LP 25 Development in Centres							
A policy to set out the centre hierarchy as required by the NPPF. The approach to developing each of the borough's centres is set out. The historic environment and river frontage will be protected.							
							through increased densities or introducing housing in upper floors
11.safer & cohesive communities				+	+	+	Wide improvements and concentration of services
12.health & well-being						+	More accessible services. Provision of community focus.
13.borough centres			++	++	++	++	Policy steers major development into the five main centres.
14.economy				+	+	+	Policy supports the development of the economy subject to position of the centre in the borough hierarchy,
15.commercial development opportunities			+	+	+	+	Policy seeks to improve provision in areas deficient in local shopping and develop economic opportunities subject to position of the centre in the borough hierarchy.
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of the economy, the well-being of the community and the environment							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Development must respect, improve and enhance the distinct character of each centre.							
Conclusions: Having the policy builds upon and fulfills guidance in higher policy documents and, in particular allows for the duty to plan to meet community needs to be met.							

Policy: LP 26 Retail Frontages							
A policy for managing the balance of uses in centres and ensuring that there is adequate shopping available to meet forecast needs.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.					+	+	Controls change of use and nuisance from A3, A4, A5
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape				+	+	+	Retains and improves legibility and viability of centres and streetscape
8.green spaces							Neutral
9.best use of land & sustainable construction				-	-	-	Might encourage vacancies
10.housing							Neutral
11.safer & cohesive communities				+	+		More cohesive concentration of retail and other uses.
12.health & well-being					+		health and other potential D uses allowed in secondary frontage. Access to services within walking distance is important for those without access to a vehicle.

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Policy: LP 26 Retail Frontages							
A policy for managing the balance of uses in centres and ensuring that there is adequate shopping available to meet forecast needs.							
13.borough centres			+/?	+/?	+/?	+	Depends on the prevailing economy but preserves and enhances balance incentives, allows for appropriate growth
14.economy				+	+	+	Ensures appropriate uses for a diverse economy.
15.commercial development opportunities				+	+	+	Creates development opportunities where appropriate
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of the environment and support for local economy							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Good for the centres but need to implement flexibly in response to economic cycles.							
Conclusions:							
It is considered to be more sustainable to have a policy on Retail Frontages which helps to ensure that identified need is met.							

Policy: 27 Local Shops, Services and Public Houses							
A policy to ensure that all residents have a shop and services within reasonable walking distance (defined as 400 metres). It will resist the loss of public houses and sets out the marketing requirements.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.							Neutral
3.travel.			+	+	+	+	Policy retains facilities within walking distance.
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape					+	+	retains the existing local shop or service in the townscape
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing				-	-	-	Reduces potential opportunity for housing
11.safer & cohesive communities			+	+	++	++	Preservation of vital community services and facilities.
12.health & well-being				+	+		Encourages walking and community
13.borough centres							Neutral
14.economy				+	+	+	Good for local economy
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in social and economic terms.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							

Policy: 27 Local Shops, Services and Public Houses

A policy to ensure that all residents have a shop and services within reasonable walking distance (defined as 400 metres). It will resist the loss of public houses and sets out the marketing requirements.

Not applicable

Conclusions:

The policy could lead to more sustainable communities.

Policy: LP 28 Social and Community Infrastructure

A policy sets out to ensure the adequate provision of community services and facilities, especially in areas where there is an identified need or shortage. It resists loss, and the demise of Assets of Community Value will be strongly resisted

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.							Neutral
3. travel			+	+	+	+	Should reduce the need to travel far for services.
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction			+	+	+	+	Co-location, dual use & flexible buildings, very positive
10.housing							neutral
11.safer & cohesive communities			+	+	+	+	Providing services in suitable places, to meet needs at the heart of local communities should improve cohesion.
12.health & well-being			+	+	++	++	Inclusive access allows people to stay independent.
13.borough centres				?	?		Depends on locations, if located in town centres will add to vitality
14.economy					+		Such facilities add to well-being of the area and employment opportunities
15.commercial development opportunities				+	+		New buildings have to be built

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular in terms of society and the economy

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

To mitigate against the impacts of development on existing services financial contributions and / or planning obligations (also see the Planning Obligations SPD), and / or where appropriate, on-site provision of community facilities could be required.

Conclusions:

Largely positive impacts by protecting existing uses and considering alternative social uses

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Policy: LP 29 Education and Training

A policy that sets out how the Council will provide a sufficiency and diversity of school places needed within the borough, including promoting local employment opportunities and training programmes, and requiring Local Employment Agreements (LEA) in certain cases

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel			+	+	+	+	Should reduce how far people need to travel
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction			+	+	+		Dual use & flexible buildings should be an efficient use of the land
10.housing							Neutral
11.safer & cohesive communities			+	+	+	+	Providing schools and training within local communities should improve cohesion.
12.health & well-being			+	+	+	+	Skills, employment and training opportunities to be delivered. Multi use of premises could increase sports provision.
13.borough centres				+/?	+/?		If located in town centres could add to vitality
14.economy	+		+	+	+		Could add to employment opportunities for local people
15.commercial development opportunities	+			+	+		Providing new buildings

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular, if located in accessible locations

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Multi-use and co-location of facilities contributes to optimising the use of land and can increase the wider community benefits of educational proposals. It might lead to increased public access, particularly of sports facilities (indoor and outdoor) through for example the use of school playing fields, sport clubs, other schools and community groups.

Conclusions:

The policy has positive social and economic impacts.

Policy: LP 30 Health and Wellbeing

A policy that supports development that results in a healthy pattern of land uses and facilities. This includes resisting takeaways near schools.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral

Policy: LP 30 Health and Wellbeing							
A policy that supports development that results in a healthy pattern of land uses and facilities. This includes resisting takeaways near schools.							
2. pollution: air, noise, light, water and soil.							Neutral
3 travel.			+	+	+	+	Designed to retain facilities within walking distance
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8. green spaces							Neutral
9. best use of land & sustainable construction							Neutral
10. housing							Neutral
11. safer & cohesive communities			+	+	+	+	Access to parks and facilities can encourage social interaction and cohesion.
12. health & well-being			+	+	+	+	Designed to encourage walking
13. borough centres							Neutral
14. economy							Neutral
15. commercial development opportunities				-	-	-	May prevent take-aways from opening
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a slight positive impact, in particular in terms of the social impacts and the health and wellbeing.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Development should result in a pattern of land uses and facilities that make the healthy choice the most convenient and attractive option for residents, helping them to lead healthier lives more easily.							
Conclusions:							
A policy may result in positive social impacts.							

Policy: LP 31 Public Open Space, Play Space, Sport and Recreation							
A policy that seeks to maintain, and where possible improve, the children's and young peoples' play facilities in the borough and the quality and provision of Public Open Space, particularly in areas identified as being deficient. This policy also seeks to protect all public and private sports grounds including playing fields, playing pitches, recreational areas, outdoor swimming pools, outdoor 'green gyms', courts and greens as well as private open space in recreational use							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8. green spaces			++	++	++	++	Such facilities and spaces make a significant contribution to the borough's unique

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Policy: LP 31 Public Open Space, Play Space, Sport and Recreation

A policy that seeks to maintain, and where possible improve, the children's and young peoples' play facilities in the borough and the quality and provision of Public Open Space, particularly in areas identified as being deficient. This policy also seeks to protect all public and private sports grounds including playing fields, playing pitches, recreational areas, outdoor swimming pools, outdoor 'green gyms', courts and greens as well as private open space in recreational use

							character, openness and the wider Green Infrastructure network
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities			+	+	+	+	play an important role in creating social cohesion.
12.health & well-being			++	++	++	++	play an important role in encouraging and promoting healthier and more active lifestyles.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of the environment and society.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Not applicable							
Conclusions:							
It is considered more sustainable to have a policy that protects public open spaces and play provision to ensure local communities can continue to make use of recreation and sporting opportunities.							

Policy: LP 32 Allotments and Food Growing Spaces

A policy to protect existing allotments and support other potential spaces that could be used for commercial food production or for community gardening, where possible

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.			+	+	+	+	Positive effects on soil quality.
3 travel.			-/?	-/?	-/?	-/?	Depends where the allotments are located and whether allotment holders need to travel far.
4. energy							Neutral
5.water				+	+		Potential to soak up rainwater and prevent flash flooding
6. biodiversity			+	+	+	+	Positive impacts on biodiversity
7. landscape & townscape							Neutral
8.green spaces			+	+	+	+	Provides habitat and green spaces for a green network
9.best use of land & sustainable construction				-	?/-	?/-	Are an expensive land use & not the best use of land

Policy: LP 32 Allotments and Food Growing Spaces							
A policy to protect existing allotments and support other potential spaces that could be used for commercial food production or for community gardening, where possible							
10.housing			-	-	-	-	Reduces opportunities for redevelopment of land for housing
11.safer & cohesive communities			+	+	+	+	Create more cohesive communities
12.health & well-being			+	+	+	+	Positive impacts for health and healthy food production
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Potentially limit development opportunities
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, in particular in terms of the environment and society							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Negative effects could be reduced by ensuring allotment holders live near their plots, and locating the sites in areas unsuitable for housing or commercial development.							
Conclusions:							
The policy has many positive social and environmental impacts.							

Policy: LP 33 Telecommunications							
A policy to set out how applications for telecommunications development will be assessed.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities			+	+	+	+	High speed broadband technology will enhance the provision of local community facilities and services.
12.health & well-being					+	+	Policy seeks self-certification that the cumulative exposure of the development will not exceed International Commission on non-ionising radiation protection guidelines
13.borough centres							Neutral
14.economy			+	+	+	+	high quality communications infrastructure is essential for sustainable economic growth

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Policy: LP 33 Telecommunications

A policy to set out how applications for telecommunications development will be assessed.

15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, as it ensures the continued economic and social success of the borough.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Visual impacts of telecommunications proposals should be minimised, in line with policies on Local Character and Design.							
Conclusions:							
The Council policy will promote enhanced connectivity of the borough through supporting infrastructure for high speed broadband and telecommunications							

Policy: LP 34 New Housing

A policy to set out how to meet indicative housing need across broad areas. Housing land supply in the borough potentially provides over the next five years more than the target supply in the London Plan.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste				-	-	-	
2. pollution: air, noise, light, water and soil					-	-	
3 travel				-	-	-	
4. energy							Neutral
5.water					-	-	
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing			++	++	++	++	Policy seeks to provide additional new housing opportunities
11.safer & cohesive communities					+	+	.
12.health & well-being					+	+	
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
New housing opportunities will be provided across the borough to address local needs.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Need to ensure sustainable construction and protection of amenity of existing residents when new housing is considered.							
Conclusions:							
It is considered to be more sustainable to have a policy to guide the broad amounts and location of new housing in order to ensure that identified local needs are met.							

Policy: 35 Housing Mix and Standards

A policy that sets out guidance on housing mix and standards, which should reflect current national and regional guidance.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity					+		Tree planting opportunities & communal and amenity green space
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing						-	Likely that there will be less opportunity for smaller and higher density units
11.safer & cohesive communities				+	+	+	It is recognised that adequate space in the home has an effect on community cohesion.
12.health & well-being			+	+	+	+	It is recognised that adequate space in the home has an effect on Health, especially in terms of light, ventilation and sense of space
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

Largely positive impacts particularly for occupants of the new homes, and addresses inclusive access, although it may slightly reduce housing opportunities.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Not applicable

Conclusions:

The policy will promote positive impacts for occupants of new homes.

Policy: LP 36 Affordable Housing

A policy that sets out the proportion of affordable housing (strategic target of 50%), size and tenure mix that the Council expects.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel.							Neutral
4. energy							Neutral

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Policy: LP 36 Affordable Housing

A policy that sets out the proportion of affordable housing (strategic target of 50%), size and tenure mix that the Council expects.

5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing			+	++	++	+	Policy seeks to maximise delivery of affordable housing to meet local needs
11.safer & cohesive communities			+	+	+	+	Policy seeks mixed and balanced communities through inclusion of affordable housing
12.health & well-being						+	+
13.borough centres							Neutral
14.economy			+	+	+	+	Policy seeks to address affordability issues to provide range of housing opportunities
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, maximising delivery of a mix of affordable housing by size and tenure.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Policy takes account of viability.

Conclusions:

A policy is essential to maximise affordable housing delivery to meet priority local needs.

Policy: LP 37 Housing Needs of Different Groups

Different types of accommodation are recognised as important in the borough, particularly to provide affordable options and meet the needs of residents who may otherwise have difficulty finding alternative accommodation. This policy seeks to protect and support housing provided for an identified local need.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.							Neutral
3 travel.							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing						++	Policy seeks to provide for local priority needs
11.safer & cohesive communities			+	+	+	+	Policy seeks mixed and balanced communities

Policy: LP 37 Housing Needs of Different Groups							
Different types of accommodation are recognised as important in the borough, particularly to provide affordable options and meet the needs of residents who may otherwise have difficulty finding alternative accommodation. This policy seeks to protect and support housing provided for an identified local need.							
12.health & well-being			+	+	+	+	Policy seeks to provide range of housing which will enable independent living and address needs of different groups such as older people.
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, to address local priority housing needs.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Conclusions:							
A policy will promote positive impacts for the housing needs of different groups.							

Policy: LP 38 Loss of Housing							
A policy that seeks to retain existing housing and sets out criteria for redevelopment of Housing.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil			+	+	+	+	Existing housing is valued in the borough due to the constraints of limited land supply and high land values
3 travel							Neutral
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape			+	+	+	+	
8.green spaces							Neutral
9.best use of land & sustainable construction					+	+	
10.housing					+	+	Prevents the loss of housing numbers
11.safer & cohesive communities			+	+	+	+	
12.health & well-being					+	+	
13.borough centres							Neutral
14.economy			+	+	+	+	
15.commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, protecting existing housing and guidance for assessing conversions, reversions or redevelopment.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							

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Policy: LP 38 Loss of Housing

A policy that seeks to retain existing housing and sets out criteria for redevelopment of Housing.

Not applicable

Conclusions:

A policy will protect existing housing, and guidance on conversions, reversions or redevelopment help to ensure it is satisfactory.

Policy: 39 Infill, Backland and Backgarden Development

A policy that sets out how applications for infill and backland development should be addressed, and resists the loss of gardens.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel							Neutral
4. energy							Neutral
5.water				+	+	+	gardens help to reduce flood risk and mitigate the effects of climate change including the heat island effect
6. biodiversity			+	+	+	+	features important to wildlife must be retained or re-provided. Gardens support wildlife.
7. landscape & townscape			+	+	+	+	It is important that infill development reinforces the character of streets by reflecting the scale, mass, height, form, fenestration and architectural details of its neighbours. Gardens contribute to local character
8.green spaces			+	+	+	+	Trees, shrubs and wildlife habitats – important to character, appearance or wildlife must be retained or re-provided. Gardens support biodiversity and contribute to the green network
9.best use of land & sustainable construction							Neutral
10.housing					-	-	May be less land available for housebuilding
11.safer & cohesive communities			+	+	+	+	gardens provide safe and secure amenity and play space.
12.health & well-being				+	+	+	gardens provide safe and secure amenity and play space, help to reduce flood risk and mitigate the effects of climate change including the heat island effect
13.borough centres							Neutral
14.economy							Neutral
15.commercial development opportunities							Neutral

Summary : *(likely sustainability impact of the option)*

This policy has overall a very positive impact.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

<p>Policy: 39 Infill, Backland and Backgarden Development</p> <p>A policy that sets out how applications for infill and backland development should be addressed, and resists the loss of gardens.</p>
<p>It is important that infill development reinforces the character of streets by reflecting the scale, mass, height, form, fenestration and architectural details of its neighbours.</p>
<p>Conclusions:</p> <p>The policy states all infill and backland development must reflect the character of the surrounding area and protect the amenity of neighbours. Retaining gardens will promote enhanced connectivity for wildlife and provides safe and secure amenity and play space.</p>

<p>Policy: LP 40 Employment and Local Economy</p> <p>A policy that sets out the principles by which the Council will support a diverse and strong local economy.</p>							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil				+/-	+/-	?	More concentration , but reduces need to travel
3 travel			+	+	+	+	Should provide greater opportunities for employment closer to residential areas.
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction				+	+	+	Promotes town centres. Most efficient use of land
10.housing					-/?		Potentially less land available for housing though will be some provided as part of mixed use schemes
11.safer & cohesive communities				+	+		Concentration of services and job opportunities
12.health & well-being				+	+	+	More locally based Job opportunities and services nearer to peoples' homes
13.borough centres			++	++	++	+	Steering major developments into the main town centres should help reduce the amount of car travel and encourage use of public transport
14.economy			++	++	++	++	Neutral
15.commercial development opportunities			++	++	++	++	Neutral
<p>Summary : <i>(likely sustainability impact of the option)</i></p> <p>This policy has overall a positive impact, as it ensures the continued economic success of the borough.</p>							
<p>Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i></p> <p>Visual impacts of employment proposals should be minimised, in line with policies on Local Character and Design.</p>							
<p>Conclusions:</p>							

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Policy: LP 40 Employment and Local Economy

A policy that sets out the principles by which the Council will support a diverse and strong local economy.

The Council policy will promote a sustainable economy and add to economic diversity.

Policy: LP 41 Offices

A policy that sets out how applications for office development will be assessed. There is a marketing requirement and sequential approach concerning redevelopment or change of use. In order to secure the long term future of office sites in the borough there is a presumption against loss of any office space and Key Office Areas have been defined. New office development in appropriate locations to meet local needs is encouraged.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil							Neutral
3 travel			+	+	+	+	Less need to travel and potentially commute into central London
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing					-/?		Potentially less land available for housing, but there will be provision in mixed use schemes.
11.safer & cohesive communities				+	+	+	Concentration of services and job opportunities
12.health & well-being				+	+	+	More locally based jobs and services
13.borough centres			+	+	+	+	Offices are steered to the main centres
14.economy			++	++	++	++	Neutral
15.commercial development opportunities			+	++	++	++	Neutral

Summary : *(likely sustainability impact of the option)*

This policy has overall a positive impact, in particular for the economy and society.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Visual impacts of office proposals should be minimised, in line with policies on Local Character and Design.

Conclusions:

The Council policy will resist the loss of office floor space, which has an adverse effect on business, employment and the character of the borough and will support the retention, enhancement and provision of new offices to support services, jobs and opportunities for residents.

Policy: LP 42 Industrial Land and Business Parks							
A policy that seeks to protect existing and encourage new provision of industrial space. It also identifies locally important industrial land and business parks.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil						-/?	Possible concentration of uses but less need to travel
3 travel			+	+	+	+	Less need to travel
4. energy							Neutral
5.water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing						-/?	?
11.safer & cohesive communities			+	+	+	+	provision of local community facilities and services.
12.health & well-being					+	+	Local job and service opportunities
13.borough centres							Neutral
14.economy			++	++	++	++	high quality industrial space is one essential for sustainable economic growth
15.commercial development opportunities			+	+	+	+	Development opportunities
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, as it ensures the continued economic success of the borough.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Visual, pollution and amenity impacts of industrial proposals should be minimised, in line with policies on Local Character and Design.							
Conclusions:							
The Council policy will support the local economy and help to retain those industrial-type services such as vehicle repair garages for local communities.							

Policy: LP 43 Visitor Economy							
A policy that seeks to support the sustainable growth of the tourist industry for the benefit of the local area.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil.				-/?	-/?	-/?	will be mindful of the impact of development on amenity, living conditions, noise and light pollution, as well air pollution from parking, servicing and transport

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Policy: LP 43 Visitor Economy							
A policy that seeks to support the sustainable growth of the tourist industry for the benefit of the local area.							
3.travel.				-	-/?	?/-	Uncertain via which mode visitors will travel Council will continue to work with partners, including public transport operators and event organisers, to promote sustainable travel choices
4.energy							Neutral
5.water				-	-	-	Often there is enormous water usage in hotels but sustainable tourism measures can reduce daily towel cleaning etc.
6.biodiversity							Neutral
7.landscape & townscape							Neutral
8.green spaces							Neutral
9.best use of land & sustainable construction							Neutral
10.housing							Neutral
11.safer & cohesive communities							Neutral
12.health & well-being				+	+	+	Hotels may allow public access to spas, gyms and health suites
13.borough centres			+	+	+	+	Visitors may add to retail spend and add to vitality of town centres
14.economy	+	+	+	+	+	+	Visitors may add to spend in the borough
15.commercial development opportunities				+	+		Creates development opportunities
Summary : <i>(likely sustainability impact of the option)</i>							
This policy has overall a positive impact, and it diversifies the economy.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Visual impacts of development proposals should be minimised, in line with policies on Local Character and Design. Sustainable tourism measures should reduce water consumption and waste. In determining applications for hotel development the Council will be mindful of the impact of the development on amenity, living conditions, parking, servicing and transport. It will be taken into account whether any ancillary facilities within the hotel, such as a gym, are open for public use							
Conclusions:							
The policy recognises the value of the visitor economy both to the local and London economy							

Policy: LP 44 Facilitating Sustainable Travel Choices							
The policy seeks to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development such as congestion and air pollution, maximise opportunities for health benefits and provide access to services, facilities and employment. It also encourages the use of the River Thames for passenger and freight transport.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1.waste							Neutral
2. pollution: air, noise, light, water and soil					-	-	Likely noise and air pollution
3.travel			+	+	+	+	Seeks to enhance accessibility and promote different modes of travel

Policy: LP 44 Facilitating Sustainable Travel Choices							
The policy seeks to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development such as congestion and air pollution, maximise opportunities for health benefits and provide access to services, facilities and employment. It also encourages the use of the River Thames for passenger and freight transport.							
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral
7. landscape & townscape							Neutral
8. green spaces							Neutral
9. best use of land & sustainable construction							Neutral
10. housing							Neutral
11. safer & cohesive communities			+	+	+	+	Improved accessibility and transport links would enhance quality of life
12. health & well-being			+	+	+	+	Should increase cycling through provision of links and enhancements to existing networks.
13. borough centres				+	+		improved transport links & a good walking environment has been shown to be not only beneficial to an individual's health and social life, but also to bring economic benefits to the borough's centres.
14. economy							Neutral
15. commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
This policy seeks the benefits of improved transport and mitigates some of the worst effects.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Mitigated through the provision of, or contributions towards, necessary and relevant transport improvements. Noise and air pollution matters will need to be mitigated.							
Conclusions:							
Overall a very positive policy that facilitates sustainable travel choices, which will also lead to positive social impacts and health and wellbeing.							

Policy: LP 45 Parking Standards and Servicing							
A policy that sets out that new development has to make provision for the accommodation of parking spaces (including vehicles and bicycles). It also resists the provision of front garden car parking. A new set of parking standards is included in Appendix 3 of the Publication Local Plan.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation uncertainties, & proposed mitigation
	Local	Trans-boundary	Short term	Medium term	Long term	cumulative	
1. waste							Neutral
2. pollution: air, noise, light, water and soil.				?	?	?	More fossil fuelled cars could mean more air and noise pollution. In the future, technology and electric vehicles may reduce such impacts.
3 travel			?	?	?	?	
4. energy							Neutral
5. water							Neutral
6. biodiversity							Neutral

6 Testing the Policies of the Local Plan

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Policy: LP 45 Parking Standards and Servicing							
A policy that sets out that new development has to make provision for the accommodation of parking spaces (including vehicles and bicycles). It also restricts the provision of front garden car parking.							
A new set of parking standards is included in Appendix 3 of the Publication Local Plan.							
7. landscape & townscape			?	?	?	?	Resisting front garden parking is positive, but the provision of parking spaces in general could negatively impact the townscape and local character. Parking must be sensitively located and designed and suitably landscaped to minimise visual intrusion and disturbance.
8. green spaces							Neutral
9. best use of land & sustainable construction			?	?	?	?	Uncertain as parking spaces may take up land that could otherwise be used for housing or commercial developments. Restricting front garden parkings is seen as beneficial.
10. housing					?	?	Potentially less space for housing developments
11. safer & cohesive communities			?	?	?	?	Potentially more road accidents and effects of pollution if the policy is likely to encourage more parking provision.
12. health & well-being					?		Access to a choice of modes of travel, including the car, increases mobility. Disabled parking standards will be set as part of the Publication Local Plan.
13. borough centres				?/+	?/+	?/+	Appropriate provision of car parking can support the viability of town centres
14. economy							Neutral
15. commercial development opportunities							Neutral
Summary : <i>(likely sustainability impact of the option)</i>							
Research and appraisal of the parking standards has been carried out separately (see table below).							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Visual impacts of proposals, particularly of parking spaces, should be minimised, in line with policies on Local Character and Design.							
Conclusions							
The parking standards research is available; including sustainability assessment of the policy and the parking standards (see table below). This has informed the Publication version of the Local Plan.							

Table of summary of the effects of the three options against each of the objectives (Source: Aecom, 2016):

	Option	Objectives			Overall Score
		sustainable travel	Car Dependency & the Environment	Local Highway Network	
1	LB Richmond-upon-Thames's current parking standards	+	0	--	-
2	The adopted London Plan standards – added flexibility in areas of PTAL 1a-1b, with limited parts in PTAL 2	+	-	0	0
3	A new set of standards – added flexibility in areas of PTAL 1a-2, with limited parts in PTAL 3	0	-	++	+

Research to Support the London Borough of Richmond-upon-Thames' Review of their Local Parking Standards, available at www.richmond.gov.uk/ldf_parking_standards_research.pdf

The table above shows that each option is anticipated to have a mixture of positive and negative effects based on the three key objectives examined as part of the study. The existing parking standards are anticipated to have the least overall benefits as although this will favour sustainable transport, it is expected to significantly harm conditions on the local highway network compared to the other two options. The adopted London Plan standards are anticipated to have a balanced outcome by again favouring sustainable transport but increasing car dependency and environmental implications. The new set of standards are expected to result in the greatest net benefits compared to the other two options as although this will increase car dependency and environmental implications, this will significantly favour the local highway network by reducing on-street parking pressures and improving highway safety. Option 3 (a new set of standards) therefore forms the preferred option of the study and this has been used to inform Appendix 3 of the Publication Local Plan.

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7 Testing the Site Allocations of the Local Plan

Proposal Site: SA1 Hampton Square							
Partial redevelopment and improvement for community, retail and local services, employment and residential uses, including affordable units and car parking.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium- term	Long- term	Cumulative	
1. Waste							Neutral
2. Pollution & soil							Neutral
3. Travel							Neutral
4. Climate change mitigation							Neutral
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity							Neutral
7. Landscape & townscape	+		+				Environmental improvements and better links of civic space to residential area and open spaces is likely to make a positive contribution to the local character
8. Parks & open spaces	+		+				Improvement to existing Public Open Space is likely to improve the quality of the open space
9. Best use of land & sustainable construction	+		+	+		+	The area was run down and some shops have closed; unlikely to make the most efficient use of land, though improvements should make it more attractive.
10. Housing	+		+				Additional affordable residential development
11. Health, well-being, secure communities	+		+				Some existing community uses but needs cohesion to contribute to an active, safe and lively centre
12. Accessible local services	+		+				Improvements to existing local services, particularly shops and community premises
13. Borough centres	+		+				Designed as a local centre. Been showing some vacancies, though environmental quality has been improved.
14. Local economy	+		+				Vacant shops do not contribute to the local economy
15. Commercial development opportunities	+		+				Potential for new commercial development opportunities, including retail and business units
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Overall very positive impacts, particularly due to the environmental and design improvements; likely to create a more attractive local centre that will benefit the local residents in providing local services; it would reinforce the local centre's role and provide some opportunities for commercial development and meet local business needs.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i> Village Planning Guidance SPD for Hampton will provide design and local character guidance.							
No negative impacts have been identified.							

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SA 2 Platts Eyot, Hampton							
Regeneration of the island by maintaining, and where possible enhancing, existing river-dependent and river-related uses. New business and industrial uses (B1, B2 and B8) that respect and contribute to the island's special and unique character are encouraged. Residential development to allow for the restoration of the Listed Buildings, especially those on the Heritage at Risk Register, may be appropriate.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste							Unlikely to increase the waste stream of this site
2. Pollution & soil							Neutral
3. Travel	-	-	-	-		-	It is an island in the River Thames, with a car park to the north of the River. Intensification of uses on the island could lead to more traffic in the local area and potential parking issues as there is only a footbridge connecting it to the main land.
4. Climate change mitigation	+/?		+/?	+/?			Potential for more energy efficient buildings, but also increase in energy consumption
5. Climate change adaptation, flood risk & water	-	-	-	-	-	-	The island does not have safe access/egress in the event of a flood. Occupiers, residents, users and visitors of/to the island could potentially be put at risk by redeveloping the site. The island itself is also at risk of flooding, but buildings could be designed to remain safe during a flood event.
6. Biodiversity	--	--	--	--	--	--	Wholly OSNI – intensification of uses, including residential uses could potentially be harmful to the biodiversity. Would lead to a degradation of green spaces; over 120 individual trees on site.
7. Landscape & townscape	+	+	+	+	+	+	Could improve and enhance the character of the Conservation Area and address heritage at risk assets, subject to detailed design.
8. Parks & open spaces							Neutral, as long as it does not lead to a loss or degradation of designated Green Belt
9. Best use of land & sustainable construction	+		+	+	+		It would make better use and bring back into use existing buildings and previously developed land. Opportunity for remediating potentially contaminated land.
10. Housing	+		+				Some limited opportunities for creating a few new homes.
11. Health, well-being, secure communities	- -		-	-	-		At risk of flooding
12. Accessible local services							Neutral
13. Borough centres							Neutral
14. Local economy	+		+	+	+		Positive as it would retain and improve river-related and other industries
15. Commercial development opportunities	+		+	+	+		Opportunity to provide suitable space for commercial uses, in

SA 2 Platts Eyot, Hampton

Regeneration of the island by maintaining, and where possible enhancing, existing river-dependent and river-related uses. New business and industrial uses (B1, B2 and B8) that respect and contribute to the island's special and unique character are encouraged. Residential development to allow for the restoration of the Listed Buildings, especially those on the Heritage at Risk Register, may be appropriate.

							support of the existing island industries
--	--	--	--	--	--	--	-------------------------------------------

Summary of assessment: *(likely sustainability impact of the option)*

This allocation has positive and negative impacts. The island does not have safe access/egress in the event of a flood and the island itself is also at risk of flooding. Intensification of uses would result in more traffic and parking issues on the mainland, apart from the river-related uses which utilise waterborne transport. Any redevelopment scheme would need to take account of the biodiversity value, trees and designated open land, ensuring that these designations are not impacted upon. Redevelopment and new development should enhance the character and appearance of the island, and heritage at risk should be addressed. This option would also have positive impacts for the local economy and working community and provide some commercial development opportunities.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

A flood risk assessment including assessment of safe access/egress arrangements and a flood emergency plan could potentially address the issue of safe access/egress. An ecological assessment would need to be carried out and features to protect and encourage biodiversity and green infrastructure created, whilst existing habitats are preserved and enhanced as much as is feasible. Where trees are removed, appropriate equivalent trees should be re provided. Alternative means of access other than car would need to be provided. It is understood that the Council will be preparing a Site Brief at an appropriate time in partnership with the owners.

SA 3 Hampton Traffic Unit, 60-68 Station Road, Hampton

Appropriate land uses include business (B1), employment generating and other commercial or social and community infrastructure uses. The Building of Townscape Merit has to be retained and a pedestrian link should be provided through the site.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	?/+		?/+			?/+	As the existing use involves a traffic unit, overall, it is likely that traffic would decrease as a result of this option
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs
6. Biodiversity	?/-		?/-	?	?	?/-	Adjacent to OSNI; adjoining land with high biodiversity value. New development should protect existing features, include new or enhanced features and habitats, design (such as green roofs) and landscaping (including trees) that promote biodiversity, including provision for their management. These features must also be protected during construction works.
7. Landscape & townscape	?/+		?/+			?/+	Preservation of the BTM and creating a more attractive frontage could positively enhance the Conservation Area, but this

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SA 3 Hampton Traffic Unit, 60-68 Station Road, Hampton

Appropriate land uses include business (B1), employment generating and other commercial or social and community infrastructure uses. The Building of Townscape Merit has to be retained and a pedestrian link should be provided through the site.

							will depend on the detailed design scheme
8. Parks & open spaces	?/+		?/+				Adjacent to Public Open Space; could improve access and connectivity between sites
9. Best use of land & sustainable construction	+		+	+		+	Redevelopment would allow sustainable design and construction techniques
10. Housing	+		+	+	+		Provision of housing including affordable homes
11. Health, well-being, secure communities	-/?		-/?			-/?	Loss of police infrastructure, which may lead to a perception of a less secure area.
12. Accessible local services	+		+/?			+/?	This proposal would lead to the loss of a police service but there are plans to re-provide other local services
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities	+		+			+	Opportunity for commercial development

Summary of assessment: (likely sustainability impact of the option)

Overall considered to have many positive sustainability impacts, with some negative impacts on waste. It would provide some housing, which should also improve the townscape, enhance the Conservation Area and improve the BTM. There are some potential uncertainties in relation to biodiversity, OOLTI and OSNI, which can be mitigated by careful design, landscaping and habitat creation.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

It is recommended that the potential for re-using or redeveloping part of these sites for social infrastructure should be investigated and that some provision of a local social/community service is re-provided on this site if feasible. Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Biodiversity – ensure that the proposal will not lead to any harm by providing the appropriate biodiversity assessment and ensuring the design and layout takes full account of the adjacent designations.

SA 4 Hampton Delivery Office, Rosehill, Hampton

If the site is declared surplus to requirements, appropriate land uses include employment generating or social and community infrastructure uses.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	?		?			?	As the existing use involves some vehicle movements, it is uncertain whether there would be a net increase or decrease as a result of this option
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs

SA 4 Hampton Delivery Office, Rosehill, Hampton

If the site is declared surplus to requirements, appropriate land uses include employment generating or social and community infrastructure uses.

6. Biodiversity							Neutral
7. Landscape & townscape	?/+		?/+			?/+	Potential to enhance the Conservation Area, but this will depend on the detailed design scheme
8. Parks & open spaces							Neutral
9. Best use of land & sustainable construction	?		?	?		?	Uncertain because of loss of community infrastructure, but if surplus to requirements, redevelopment would allow sustainable design and construction techniques
10. Housing	+		+	+	+		Provision of housing including affordable homes
11. Health, well-being, secure communities							Neutral
12. Accessible local services	-/?		-/?			-/?	This proposal would lead to the loss of a social infrastructure and there are no plans to re-provide other local postal services
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities	+		+/-			-	Should be in the first instance redeveloped for employment generating, commercial and social infrastructure uses. Loss of opportunity for commercial development if a residential led scheme

Summary of assessment: *(likely sustainability impact of the option)*

Overall considered to have some positive sustainability impacts, with some negative impacts on waste, loss of local service and maybe commercial development . It would provide some housing, and redevelopment should also improve the townscape and enhance the Conservation Area.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

It is recommended that the potential for re-using or redeveloping part of this site for social infrastructure should be further investigated and that some provision of a local social/community service is re-provided on this site if feasible. Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Village Planning Guidance SPD for Hampton will provide design and local character guidance.

SA 5 Telephone Exchange, Teddington

If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the high street. Any proposal should provide for employment floorspace, such as B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste is likely to increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral

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SA 5 Telephone Exchange, Teddington

If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the high street. Any proposal should provide for employment floorspace, such as B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.

3. Travel	-/?		-/?	-/?	-/?	-/?	Depending on the development proposal, it may lead to an increase in traffic and congestion
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity							Neutral
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement of Conservation Area by creating a more attractive frontage
8. Parks & open spaces							Neutral
9. Best use of land & sustainable construction	++		++	++	++		Providing a mix of uses in a town centre location would maximise the potential of previously developed land; potential for incorporation of sustainable construction measures
10. Housing	+		+	+	+		Opportunity for some provision of homes, including affordable units
11. Health, well-being, secure communities							Neutral
12. Accessible local services	+		+	+		+	Access to a range of town centre facilities and services for new users of this site
13. Borough centres	+		++	++	+		A mixed use scheme would add to the vitality and viability of the town centre
14. Local economy	+		++	++	+		Contribution to local economy including provision of jobs
15. Commercial development opportunities	+		+	+			Some opportunity to provide modern, flexible commercial units.

Summary of assessment: *(likely sustainability impact of the option)*

Overall, mainly positive impacts, particularly in relation to vitality of town centres, local economy and provision of homes.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Travel – ensure any redevelopment proposal would have no impacts on local parking provision. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

SA 6 Teddington Delivery Office, Teddington

If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the high street. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	

SA 6 Teddington Delivery Office, Teddington							
If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the high street. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.							
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	?		?			?	As the existing use involves some vehicle movements, it is uncertain whether there would be a net increase or decrease as a result of this option
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs
6. Biodiversity							Neutral
7. Landscape & townscape	?/+		?/+			?/+	Potential to enhance the setting of the Conservation Area and BTM, but this will depend on the detailed design scheme
8. Parks & open spaces							Neutral
9. Best use of land & sustainable construction	?		?	?		?	Uncertain because of loss of community infrastructure, but if surplus to requirements, redevelopment would allow sustainable design and construction techniques
10. Housing	+		+	+	+		Some provision of housing including affordable homes
11. Health, well-being, secure communities							Neutral
12. Accessible local services	-/?		-/?			-/?	This proposal would lead to the loss of a social infrastructure and there are no plans to re-provide other local postal services
13. Borough centres	+		+	+	+		Improvements to the frontage and provision of some retail/commercial uses on the ground floor could add to the vitality of Teddington town centre
14. Local economy	+		+	+			Potential contribution to more diverse economy due to retail/commercial offer and provision of jobs
15. Commercial development opportunities	+		+	+			Opportunity for commercial development
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Overall considered to have some positive sustainability impacts, with some negative impacts on waste and loss of local service. Redevelopment may contribute to the vitality and viability of the town centre and provide some opportunity for commercial development, thus resulting in a more diverse economy. It would also provide more housing, which could also improve the townscape, enhance the Conservation Area and improve the BTM.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							

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SA 6 Teddington Delivery Office, Teddington

If the site is declared surplus to requirements, appropriate land uses include commercial / retail on the ground floor, especially in the designated key shopping frontage facing the high street. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear of the site could be considered.

It is recommended that the potential for re-using or redeveloping part of this site for social infrastructure should be further investigated and that some provision of a local social/community service is re-provided on this site as part of a mixed use scheme (if feasible). Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Guidance for design and local character will be set out in the Village Planning Guidance for Teddington and Hampton Wick.

SA 7 Strathmore Centre, Strathmore Road, Teddington

Social and community infrastructure uses and/or an affordable housing scheme with on-site car parking, are the most appropriate land uses for this site.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste would increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral
3. Travel	-		-	-	-	-	Depending on the development proposal, it may lead to an increase in traffic and congestion; one-way access road, shared with school; poor PTAL however close to Stanley Road with bus routes; all the car parking would have to be provided on-site
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity							Neutral
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement of local area and character
8. Parks & open spaces	+		+				The area is public open space deficient; development proposal could incorporate a new open space or improve access to a suitable nearby open space
9. Best use of land & sustainable construction			+/?	+/?		+/?	Potential for incorporation of sustainable construction measures. Depends on final proposal.
10. Housing			+/?				Some housing may be part of an community use led mixed-use scheme.
11. Health, well-being, secure communities	+		+				Redeveloping a vacant/derelict site adds to the delivery of safer and more secure communities
12. Accessible local services	+		+			+	Good access to education facilities and within 400m of a local centre;
13. Borough centres							Neutral
14. Local economy							Neutral

SA 7 Strathmore Centre, Strathmore Road, Teddington							
Social and community infrastructure uses and/or an affordable housing scheme with on-site car parking, are the most appropriate land uses for this site.							
15. Commercial development opportunities	+		+			+	Opportunity for commercial redevelopment
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Whilst there may potentially be some negative impacts in relation to waste and transport, this site could provide needed community facilities; it would replace a partly vacant/derelict site, thus making better use of previously developed land and contributing to the local character and area.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Travel – ensure any redevelopment proposal would have no impacts on local parking provision. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. It must be ensured that the existing on-site social infrastructure use (i.e. nursery) can be relocated either on the existing site or on another nearby site prior to redevelopment of the whole site. Guidance for design and local character will be set out in the Village Planning Guidance for Teddington and Hampton Wick.							

SA 8 St Mary's University, Strawberry Hill							
Retention and upgrading of St Mary's University and its associated teaching, sport and student residential accommodation. Upgrade works to include refurbishment, adaptation, extensions and new build elements on site where appropriate. A Masterplan site development brief, which encompasses the main campus in Strawberry Hill as well as Teddington Lock, together with new estates and student accommodation strategies, will be prepared in conjunction with the Council. This will guide future development for St Mary's University, both on and off site.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-			-	Subject to no intensification of uses on the site. Operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral
3. Travel							Neutral, subject to no intensification of uses on the site
4. Climate change mitigation	+		+	+		+	Opportunity to incorporate some low/zero carbon and renewable energy technologies, subject to the preservation of historic assets
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs
6. Biodiversity							Neutral
7. Landscape & townscape	?		?	?	?	?	adjacent to Strawberry Hill House and Gardens (Grade I Listed Building); it will depend on the detailed design scheme whether it will have positive or negative impacts
8. Parks & open spaces	?		?	?	?	?	partly within and adjacent to Strawberry Hill Historic Park & Garden; large majority of site designated as MOL; there should be no new buildings on designated land
9. Best use of land & sustainable construction	?		?	?	?	?	Very limited potential for development without encroaching into MOL or Historic Park &

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SA 8 St Mary's University, Strawberry Hill

Retention and upgrading of St Mary's University and its associated teaching, sport and student residential accommodation. Upgrade works to include refurbishment, adaptation, extensions and new build elements on site where appropriate. A Masterplan site development brief, which encompasses the main campus in Strawberry Hill as well as Teddington Lock, together with new estates and student accommodation strategies, will be prepared in conjunction with the Council. This will guide future development for St Mary's University, both on and off site.

							Garden as the majority of the site is designated; some potential for incorporating sustainable construction techniques
10. Housing							Neutral
11. Health, well-being, secure communities							Neutral
12. Accessible local services	+		+			+	Potential for dual use and making some services accessible to the local community, but this will depend on the details of the scheme
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: *(likely sustainability impact of the option)*

Overall some positive impacts but also some uncertainties, which will depend on the details of any scheme and scale of new build.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

MOL, Historic Park & Garden – no new development and ensure no harm to the setting of the Grade I Listed Building and Gardens

SA 9 Richmond upon Thames College, Twickenham

Redevelopment to provide a new replacement college, science / technology / engineering / maths centre, technical hub (B1), a new secondary school and special education needs school, sports centre as well as residential including affordable housing. Upgrading of the playing field to the south of the college, including the installation of a new artificial grass (3G) playing pitch.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	Additional and intensified uses would increase the waste stream.
2. Pollution & soil	?		?				Uncertain but there might be a loss of soil quantity and quality due to more development on the site
3. Travel	--		--	--	--	--	Potentially significant increase of traffic due to many additional new uses, particularly office residential and educational uses; poor PTAL
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs
6. Biodiversity	-/?		?			-/?	Neutral; but need to take account of adjacent OSNI
7. Landscape & townscape	?		?				Potential for improved buildings that enhance and make a positive contribution to the local

SA 9 Richmond upon Thames College, Twickenham

Redevelopment to provide a new replacement college, science / technology / engineering / maths centre, technical hub (B1), a new secondary school and special education needs school, sports centre as well as residential including affordable housing. Upgrading of the playing field to the south of the college, including the installation of a new artificial grass (3G) playing pitch.

							character, but this will depend on the overall development/design and intensification on this site
8. Parks & open spaces	--		--	--	--	--	Loss of the playing field / open space to the north of the site
9. Best use of land & sustainable construction	+		+				The proposal is likely to include sustainable design and construction techniques
10. Housing	+		+	+			Opportunities for new homes
11. Health, well-being, secure communities	-		-	-	-	-	Loss of a playing field and a sports club on this site could potentially have a negative impact
12. Accessible local services	-/+		-/+	-/+	-/+	-/+	Loss of leisure, sport and recreation opportunities, but it will provide a new and improved college, secondary school, special school including access to employment
13. Borough centres							Neutral
14. Local economy	++		++	++	++	++	Provision of new HQ office building would make a very positive contribution to the local economy by providing new jobs; provision of jobs as part of the educational uses on the site
15. Commercial development opportunities	+		+	+	+	+	Proposal would provide land for commercial development, although not in a town centre location, but will increase training and skilled employment

Summary of assessment: *(likely sustainability impact of the option)*

Overall, there are many positive as well as negative impacts. Provision of modern HQ offices in a prominent location should boost the local economy and provide jobs. Improvements to the educational facilities are considered positive as they increase the quality, range and accessibility of training, employment and education opportunities. There will also be some opportunity for housing. However, the loss of the playing field to the north is considered to have a negative impact depending on whether there is appropriate alternative provision or other arrangements to upgrade nearby space. Transport/travel impacts could be detrimental to the local/strategic network unless mitigated.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Travel – access to the trunk and local road network needs to be addressed to mitigate the problems of increased travel in conjunction with the intensification and additional development on this site. Open space – Some open areas should be provided in the new scheme as well as the opportunity taken to upgrade nearby playing areas. Need to take account of adjacent development proposals and cumulative impacts on local area.

SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham

The Council supports the continued use of the grounds for sports uses. Appropriate additional facilities including a new north stand, indoor leisure, hotel or business uses, may be supported provided that they are complementary to the main use of the site as a sports ground.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	

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SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham							
The Council supports the continued use of the grounds for sports uses. Appropriate additional facilities including a new north stand, indoor leisure, hotel or business uses, may be supported provided that they are complementary to the main use of the site as a sports ground.							
1. Waste	-		-	-	-	-	Additional and intensified uses would increase the waste stream.
2. Pollution & soil							Neutral
3. Travel	-		-	-		-	Potential increase of traffic due to increased use of leisure, hotel and sports facilities
4. Climate change mitigation	+		+	+			potential to incorporate zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs
6. Biodiversity							Neutral
7. Landscape & townscape	?		?				Potential for improved buildings that enhance and make a positive contribution to the local character (including Rosecroft Conservation Area)
8. Parks & open spaces	+		+				Site is Public open space POS, OOLTI – proposed redevelopment should be located outside OOLTI; adjacent to Public Open Space; could improve connectivity between sites; need to protect the River Crane corridor
9. Best use of land & sustainable construction	+		+	+			Proposal is likely to make better use of previously developed land and buildings, including sustainable design and construction techniques
10. Housing							Neutral
11. Health, well-being, secure communities	+		+	+	+		Securing club facilities on this site has a positive impact and would potentially be for the benefit of the public
12. Accessible local services	+		+	+	+		Inclusion of upgraded club facilities will lead to increased leisure, sport and recreation opportunities.
13. Borough centres							Neutral
14. Local economy	+		+				Likely to contribute to the local economy and provision of new jobs
15. Commercial development opportunities	+		+				Possible new sports development and new hotel facilities
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Overall positive impacts; would make better use of previously developed land, particularly on the large car parking area. Positive impacts in relation to securing the future of the sports clubs in the borough. There would however potentially be some significant impacts on local transport provision, which would require mitigation.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Travel – a signalised junction between Langhorn Drive and the A316 would be required to mitigate the problems of increased car/coach travel. Need to take account of adjacent development proposals and cumulative impacts on local area. Conservation – need to preserve the setting and character of the Rosecroft Conservation Area and the River Crane corridor.							

SA 11 Twickenham Stadium, Twickenham							
The Council supports the continued use and improvement of the grounds for sports uses. Appropriate additional facilities including a new east and north stand, indoor leisure, hotel or business uses, as well as hospitality and conference facilities, may be supported provided that they are complementary to the main use of the site as a sports ground.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-			-	Additional and intensified uses could increase the waste stream. Mitigation should be through strict application of the waste heirarchy and managment of litter collection.
2. Pollution & soil	+/-		+/-			+/-	Potential opportunity to improve soil quality and water quality; but an intensified use may also lead to an increase in noise and light pollution; adjacent to Mogden sewerage treatment plant, which may cause odour issues on this site
3. Travel	-		-			-	Potentially significant increase of traffic due to increased use of leisure, and hospitality facilities. Traffic management and travel plans could limit impacts
4. Climate change mitigation	+		+	+			Potential to incorporate zero-& low- carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+/-		+/-	+/-		+/-	Potential to rebuild facilities with climate change adaptation measures; potential for green roofs/walls and reduction in impermeable areas; need to avoid building in the floodplain
6. Biodiversity	?/-		?	?	?	?	Need to ensure the adjacent Duke of Northumberland River is protected and enhanced where possible
7. Landscape & townscape	?		?	?	?	?	Uncertain; will depend on detailed design
8. Parks & open spaces	?		?	?	?	?	A strip of land adjacent to river is MOL; any development needs to be outside of MOL; POS deficient
9. Best use of land & sustainable construction	+		+	+		+	Proposal is likely to make better use of previously developed land and buildings, including sustainable design and construction techniques, remediation of contaminated land
10. Housing							Neutral
11. Health, well-being, secure communities							Neutral
12. Accessible local services							Neutral
13. Borough centres	?/-		?			?/-	Uncertain how intensified uses on this site would impact upon Twickenham town centre
14. Local economy	+		+			+/?	possible contribution to the local economy and provision of new jobs
15. Commercial development opportunities	+		+				Possible new leisure development and mixed use
Summary of assessment: <i>(likely sustainability impact of the option)</i>							

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SA 11 Twickenham Stadium, Twickenham

The Council supports the continued use and improvement of the grounds for sports uses. Appropriate additional facilities including a new east and north stand, indoor leisure, hotel or business uses, as well as hospitality and conference facilities, may be supported provided that they are complementary to the main use of the site as a sports ground.

Overall positive impacts; would probably make better use of previously developed land. There could however be significant impacts on local transport provision and road network, particularly with intensified uses, which would require mitigation. Uncertain impacts in relation to biodiversity, landscape, townscape, and parks & open spaces – would depend on the detailed design of a scheme and how it would impact upon the river, MOL etc.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

Sufficient parking needs to be retained, particularly for coaches, to mitigate the problems of increased travel. Need to take account of cumulative impacts on local area, amenity and neighbouring properties if there is a large increase in uses on this site. Biodiversity – a buffer strip to along the Duke of Northumberland River should remain free from development and should be protected for biodiversity and allow for an upgrade of the riverside walk. POS deficient – site could include some new public open space and potential for improving connectivity between existing spaces. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

SA 12 Mereway Day Centre, Mereway Road, Twickenham

Social and community infrastructure uses are the most appropriate land uses for this site.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste would increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil	+		+				Opportunity to improve soil quality as there maybe some potentially contaminated land
3. Travel	-		-	-	-	-	Depending on the development proposal, it may lead to an increase in traffic and congestion;Mereway Road is a residential cul-de-sac; poor PTAL; all the car parking would have to be provided on-site
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water	-		-				At medium probability of flooding; potentially more residents/users could be put at risk of flooding
6. Biodiversity							Neutral; adjacent to River Crane and Mereway Nature Park
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement of local area, character and environmental quality
8. Parks & open spaces							Neutral; adjacent to MOL and POS (Kneller Gardens, Mereway Nature Park)
9. Best use of land & sustainable construction	+		+	+	+		Redevelopment may be considered to make better use of existing vacant/derelict land; potential for incorporation of sustainable construction measures
10. Housing			-/?			?	Some new housing may be part of a mixed use redevelopment

SA 12 Mereway Day Centre, Mereway Road, Twickenham							
Social and community infrastructure uses are the most appropriate land uses for this site.							
11. Health, well-being, secure communities	+		+				Redeveloping a vacant/derelict site that is partly vandalised adds to the delivery of safer and more secure communities
12. Accessible local services	+		+				In a residential area with good access to education facilities and within 400m of a local centre
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
<p>Whilst there may potentially be some negative impacts in relation to waste and transport, refurbishment /redevelopment would replace a partly vacant/derelict site, thus making better use of previously developed land and contributing to the local character of a largely residential area.</p>							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
<p>Travel – ensure any redevelopment proposal would have no impacts on local parking provision. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Flood risk – opportunities to achieve a net reduction in flood risk as part of the redevelopment of the site.</p>							

SA 13 Telephone Exchange, Whitton							
If the site is declared surplus to requirements, appropriate land uses include employment and social infrastructure or other appropriate town centre uses. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing, including affordable housing, could be considered.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste is likely to increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral
3. Travel	-/?		-/?	-/?	-/?	-/?	Depending on the development proposal, it may lead to an increase in traffic and congestion in the local area, but this could be mitigated by ensuring no off-street parking impacts
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity							Neutral
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement of town centre by creating a more attractive building
8. Parks & open spaces	+		+	+	+	+	The area is public open space deficient; it could include some on-site amenity space and/or arrangements to improve access

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SA 13 Telephone Exchange, Whitton							
If the site is declared surplus to requirements, appropriate land uses include employment and social infrastructure or other appropriate town centre uses. Any proposal should provide for employment floorspace, including B1 offices. A mixed use scheme with housing, including affordable housing, could be considered.							
							to an existing open space if appropriate
9. Best use of land & sustainable construction	+		+	+	+		Providing a mix of town centre uses would maximise the potential of previously developed land; potential for incorporation of sustainable construction measures
10. Housing	+		+	+	+		Opportunity for providing new homes, including affordable units in mixed use scheme.
11. Health, well-being, secure communities	+		+			+	Occupancy would increase surveillance and overlooking and thus potentially contribute to a reduction in the fear of crime in this part of the town centre
12. Accessible local services	+		+	+		+	Access to a range of town centre facilities and services to and from this site, also possible new provision of additional local services on this site
13. Borough centres	+		+	+		+	Option includes new town centre or retail uses and may increase footfall
14. Local economy	+		+				Potential for employment and social infrastructure uses.
15. Commercial development opportunities	+		+	+	+	+	Commercial development opportunity
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Overall largely positive impacts through the provision of new, town centre, social and commercial uses, affordable homes, and visual and environmental enhancements to the town centre. As the proposal is in a POS deficient area, it should incorporate some provision for a new public open space, possibly in conjunction with the other nearby sites (Iceland store and Whitton Library) or improved access to existing public open space.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Travel – ensure any redevelopment proposal would have no impacts on local parking provision and would not lead to increase in congestion/traffic.							

SA 14 Kneller Hall, Whitton							
If the site is declared surplus to requirements, appropriate land uses include residential (including affordable housing), employment (B uses) and employment generating uses as well as social infrastructure uses, such as health and community facilities. Any proposal should provide for some employment floorspace, including B1 offices. The Council will expect the playing fields to be retained, and the provision of high quality public open spaces and public realm. This will include links through the site to integrate the development into the surrounding area as well as a new publicly accessible green and open space, available to both existing and new communities.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste is likely to increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral

SA 14 Kneller Hall, Whitton

If the site is declared surplus to requirements, appropriate land uses include residential (including affordable housing), employment (B uses) and employment generating uses as well as social infrastructure uses, such as health and community facilities. Any proposal should provide for some employment floorspace, including B1 offices. The Council will expect the playing fields to be retained, and the provision of high quality public open spaces and public realm. This will include links through the site to integrate the development into the surrounding area as well as a new publicly accessible green and open space, available to both existing and new communities.

3. Travel	-/?		-/?	-/?	-/?	-/?	Depending on the development proposal and given the existing access constraints, it may lead to an increase in traffic and congestion in the local area, which would need to be mitigated
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water	+		+				Potential to include climate change adaptation measures, such as green roofs and walls
6. Biodiversity	?/+		?/+				Potential for enhanced biodiversity features in high quality public open spaces
7. Landscape & townscape	+/-		+/-				Redevelopment of this site could improve the existing Listed Building and adjacent MOL
8. Parks & open spaces	+		+	+	+	+	Any works are expected to improve the character and openness of the MOL.
9. Best use of land & sustainable construction	+		+	+	+		Providing a mix of social and community uses would maximise the potential of previously developed land if the site is declared surplus to requirements; potential for incorporation of sustainable construction measures
10. Housing	+		+	+	+		considered as appropriate for some new housing especially affordable housing development
11. Health, well-being, secure communities	+		+			+	Retention of playing fields and increased permeability for pedestrians and cyclists through the site should be beneficial to public health
12. local services	+		+	+		+	Provision of community facilities would be considered positive
13. Borough centres	+		+			+	Potential to contribute to the vitality of Whitton as a whole.
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: *(likely sustainability impact of the option)*

Largely positive, provided that there will be new affordable homes and community uses on the site. Positive impacts on biodiversity, open space, MOL will depend on the detailed design for the redevelopment for this site.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Redevelopment proposal would need to ensure that the Listed Building and existing character of the site are preserved and enhanced, and that any potential impacts on the MOL are minimised. Minimisation of waste through implementation of waste hierarchy. Travel – the proposal will need to be subject to a satisfactory transport impact assessment. It is understood that the Council will be preparing a Site Brief at an appropriate time in partnership with the owners.

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SA 15 Ham Close, Ham

The Council supports the regeneration of Ham Close and will work in cooperation with Richmond Housing Partnership in order to rejuvenate Ham Close and its surrounding area. A comprehensive redevelopment of this site, including demolition of existing buildings and new build re-provision of all residential and non-residential buildings, plus the provision of additional enabling new residential accommodation, will be supported.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil	-/+		?				Opportunity to improve soil quality
3. Travel	-/?		-/?	-/?	-/?	-/?	Demolition and rebuilding the existing buildings and intensifying the use of this site is likely to lead to an increase in traffic, particularly as the site has a "very poor" PTAL rating and therefore very limited public transport accessibility.
4. Climate change mitigation	-/?		-/?	-/?	-/?	-/?	There may be an opportunity to incorporate low/zero carbon and renewable energy technologies. An increase in traffic would also lead to an increase in CO2 emissions.
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity	?/-		?	?	?	?	An intensification in uses could impact on biodiversity.
7. Landscape & townscape	+/?		+/?	+/?	+/?	+/?	A proposal for new residential may improve the general character of the local area.
8. Parks & open spaces	+/?		+/?				Possibly new public open space and communal areas could be provided
9. Best use of land & sustainable construction	+/?		+/?				It could be considered that it would make better use of land depending upon the density
10. Housing	+		+	++	++	+	Opportunity for more new and affordable homes
11. Health, well-being, secure communities	?		?			?	Potentially some community provision will be re-provided on this site.
12. Accessible local services	-		-	-	-	-	This area is poorly provided with local services as it is outside of (including outside the 400m of) town centres and areas of mixed use.
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: *(likely sustainability impact of the option)*

Overall some positive as well as some negative impacts but also some uncertainties, which will depend on the details of any scheme. Although it would lead to a loss of a social infrastructure, it would provide for some new homes and for community use. The proposal should contribute to the preservation and enhancement of the Conservation Area and the Listed Building, including taking account of the sensitive local character.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

SA 15 Ham Close, Ham

The Council supports the regeneration of Ham Close and will work in cooperation with Richmond Housing Partnership in order to rejuvenate Ham Close and its surrounding area. A comprehensive redevelopment of this site, including demolition of existing buildings and new build re-provision of all residential and non-residential buildings, plus the provision of additional enabling new residential accommodation, will be supported.

To mitigate the loss of the social infrastructure, there should be some re-provision on this site, possibly in the form of community use. There should be no new development on designated OOLTI. Biodiversity – this is a very sensitive site and designated OSNI; any proposal needs to ensure that it will conserve and enhance the on-site biodiversity. Travel – ensure any proposal would have no impacts on local traffic and parking provision. Waste – more activity and intensification on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

SA 16 Cassel Hospital, Ham Common, Ham

If the site and the Grade II Listed Cassell Hospital is declared surplus to requirements, social and community infrastructure uses are the most appropriate land uses for this site. Conversion or potential redevelopment for residential uses could be considered if it allows for the protection and restoration of the Listed Buildings.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	-/?		-/?	-/?	-/?	-/?	Converting the existing buildings and intensifying the use of this site is likely to lead to an increase in traffic, particularly as the site has a “very poor” PTAL rating and therefore very limited public transport accessibility.
4. Climate change mitigation	-/?		-/?	-/?	-/?	-/?	Although there may be an opportunity to incorporate low/zero carbon and renewable energy technologies, this is likely to be limited due to historic building constraints. An increase in traffic would also lead to an increase in CO ₂ emissions.
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity	?/-		?	?	?	?/-	This site is designated OSNI and an intensification in uses could impact on the biodiversity.
7. Landscape & townscape	+/?		+/?	+/?	+/?	+/?	A proposal for residential / community use is likely to contribute to the preservation of the Conservation Area, Listed Building and general character of the local area.
8. Parks & open spaces	?		?	?	?	?	This site is designated OOLTI and located opposite Ham Common, which is designated MOL, Public Open Space, and which also includes a Historic Park and Garden. There should be no new buildings on any designated land and no harmful impacts from the conversion onto the character of the area.
9. Best use of land & sustainable construction	+/?		+/?				If the site is declared surplus, it could be considered that it would make better use of land.
10. Housing	+		+	+			Opportunity for more new homes, possibly affordable homes

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SA 16 Cassel Hospital, Ham Common, Ham

If the site and the Grade II Listed Cassell Hospital is declared surplus to requirements, social and community infrastructure uses are the most appropriate land uses for this site. Conversion or potential redevelopment for residential uses could be considered if it allows for the protection and restoration of the Listed Buildings.

11. Health, well-being, secure communities	?		?			?	Potential loss of social infrastructure, although it is expected that some community provision will be re-provided on this site.
12. Accessible local services	-		-			-	This area is poorly provided with local services as it is outside of (including outside the 400m of) town centres and areas of mixed use.
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: (likely sustainability impact of the option)

Overall some positive as well as some negative impacts but also some uncertainties, which will depend on the details of any scheme. Although it would lead to a loss of a social infrastructure, it would provide for some new homes and for community use. The proposal should contribute to the preservation and enhancement of the Conservation Area and the Listed Building, including taking account of the sensitive local character.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

To mitigate the loss of the social infrastructure, there should be some re-provision on this site, possibly in the form of community use. There should be no new development on designated OOLTI. Biodiversity – this is a very sensitive site and designated OSNI; any proposal needs to ensure that it will conserve and enhance the on-site biodiversity. Travel – ensure any proposal would have no impacts on local traffic and parking provision. Waste – more activity and intensification on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

SA 17 St Michael's Convent, Ham Common

The Grade II listed St Michael's Convent and The Cottage have been declared surplus to requirements. Social and community infrastructure uses are the most appropriate land uses for this site. Conversion or potential redevelopment for residential uses could be considered if it allows for the protection and restoration of the Listed Buildings. The Proposals Map changes document sets out that the gardens are to be designated as OSNI and OOLTI.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	-/?		-/?	-/?	-/?	-/?	Converting the existing buildings and intensifying the use of this site is likely to lead to an increase in traffic, particularly as the site has a "very poor" PTAL rating and therefore very limited public transport accessibility.
4. Climate change mitigation	-/?		-/?	-/?	-/?	-/?	Although there may be an opportunity to incorporate low/zero carbon and renewable energy technologies, this is likely to be limited due to historic building constraints. An increase in traffic would also lead to an increase in CO ₂ emissions.

SA 17 St Michael's Convent, Ham Common							
<p>The Grade II listed St Michael's Convent and The Cottage have been declared surplus to requirements. Social and community infrastructure uses are the most appropriate land uses for this site. Conversion or potential redevelopment for residential uses could be considered if it allows for the protection and restoration of the Listed Buildings. The Proposals Map changes document sets out that the gardens are to be designated as OSNI and OOLTI.</p>							
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity	?		?	?	?/+	+	An intensification in uses could impact on the biodiversity. The new designation as OSNI has positive effects upon the natural environment.
7. Landscape & townscape	+/?		+/?	+/?	+/?	+/?	A proposal for residential / community use is likely to contribute to the preservation of the Conservation Area, Listed Building and general character of the local area.
8. Parks & open spaces	+/?		+	+	+/?	+	This site is located opposite Ham Common, which is designated MOL, Public Open Space, and which also includes a Historic Park and Garden. There should be no new buildings on any designated land and no harmful impacts from the conversion onto the character of the area. The new designation as OOLTI has therefore positive effects upon the natural environment.
9. Best use of land & sustainable construction	+/?		+/?				If the site is declared surplus, it could be considered that it would make better use of land.
10. Housing	+		+	+			Opportunity for more new homes, possibly affordable homes
11. Health, well-being, secure communities	?		?	?	?	?	Potential loss of social infrastructure, although it is expected that some community provision will be re-provided on this site.
12. Accessible local services	-		-	-	-	-	This area is poorly provided with local services as it is outside of (including outside the 400m of) town centres and areas of mixed use.
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral
<p>Summary of assessment: <i>(likely sustainability impact of the option)</i></p> <p>Overall some positive as well as some negative impacts but also some uncertainties, which will depend on the details of any scheme. Although it would lead to a loss of a social infrastructure, it would provide for some new homes and for community use. The proposal should contribute to the preservation and enhancement of the Conservation Area and the Listed Building, including taking account of the sensitive local character. The designation as OSNI and OOLTI should protect the gardens as green space and preserve the setting of the Listed Building.</p>							
<p>Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i></p> <p>To mitigate the loss of the social infrastructure, there should be some re-provision on this site, possibly in the form of community use. There should be no new development on designated OOLTI. Biodiversity – this is a very sensitive site and designated OSNI; any proposal needs to ensure that it will conserve and enhance the on-site biodiversity. Travel – ensure any proposal would have no impacts on local traffic and parking provision. Waste – more activity and intensification on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. The Ham and Petersham Neighbourhood Plan may set out further guidance on design and appearance of any development proposal.</p>							

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SA 18 Ryde House, East Twickenham								
Any redevelopment proposal for this site will be required to prioritise the provision of a new 2-form entry primary school. In conjunction with the educational use, the provision of retail is considered appropriate in this location.								
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation	
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative		
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site	
2. Pollution & soil							Neutral	
3. Travel	-		-	-	-	-	There would be a net increase in travel as a result of this option	
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies	
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs/walls.	
6. Biodiversity							Neutral	
7. Landscape & townscape	?/+		?/+				?/+	Potential to enhance the setting of the nearby Conservation Area and BTMs, but this will depend on the detailed design scheme. Any redevelopment needs to have special regard to the setting of the adjoining Grade II listed Ryde House.
8. Parks & open spaces							Neutral	
9. Best use of land & sustainable construction	+		+	+	+		Mixed use scheme redevelopment would allow sustainable design and construction techniques	
10. Housing	-		-				No opportunity for new housing development	
11. Health, well-being, secure communities							Neutral	
12. Accessible local services	+		++	++	+	+	This proposal would lead to the gain in social infrastructure and in retail supermarket.	
13. Borough centres	+		+	+	+		Improvements to the frontage and provision of retail uses on the ground floor will add to the vitality of the Area of Mixed Use	
14. Local economy	+		+	+			Potential contribution to more diverse economy due to retail offer and provision of jobs	
15. Commercial development opportunities	+		+	+			Opportunity for commercial development	
Summary of assessment: <i>(likely sustainability impact of the option)</i>								
<p>Overall considered to have some positive sustainability impacts, with some negative impacts on waste and travel. Redevelopment may contribute to the vitality and viability of the Area of Mixed Use and provide some opportunity for commercial development, thus resulting in a more diverse economy. It would also provide more school places. It should also improve the townscape, enhance the nearby Conservation Area and BTMs.</p>								
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>								
<p>Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. To mitigate travel harm a Travel Plan should be required to ensure that development and its users/pupils are safe.</p>								

SA 19 Richmond Station, Richmond							
Comprehensive redevelopment to provide an improved transport interchange and an appropriate mix of town centre uses. This includes as a priority the provision of retail floorspace as well as employment floorspace. Appropriate town centre uses, such as other employment generating uses as well as social infrastructure and community uses should also be provided. The provision of housing (including affordable housing) in upper floors as part of a mixed use scheme would be appropriate.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would increase the waste stream.
2. Pollution & soil							Neutral
3. Travel	++	+	++	++	++	++	An improved transport interchange would benefit public transport users and encourage more sustainable modes of transport
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies including site wide heating network
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs.
6. Biodiversity							Neutral
7. Landscape & townscape	?		?			?	There could be some potential for design improvements which would need to complement the existing station (a BTM) and have positive impacts on the Conservation Area.
8. Parks & open spaces							Neutral
9. Best use of land & sustainable construction	+		+	+			Comprehensive redevelopment and provision of a mix of town centre uses, including development over the tracks would make very efficient use of existing land
10. Housing	+		+	+		+	Provides opportunities for creating new homes, including affordable units
11. Health, well-being, secure communities	?		?				Potential positive impacts as an upgraded station and improved transport interchange would lead to more secure communities
12. Accessible local services	++		++	++	++	+	Proposal includes a number of services and facilities such as retail, community, leisure, offices, employment and jobs in a very accessible location, including improvements of public transport interchange.
13. Borough centres	++		++	++	++	++	Opportunity to provide an intensive mix of town centre uses, which would reinforce the centre's role and add to its vitality and viability.
14. Local economy	++	+	++	++	++	++	By including retail, leisure or entertainment, offices and residential, including affordable homes, this proposal should bring many additional benefits to the local economy, provide jobs and meet business needs
15. Commercial development opportunities	++	+	++	++	++	++	Major development opportunity at this important site at the gateway to the town
Summary of assessment: <i>(likely sustainability impact of the option)</i>							

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SA 19 Richmond Station, Richmond

Comprehensive redevelopment to provide an improved transport interchange and an appropriate mix of town centre uses. This includes as a priority the provision of retail floorspace as well as employment floorspace. Appropriate town centre uses, such as other employment generating uses as well as social infrastructure and community uses should also be provided. The provision of housing (including affordable housing) in upper floors as part of a mixed use scheme would be appropriate.

The comprehensive redevelopment of the existing site would have overall very positive impacts, particularly in relation to providing and improving public transport interchanges and adding to the vitality and viability of Richmond Town Centre. The provision of a mix of town centre uses is considered to be very efficient and appropriate in this highly accessible, town centre location.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Detailed design and character guidance is set out in the Richmond Village Planning guidance SPD.

SA 20 Friars Lane Car Park, Richmond

The Council supports the redevelopment of the existing under-utilised car park to provide housing, including affordable housing.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		As the existing site is a car park, residential development on this site would lead to an increase in the waste stream; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral
3. Travel	-		-	-	-		Depending on the development proposal, it may lead to an increase in traffic and congestion; one-way access road, shared with school; poor PTAL however it is very close to Richmond town centre; all the car parking would have to be provided on-site
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water	-		-	-	-		Within flood zone 3 and adjacent to River Thames tidal flood defences. Introducing residential uses on this site would increase the flood risk vulnerability and put residents at potential risk; therefore flood risk mitigation measures would need to be implemented to reduce and manage the risk
6. Biodiversity							Neutral
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement of the character of the Conservation Area and the setting of the adjacent listed buildings
8. Parks & open spaces							Neutral; adjacent to Thames Policy Area
9. Best use of land & sustainable construction	+		+	+	+		Providing residential uses on this site may be considered to make better use of previously developed land, potential for incorporation of sustainable construction measures
10. Housing	++		++	++	++	++	Opportunity for provision of affordable housing

SA 20 Friars Lane Car Park, Richmond							
The Council supports the redevelopment of the existing under-utilised car park to provide housing, including affordable housing.							
11. Health, well-being, secure communities	+		+			+	Replacing a car park with homes could potentially add to the feeling of safer and more secure communities
12. Accessible local services	+		+				Good access to local services and education facilities due to the site's close proximity to Richmond town centre
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
<p>Whilst there may potentially be some negative impacts in relation to waste and transport, this site could provide homes including affordable homes; it would replace a car park, thus making better use of previously developed land and contributing to the Conservation Area and the setting of surrounding listed buildings.</p>							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
<p>Travel – ensure any redevelopment proposal would have no impacts on local parking provision. Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy. Flood risk – To mitigate the impacts of flooding, a flood risk assessment and a flood emergency plan should be required for any detailed proposals to ensure that the development and its residents are safe during a flood event. Given that the existing site is largely hard-standing, there may be an opportunity to increase the amount of permeable surfacing as part of redeveloping the existing site, thus providing some mitigation during a flood event.</p>							

SA 21 Sainsbury's, Lower Richmond Road, Richmond							
The Council will support comprehensive redevelopment of this site to provide for retail and residential uses. The continued use of the site as a foodstore and the re-provision of the existing retail floor space is required.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	-		-	-	-	-	There would be a net increase in travel as a result of this option
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs/walls.
6. Biodiversity							Neutral
7. Landscape & townscape	?/+		?/+			?/+	Potential to enhance the setting of the superstore, but this will depend on the detailed design scheme
8. Parks & open spaces							Neutral
9. Best use of land & sustainable construction	+		+	+	+		Mixed use scheme redevelopment would allow sustainable design and construction techniques
10. Housing	+		+	+	+	+	Provides an opportunity for new housing development, including affordable housing.

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SA 21 Sainsbury's, Lower Richmond Road, Richmond

The Council will support comprehensive redevelopment of this site to provide for retail and residential uses. The continued use of the site as a foodstore and the re-provision of the existing retail floor space is required.

11. Health, well-being, secure communities							Neutral
12. Accessible local services	+		++	++	+	+	This proposal would lead to a gain in housing and improvements to a retail supermarket.
13. Borough centres				-/?	-/?	?	Added residents in the new homes and improvements to the store frontage and continued retail uses on the ground floor will add to the vitality of the area. As the superstore is already existing it should not impact on local town centres
14. Local economy	+		+	+			Potential contribution to more diverse economy due to retail offer and provision of jobs
15. Commercial development opportunities	+		+	+			Opportunity for commercial development

Summary of assessment: *(likely sustainability impact of the option)*

Overall considered to have positive sustainability impacts, with some negative impacts on waste and travel. Redevelopment may contribute to the vitality of the area and provide some opportunity for commercial development, thus resulting in a more diverse economy. It would also provide more housing.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Design guidance is set out in the Richmond Village Planning Guidance SPG.

SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond

The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional leisure facilities, community and other complementary uses will be supported provided they meet identified needs and do not detract from the main use of the site as a publicly accessible swimming facility.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-			-	Intensified uses are likely to increase the waste stream.
2. Pollution & soil							Neutral, although there might be some potential for remediation and improved soil quality if some redevelopment takes place.
3. Travel	-		-			-	Increase in traffic and transport due to intensification of sports uses could be negative as this location is already busy. Just off A316 and close to Richmond town centre boundary.
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies including site wide heating network
5. Climate change adaptation, flood risk & water	+		+	+			Potential to refurbish facilities with climate change adaptation measures; potential for green roofs.

SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond

The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional leisure facilities, community and other complementary uses will be supported provided they meet identified needs and do not detract from the main use of the site as a publicly accessible swimming facility.

6. Biodiversity							Neutral
7. Landscape & townscape	-/?		-/?				The pools complex is listed Grade II. Any proposed improvements must respect the character of the building and its setting in the Old Deer Park, (which is included in English Heritage's Register of Historic Parks and Gardens at Grade I). It is also within The Royal Botanic Gardens, Kew World Heritage Site buffer zone.
8. Parks & open spaces	?		?				Development must respect the location adjacent to MOL and must not encroach upon the Old Deer Park, designated MOL on all sides of the site, and POS.
9. Best use of land & sustainable construction	+		+	+			Intensification of already existing sports uses would be considered a more efficient use of already developed land
10. Housing							Neutral
11. Health, well-being, secure communities	+		+	+		+	Improving the provision of leisure services is likely to contribute to healthier life styles
12. Accessible local services	+		+	+		+	An accessible sports and leisure facility close to Richmond Town Centre and Kew Road AMU
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: *(likely sustainability impact of the option)*

With the exception of the objectives relating to Waste, Travel and Heritage, the intensification of sports uses on this site would largely have positive impacts. It is however a highly constrained leisure centre and car park and impacts upon transport/travel, landscape, designated parks and open spaces will depend upon any detailed design of the intensified sports uses.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Any further development must ensure the preservation and enhancement of the special interest of the listed buildings/complex, the character and appearance of the conservation area, the historic registered park, its landscaped setting and its location adjacent to MOL. Any proposals for intensification or redevelopment should have no adverse impacts on the local and strategic road network including local parking provision. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. The Crown Estate's Old Deer Park Landscape Strategy (1999) should be taken into account.

SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond

The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional associated leisure facilities and other complementary uses could be incorporated provided they meet identified needs, do not detract from the main use of the site as a sports ground, and take account of the Metropolitan Open Land (MOL) and historic designations.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-			-	Depending on the amount of new/enabling development and level of intensification of existing

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SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond							
The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional associated leisure facilities and other complementary uses could be incorporated provided they meet identified needs, do not detract from the main use of the site as a sports ground, and take account of the Metropolitan Open Land (MOL) and historic designations.							
							uses, it is likely that the waste stream from this site would increase
2. Pollution & soil							Neutral
3. Travel	-		-	-		-	Increase in traffic and transport due to intensification of sports uses could be negative as this location is already busy, but this will depend on the level and amount of new development. Just off the A316 and close to Richmond town centre boundary.
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+		+	+			Potential to rebuild facilities with climate change adaptation measures
6. Biodiversity							Neutral, although account should be taken of adjacent OSNI.
7. Landscape & townscape	-		-	-		-	This is a very sensitive site (i.e. MOL, Historic Park & Garden, Conservation Area, Listed Pavilion, Protected view) and therefore any upgrades and redevelopments must respect the importance and sensitivity of this area.
8. Parks & open spaces	-		-	-		-	There is a presumption against inappropriate development in designated MOL and therefore any upgrades / redevelopments on this site should not lead to a loss of designated MOL. It should also not impact upon the designated historic park & garden.
9. Best use of land & sustainable construction	+		+	+		?	Intensification of already existing sports uses could be considered a more efficient use of already developed land, but this needs to take account of the sensitivity of this site.
10. Housing							Neutral
11. Health, well-being, secure communities	+		+	+		+	Improving the provision of leisure services is likely to contribute to healthier life styles
12. Accessible local services	+		+	+		+	An accessible sports and leisure facility close to Richmond Town Centre and Kew Road AMU
13. Borough centres							Neutral
14. Local economy	+		+	+		+	Neutral
15. Commercial development opportunities	+		+	+		+	Neutral
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Overall a mixture of positive and negative impacts; positive particularly in relation to improving leisure and recreational services in a location very close to Richmond town centre, contributing to the local economy and providing jobs. The proposal must ensure the preservation of the Listed buildings, BTMs, their settings and preserve and enhance the character of the Conservation Area, registered historic park and Royal Botanic Gardens, Kew World Heritage Site buffer zone.							

SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond

The Council supports the continued use of this site for sports uses, including improvements and upgrading of existing facilities. Additional associated leisure facilities and other complementary uses could be incorporated provided they meet identified needs, do not detract from the main use of the site as a sports ground, and take account of the Metropolitan Open Land (MOL) and historic designations.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of any demolition waste. Any new development proposal has to contribute to the enhancement of the Conservation Area and ensure that there are no harmful impacts on the historic park & garden, designated MOL and protected view. There should be no loss of designated open land (i.e. MOL) or negative impacts on historic park & garden and the W.H.S. The Crown Estate's Old Deer Park Landscape Strategy (1999) should be taken into account.

SA 24 Stag Brewery, Lower Richmond Road, Mortlake

The Council will support the comprehensive redevelopment of this site. An appropriate mix of uses, particularly at ground floor levels, should deliver a new village heart and centre for Mortlake. The provision of an on-site new 6-form entry secondary school, plus sixth form, will be required. Appropriate uses, in addition to educational, include residential (including affordable housing), employment (B uses), commercial such as retail and other employment generating uses, health facilities, community and social infrastructure facilities (such as a museum), river-related uses as well as sport and leisure uses, including the retention and/or re-provision and upgrading of the playing field. The Council will expect the provision of high quality open spaces and public realm, including links through the site to integrate the development into the surrounding area as well as a new publicly accessible green space link to the riverside.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	Additional and intensified uses would increase the waste stream.
2. Pollution & soil	?		?				Uncertain but there might be a improvement in soil quality due to remediation on the site
3. Travel	+/-		+/-	+/-			Reduction in use of larger lorries due to relocation of brewery but possible increase in smaller car/van traffic due additional new school, sports/ leisure, residences and small businesses.
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies including site wide heating network
5. Climate change adaptation, flood risk & water	+/-		+/-	+/-			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs. Would increase number of people in a flood risk area, which needs to be mitigated.
6. Biodiversity	+		+	+			A number of TPOs on site. Opportunities to enhance biodiversity on site
7. Landscape & townscape	+		+	+			Potential for improved buildings, including restoration of the BTM on site, that enhance and make a positive contribution to the local character and conservation area, but this will depend on the overall development/design and intensification on this site. To the north are grade II Listed Buildings whose setting should be enhanced.
8. Parks & open spaces	+		+	+		+	Should take account of adjacent River Thames designated MOL. Next to POS, Mortlake Green. Creates links between the river and the town and enlivens the riverside

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SA 24 Stag Brewery, Lower Richmond Road, Mortlake

The Council will support the comprehensive redevelopment of this site. An appropriate mix of uses, particularly at ground floor levels, should deliver a new village heart and centre for Mortlake. The provision of an on-site new 6-form entry secondary school, plus sixth form, will be required. Appropriate uses, in addition to educational, include residential (including affordable housing), employment (B uses), commercial such as retail and other employment generating uses, health facilities, community and social infrastructure facilities (such as a museum), river-related uses as well as sport and leisure uses, including the retention and/or re-provision and upgrading of the playing field. The Council will expect the provision of high quality open spaces and public realm, including links through the site to integrate the development into the surrounding area as well as a new publicly accessible green space link to the riverside.

							frontage. Creation of a new green/open space. Retention of playing fields in their present location.
9. Best use of land & sustainable construction	+		+				The proposal is likely to include sustainable design and construction techniques
10. Housing	++		++	+			Opportunities for many new homes including family housing and affordable units
11. Health, well-being, secure communities	+		+	+		+	New leisure uses will contribute to healthier lifestyles. Creates a new village heart for Mortlake
12. Accessible local services	+		+	+			Will provide new homes within the Mortlake AMU and access to employment and a new secondary school, health facilities, community and social infrastructure facilities, river-related uses and sport and leisure uses.
13. Borough centres	+		+			+	Established employment location close to East Sheen centre and AMU . Reinforce the centre's role and add to vitality of the area.
14. Local economy	++		++	++	++	++	Provision of new small scale hybrid business space, river related uses, and scientific and technical business would make a very positive contribution to the local economy & provide new jobs;
15. Commercial development opportunities	+		+	+	+	+	Proposal would provide land for commercial development, not in a town centre location although close to Mortlake Station, and will increase the variety of types of employment

Summary of assessment: *(likely sustainability impact of the option)*

Overall positive impacts; would make good use of previously developed land. There would however be some impacts on local transport provision and the strategic road network as well as potential impacts, depending on the detailed design of the scheme, on biodiversity, landscape, townscape, and parks & open spaces, particularly with intensified uses including a variety of new uses, which would require mitigation, improvement and enhancements. The existing Site Brief for this site should be taken into account.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Need to take account of cumulative impacts on local area, amenity and neighbouring properties due to a large increase in uses on this site. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. To mitigate flood risk a FRA and Flood Emergency Plan should be required to ensure that development and its users/residents are safe. Guidance on design and local character for the area is set out in the Mortlake Village Planning Guidance SPD.

SA 25 Mortlake and Barnes Delivery Office, Mortlake							
If the site is declared surplus to requirements, appropriate land uses include employment or other commercial and retail uses.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would be likely to increase the waste stream from this site
2. Pollution & soil							Neutral
3. Travel	?		?			?	As the existing use involves some vehicle movements, it is uncertain whether there would be a net increase or decrease as a result of this option
4. Climate change mitigation	+		+	+	+	+	Opportunity to incorporate low/zero carbon and renewable energy technologies
5. Climate change adaptation, flood risk & water	+/-		+/-	+/-			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs. In a high risk flood zone - would increase the flood risk vulnerability and number of people in a flood risk area, which needs to be mitigated.
6. Biodiversity							Neutral
7. Landscape & townscape	?/+		?/+			?/+	Potential to enhance the setting of the nearby Conservation Area and BTMs, but this will depend on the detailed design scheme
8. Parks & open spaces							Neutral; need to take account of Mortlake Green (Public Open Space)
9. Best use of land & sustainable construction	?		?	?		?	Uncertain because of loss of community infrastructure, but if surplus to requirements, redevelopment would allow sustainable design and construction techniques
10. Housing				+/-	-/+		the provision of housing (including affordable housing) in upper floors as part of a mixed use scheme could be considered.
11. Health, well-being, secure communities							Neutral
12. Accessible local services	-/+		-/+			-/+	This proposal would lead to the loss of a social infrastructure (local postal services). However proposal provides employment, retail and commercial opportunities for job and services.
13. Borough centres	+		+	+	+		Improvements to the frontage and provision of some retail/commercial uses on the ground floor could add to the vitality of the Mortlake Area of Mixed Use
14. Local economy	+		+	+			Potential contribution to more diverse economy due to retail/commercial offer and provision of jobs
15. Commercial development opportunities	+		+	+			Opportunity for commercial development
Summary of assessment: <i>(likely sustainability impact of the option)</i>							

7 Testing the Site Allocations of the Local Plan

Sustainability Appraisal - Local Plan Publication

SA 25 Mortlake and Barnes Delivery Office, Mortlake

If the site is declared surplus to requirements, appropriate land uses include employment or other commercial and retail uses.

Overall considered to have some positive sustainability impacts, with some negative impacts on waste, flood risk and loss of local service. Redevelopment may contribute to the vitality and viability of the Area of Mixed Use and provide some opportunity for commercial development, thus resulting in a more diverse economy. It should also improve the townscape, enhance the nearby Conservation Area and BTMs.

Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects)

Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. To mitigate flood risk a FRA and Flood Emergency Plan should be required to ensure that development and its users/residents are safe. Guidance on design and local character for the area is set out in the Mortlake Village Planning Guidance SPD.

SA 26 Kew Biothane Plant, Mellis Avenue, Kew

The Council supports the redevelopment of this site to provide for residential uses, including affordable housing, and associated open space provision.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-	-	New and intensified uses would increase the waste stream.
2. Pollution & soil	+		+				There might be an improvement in soil quality due to remediation on the site
3. Travel	-		-	-			Increase in traffic and transport due new residential uses could be negative as this location is already very busy. Very poor PTAL.
4. Climate change mitigation	+		+	+			Potential to incorporate zero-/low carbon and renewable energy technologies including site wide heating network
5. Climate change adaptation, flood risk & water	+/-		+/-	+/-			Potential to rebuild facilities with climate change adaptation measures; potential for green roofs. Would increase number of people in a flood risk area, which needs to be mitigated.
6. Biodiversity							Neutral
7. Landscape & townscape	+		+				Potential to enhance and make a positive contribution to the local character, but this will depend on the overall development/design and intensification on this site.
8. Parks & open spaces	+		+				Proposal includes provision for a new open space; need to ensure that the development will not affect designated MOL on this site. There should be no harmful impacts on the adjacent River Thames which is designated MOL and OSNI, or on the OOLTI and POS to the south east.
9. Best use of land & sustainable construction	+		+	+			Subject to the current use becoming surplus to requirements, a residential scheme with open space could be considered a good use for this site.

SA 26 Kew Biothane Plant, Mellis Avenue, Kew

The Council supports the redevelopment of this site to provide for residential uses, including affordable housing, and associated open space provision.

10. Housing	+		+	+	+		Opportunities for new homes including affordable
11. Health, well-being, secure communities							Neutral
12. Accessible local services							Neutral
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral

Summary of assessment: *(likely sustainability impact of the option)*

Overall positive impacts; would make better use of previously developed land provided that the current use will be declared surplus to requirements by Thames Water. There would however be some impacts on local transport provision and strategic road network, which would require mitigation. The detailed design of a scheme will affect how it impacts upon the river, MOL, OSNI, OOLTI and POS and due to its location it will need to be of very high quality.

Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects)*

Travel/transport – This is already a very busy location and new residential uses on this site would need to be assessed for highways and parking. Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. Flood risk – a FRA and Flood Emergency Plan should be required to ensure that development and its users/residents are safe. Detailed guidance on design and local character for the area is set out in the Kew Village Planning Guidance SPD.

SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen

If the Telephone Exchange is declared surplus to requirements, appropriate land uses for the whole area include employment and commercial uses as well as community and social infrastructure uses. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear could be considered.

SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste is likely to increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil							Neutral
3. Travel	-/?		-/?	-/?	-/?	-/?	Depending on the development proposal, it may lead to an increase in traffic and congestion
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient
5. Climate change adaptation, flood risk & water							Neutral
6. Biodiversity							Neutral
7. Landscape & townscape	+		+	+	+	+	Redevelopment proposal could contribute to enhancement by creating a more attractive frontage
8. Parks & open spaces	?		?				The area is partly POS deficient . There would be an opportunity to include some form of open space

7 Testing the Site Allocations of the Local Plan

Sustainability Appraisal - Local Plan Publication

SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen							
If the Telephone Exchange is declared surplus to requirements, appropriate land uses for the whole area include employment and commercial uses as well as community and social infrastructure uses. A mixed use scheme with housing (including affordable housing) in upper floors and to the rear could be considered.							
9. Best use of land & sustainable construction	++		++	++	++		Providing a mix of uses in a town centre location would maximise the potential of previously developed land; potential for incorporation of sustainable construction measures
10. Housing	+		+	+	+		Opportunity for some provision of homes, including affordable units in upper floors and to rear
11. Health, well-being, secure communities							Neutral
12. Accessible local services	+		+	+		+	Access to a range of town centre facilities and services for new users of this site
13. Borough centres	+		++	++	+		A mixed use scheme would add to the vitality and viability of the town centre
14. Local economy	+		++	++	+		Contribution to local economy including provision of jobs
15. Commercial development opportunities	+		+	+			Some opportunity to provide modern, flexible commercial units.
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
The provision of new homes, including affordable units, should contribute to the enhancement of the local shopping area. Positive impacts have been identified in relation to its contribution to the local economy, business and commercial development opportunities.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
More activity and development on the site will inevitably generate more waste. This can be mitigated through the application of the waste hierarchy and reuse of construction and demolition waste. Guidance on design and local character for the area is set out in the East Sheen Village Planning Guidance SPD.							

SA 28 Barnes Hospital, East Sheen							
If the site is declared surplus to requirements, appropriate land uses include social and community infrastructure uses. Any redevelopment proposal for this site will be required to prioritise the provision of a new 2-form entry primary school.							
SA objectives	Geographic scale		Assessment /Length of effect				Commentary/explanation, uncertainties, proposed mitigation
	Local	Trans-boundary	Short- term	Medium-term	Long- term	Cumulative	
1. Waste	-		-	-	-		Amount of waste is likely to increase; operation of waste hierarchy should minimise/mitigate any potential negative impacts
2. Pollution & soil	+		+				Potential to improve soil quality by remediating potentially contaminated land
3. Travel	-/?		-/?	-/?	-/?	-/?	Depending on the development proposal and given the existing access constraints, it may lead to an increase in traffic and congestion in the local area, which would need to be mitigated
4. Climate change mitigation	+		+	+			Opportunity to incorporate low- & zero carbon technologies and renewable energy; buildings should be more energy efficient

SA 28 Barnes Hospital, East Sheen							
If the site is declared surplus to requirements, appropriate land uses include social and community infrastructure uses. Any redevelopment proposal for this site will be required to prioritise the provision of a new 2-form entry primary school.							
5. Climate change adaptation, flood risk & water	+		+				Potential to include climate change adaptation measures, such as green roofs and walls
6. Biodiversity	?		?				Potential impacts on Mortlake Cemetery which is designated OSNI
7. Landscape & townscape	?		?				Redevelopment of this site could impact upon existing BTMs and adjacent Conservation Area (i.e. Queens Road, Mortlake Conservation Area)
8. Parks & open spaces							Neutral; the adjacent Mortlake Cemetery is designated OOLTI
9. Best use of land & sustainable construction	+		+	+	+		Providing a mix of social and community uses would maximise the potential of previously developed land if the site is declared surplus to requirements; potential for incorporation of sustainable construction measures
10. Housing				-	-		Not considered as appropriate for new housing development
11. Health, well-being, secure communities	-		-			-	Would lead to a loss of a health facility unless service is re-provided elsewhere
12. Accessible local services	-/++		-/++	-/++		-/+	Would lead to a loss of a health facility which could be considered an essential service/community facility unless service is re-provided elsewhere; However, a primary school and other community facilities would be considered positive
13. Borough centres							Neutral
14. Local economy							Neutral
15. Commercial development opportunities							Neutral
Summary of assessment: <i>(likely sustainability impact of the option)</i>							
Largely positive, provided that there will be a new community use on the site and that there won't be a gap in health service provision. Provision of a primary school, community and other educational facilities, may be considered an appropriate replacement for a hospital for older people. Impacts on biodiversity, landscape and the adjacent Conservation Area and Mortlake Cemetery will depend on the detailed design for the redevelopment for this site.							
Possible Mitigation: <i>(measures to mitigate likely negative effects and enhance positive effects)</i>							
Redevelopment proposal would need to ensure that BTMs, boundary wall and existing character of the site are preserved and enhanced, and that the potential impacts on the adjacent Queens Road, Mortlake Conservation Area are taken into account. Important trees need to be retained and protected; impacts on adjacent OSNI need to be minimised. Minimisation of waste through implementation of waste hierarchy. Travel – the proposal will need to be subject to a satisfactory transport impact assessment. It is understood that the Council will be preparing a Site Brief at an appropriate time in partnership with the owners.							



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