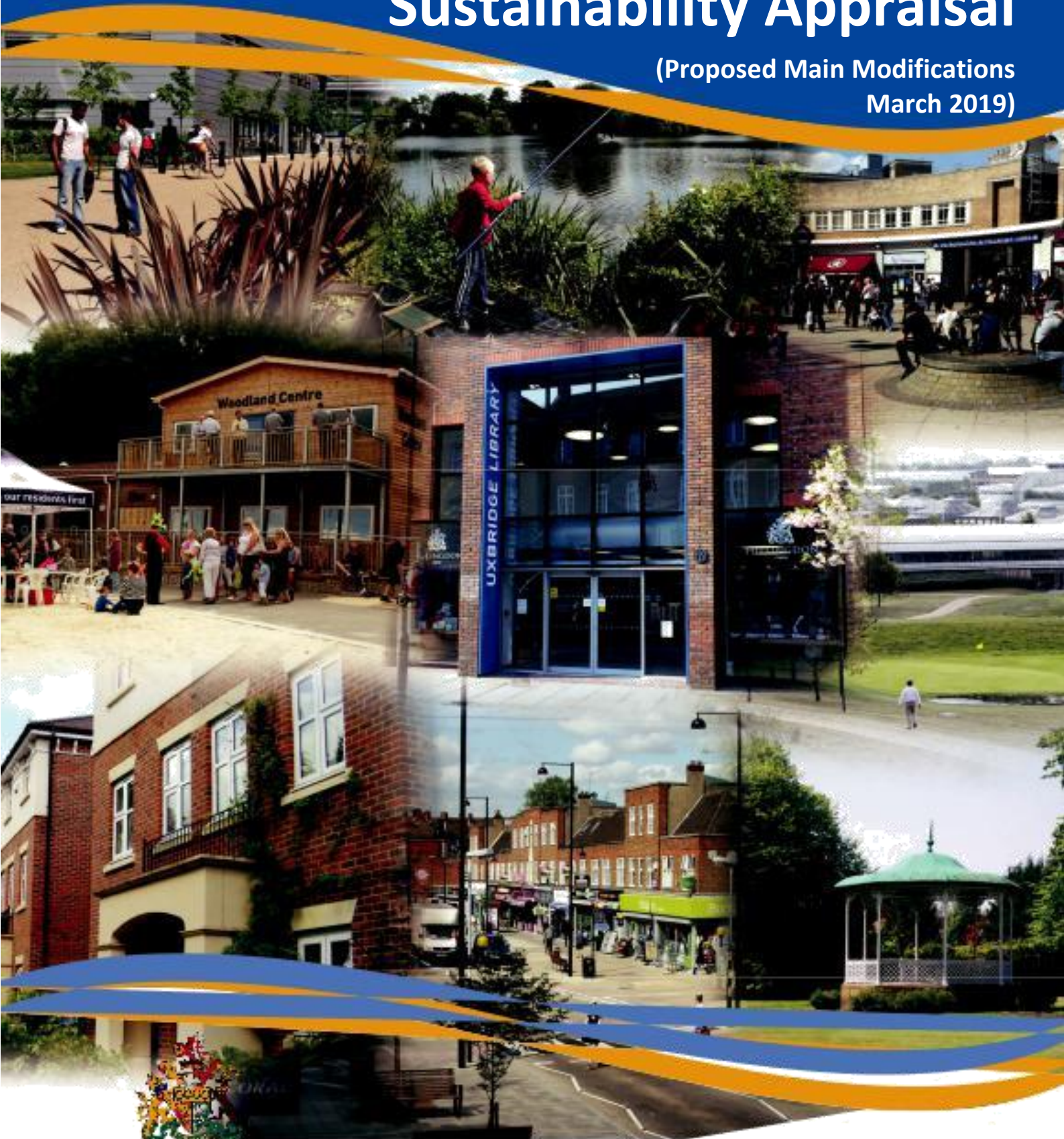


Local Plan Part 2 Further Addendum to Sustainability Appraisal

(Proposed Main Modifications
March 2019)



Preface

This document is a further addendum to the Sustainability Appraisal of the London Borough of Hillingdon's Local Plan Part 2. The Local Plan Part 2 is made up of the Development Management Policies document, the Site Allocations and Designations and an Atlas of Changes to the existing Policies Map.

This further addendum has been prepared to screen for and assess any additional sustainability effects resulting from the main modifications to the Local Plan Part 2 proposed as part of the ongoing examination process. As such, it does not constitute a standalone document and needs to be read in conjunction with the Sustainability Appraisal of the Local Plan Part 2 Proposed Submission Version September 2014 and the Addendum to the Sustainability Appraisal prepared for the Revised Proposed Submission Version in October 2015.

Consultation

You are invited to comment on this Further Addendum to the Sustainability Appraisal of the Local Plan Part 2. This forms part of the consultation on the Proposed Main Modifications to the Local Plan Part 2 as part of the ongoing examination process.

Comments are sought for a six week period, beginning on Wednesday 27 March 2019 and ends on Wednesday 8 May 2019

The Local Plan Part 2 is made up of the Development Management Policies, Site Allocations and Designations and an Atlas of Changes to the Policies Map. The Proposed Main Modifications to these documents, as well as the full Sustainability Appraisal are available to view on the Council's website www.hillingdon.gov.uk/lpp2 and at public libraries throughout the Borough and at Planning Information Services, Level 3, Civic Centre, Uxbridge (Monday to Friday 9.00am - 5.00pm).

Representations should be submitted to the Council on a representation form, which is available to download from the Council's website at: www.hillingdon.gov.uk/planning. Copies of the form can also be obtained from Planning Information Services at the Civic Centre and all borough libraries. Alternatively, you can request a copy of the form by contacting the Planning Policy Team on 01895 250230 or by email at: localplan@hillingdon.gov.uk.

Completed Representation forms can be submitted in the following ways:

- By email at: localplan@hillingdon.gov.uk
- By post to: Planning Policy Team, 3N/02, Residents Services, Civic Centre, High Street, Uxbridge, UB8 1UW.

Please note that copies of representations which the Council receives will be made publically available, and cannot be treated as confidential. All responses must be submitted by 5.00 pm on Wednesday 8 May 2019.

Contents

1. Introduction	7
Purpose of this document	7
The Local Plan Part 2	7
2. Sustainability Appraisal Process	8
Updating the Baseline	8
Sustainability Appraisal Methodology.....	9
Making Recommendations.....	11
Links with the SEA Directive	12
Monitoring.....	12
3. How the Main Modifications are Screened and Assessed	13
Screening	13
Policy Assessment.....	13
4. Proposed Main Modifications to Site Allocations and Designations Document.....	14
Screening	14
Allocations.....	14
Designations.....	18
SA Assessment.....	21
SA Assessment Outcome	27
Allocations.....	27
Designations.....	28
5. Main Modifications to the Development Management Policies	29
Screening	29
SA Assessment.....	33
SA Assessment Outcome	37
New Policies	37
Modified Policies.....	37
6. Conclusions	38

1. Introduction

Purpose of this document

1.1 This report forms part of the Sustainability Appraisal (SA) for the Hillingdon Local Plan Part 2. It provides a screening of each of the proposed Main Modifications to the Local Plan Part 2, to consider whether they would impact on the results of the SA, including on the likely significant cumulative effects of the emerging Plan. Where a potential impact is identified, a further SA assessment is presented.

The Local Plan Part 2

1.2 The Local Plan Part 2 is being prepared within the framework of the Local Plan Part 1, which was adopted in 2012 and sets out the Council's Vision for 2026, strategic objectives and overarching policies. The Local Plan Part 2 comprises a series of documents, including the Development Management Policies document, the Site Allocations and Designations document and the Atlas of Changes to the existing Policies Map. It was subject to a Regulation 18 consultation in December 2012 and Regulation 19 consultation between September and November 2014.

1.3 Following public consultation, the Local Plan Part 2 documents were revised to take account of a) the representations received; and b) the adoption of a new version of the London Plan in March 2015. A revised proposed submission draft of the Local Plan Part 2 was then subject to a further round of Regulation 19 consultation from October to December 2015.

1.4 The Local Plan Part 2 was submitted to the Secretary of State for Examination in May 2018. Following the examination hearing sessions in August 2019, the Council wrote to the Inspector asking under section 20 (7) of the Planning and Compulsory purchase Act (2004) as amended, asking for main modifications to be made to the Local Plan Part 2 that may be required to make the plan sound and legally compliant.

1.5 A schedule of all the proposed main modifications agreed through the examination process has now been compiled and will be subject to a further period of public consultation in March 2019. The potential sustainability effects of these main modifications must also be screened, and where necessary assessed, to inform this further public consultation.

2. Sustainability Appraisal Process

2.1 The Local Plan Part 2 has been subject to SA at each stage of its preparation as summarised in the table below:

Local Plan	Stage/ Document	Date
Local Plan Part 1	Sustainability Appraisal Scoping Report	November 2004
Local Plan Part 1	Sustainability Appraisal of Preferred Options	October 2005
Local Plan Part 1	Sustainability Appraisal of Revised Core Strategy Preferred Options	January 2007
Sustainability Appraisal Review and Update of Baseline		
Local Plan Part 1	Sustainability Appraisal of Core Strategy Consultation Draft	June 2010
Local Plan Part 1	Sustainability Appraisal Update	January 2011
Sustainability Appraisal Review and Update of Baseline		
Local Plan Part 1	Sustainability Appraisal Submission Document	July 2011
Sustainability Appraisal Review and Update of Baseline		
Local Plan Part 2	Sustainability Appraisal – Proposed Submission Version	June 2014
Sustainability Appraisal Review and Update of Baseline		
Local Plan Part 2	Addendum to Sustainability Appraisal – Revised Proposed Submission Version	October 2015

2.2 To ensure continuity and consistency with previous reports in this sustainability appraisal process, the methodology to be applied in appraising the changes made to the Local Plan Part 2 documents will be the same methodology that was used in earlier appraisals for the emerging plan.

Updating the Baseline

2.3 The term ‘baseline information’ refers to the existing environmental, economic and social characteristics of the area likely to be affected by the Local Plan and their likely evolution without implementation of new policies. It effectively provides the basis against which to assess the likely effects of alternative proposals in the plan.

2.4 Similarly to the plans, policies and programmes the baseline sets the context for the appraisal and forms part of Stage A in the sustainability appraisal process, which has been carried out in November 2004. The Local Plan Part 1 was developed on

the back of a detailed assessment of the needs of the borough. It was supported by a significant evidence base that helped shape the policies and vision. Since then the baseline has been updated at every stage in the sustainability appraisal process. The following is therefore an update of the baseline based on problems identified in Part 1 and its related Sustainability Appraisals.

2.5 Since the publication of the Sustainability Appraisal the Local Plan Part 2 Proposed Submission Version September 2014 and supporting Addendum which contain the last update to the baseline, the following documents have been prepared and added to the Local Plan evidence base, and thus the baseline of for the Plan.

- West London Strategic Flood Risk Assessment and Level 2 Screening 2018
- Gypsy, Traveller and Travelling Show-people Accommodation Assessment 2017
- Local Aggregates Assessment Update Report 2017
- London Strategic Housing Land Availability Assessment 2017
- West London Strategic Housing Market Assessment 2018
- Strategic Transport Impact Assessment 2017
- Parking Standards Evidence 2017

Sustainability Appraisal Methodology

2.6 The Sustainability Appraisal Framework involves a range of social, economic and environmental sustainability objectives and indicators. The SA framework is then used to assess the contribution which the policies will make towards achieving the sustainability objectives.

2.7 The standard approach is to use a matrix that includes rankings to determine the compatibility with the sustainability objectives; these range from highly positive through to highly negative.

2.8 All assessments are based on the professional opinion of officers at the London Borough of Hillingdon. This assessment considered the baseline data, the key sustainability issues, and the evidence base of both the Local Plan and Sustainability Appraisal.

2.9 The purpose of the Sustainability Appraisal including the SEA Directive is to determine the likely significant effects of the plan being assessed.

Sustainability Framework

2.10 The objectives which make up the sustainability framework for the Local Plan are set below.

Sustainability Objectives		Reference in Appraisal
1	To improve air quality to a standard that is acceptable for human and ecological health.	Air quality

2	To ensure sustainable management and conservation of wildlife and habitats representative of the borough, and reverse those in decline.	Biodiversity
3	To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	Landscape and Heritage
4	To avoid the adverse effects of activities and development on the natural functions of soil and water systems	Soil and Water
5	To reduce contributions towards, and vulnerability to, the effects of Climate Change	Climate Change
6	To minimise the hazard risk from flooding in Hillingdon	Flood Risk
7	To ensure efficient use of non renewable resources and minimise the production of waste	Resources and Waste
8	To encourage efficient use of available land that will not foreclose on future options	Efficient Land Use
9	To create a variety of high quality residential environments that provides everybody with the opportunity to live in a decent home	High Quality Housing
10	To provide environments that promote healthy and safe living, and reduce anti-social behaviour	Health, Noise, Safety, Crime
11	To improve the ready access to essential services and facilities for all residents	Accessibility
12	To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment	Traffic Reduction
13	To provide residents of all ages with the option to access education and skills-based enhancement	Skills & Education
14	To encourage built environments of high quality urban design that assists in enhancing amenity value and promote community sense of place	Design and Amenity
15	To promote growth in the economy whilst improving its environmental and social performance	Economic Growth
16	To enhance the image of the borough as a location for new business	Business Image
17	To encourage business to provide a range of jobs and services that will support and enhance existing residential and business	Provision of Jobs

Nature and Scale of Impact

2.11 Environmental assessment uses the following criteria to define the extent and magnitude of an impact on each sustainability objective:

- Effect duration (whether short, medium or long term)
- Effect nature (whether direct or indirect, reversible or irreversible)
- Whether the impact occurs in isolation, is cumulative or interactive
- Performance against environmental quality standards or other relevant pollution control thresholds
- Compatibility with environmental policies

Nature and Scale of Impact
X
Sensitivity of Receptor
=
Significance of Effect

Sensitivity of Receptor

2.12 For the purposes of this report, the receptor is the Sustainability Appraisal objective. Not all the objectives carry the same level of weight; some objectives are more important or cover a more pressing issue for the Borough.

Significance of Effect

2.13 The significance of the effect is ranked using the following criteria:

Symbol	Effect on the SA Objective
++	A likely highly positive effect
+	A likely positive effect
0	No significant effect or clear link
-	A likely negative effect
--	A likely highly negative effect
?	Uncertain or insufficient information to determine effect
/	Potential positive or negative effect depending on implementation

Making Recommendations

2.14 The outcome of the appraisal process is a series of recommendations that will identify areas for 'sustainability' improvement. These recommendations take the form of measures to

prevent, reduce and offset the environmental and sustainability impacts associated with implementation. They are generally implemented through subsequent amendments to the emerging plan.

Links with the SEA Directive

2.15 The SA of the plan as a whole incorporates the requirements of SEA and the above constitutes mitigation measures as required by the SEA Directive. The Sustainability Appraisal of the Local Plan Part 2 Proposed Submission Version September 2014 contained a series of recommendations that identified areas for 'sustainability' improvement. These take the form of measures to prevent, reduce and offset the environmental and sustainability impacts associated with implementation.

2.16 Further to this, advisory comments were made under the 2014 SA and the 2015 addendum where there was considered to be scope to further improve the effectiveness of a policy against the sustainability objectives, where no direct conflict with other plans and programmes had been identified. Where appropriate, the recommendations and advisory comments resulting from the Sustainability Appraisal of the Local Plan Part 2 were taken into account for the revised submission version of the document, which was submitted for examination.

Monitoring

2.17 The SEA Directive requires the sustainability appraisal to include the methods for monitoring sustainability objectives. The annual monitoring review for the Local Plan will be the primary method for monitoring performance, as well as the framework set out in Appendix 3 of the Main SA Report (2014).

3. How the Main Modifications are Screened and Assessed

3.1 The SEA regulations do not require SA reports to be updated during the examination of a Local Plan. However, Government Planning Practice Guidance states that it is up to the local planning authority to decide whether the SA report should be amended following proposed changes to an emerging plan. If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly (Planning Practice Guidance Paragraph: 023 Reference ID: 11-023-20140306).

Screening

3.2 A screening exercise has been undertaken of the main modifications identified in the 'Schedule of Proposed Main Modifications to the Local Plan Part 2'. Please note that in all instances, both the policies and supporting text have been screened.

3.3 The screening of each of the main modifications results in the outcomes below:

1. The change is so minor that it is not likely to lead to different sustainability effects. The screening conclusion in these cases is that there would be no change to the results of the SA and no further assessment is required.
2. The change is more significant and could potentially change the results of the SA. In these cases the latest SA results are reviewed and validated to determine if the modifications will change the results of the SA. In cases where this it is deemed likely to change the SA results, the modifications are reassessed.

Policy Assessment

3.4 Each modification to the Plan that has required re-assessment has been assessed using methodologies consistent with earlier SA work as set out in Section 2 above.

4. Proposed Main Modifications to Site Allocations and Designations Document

Screening

4.1 This section sets out the conclusions of the SA screening exercise for the Main Modifications to the Site Allocations and Designations document.

Allocations

New Site Allocations

4.2 Seven new site allocation policies are proposed for inclusion through the Main Modifications as list below in Table 1. All of the proposed new site allocations have been assessed for their sustainability effects as they have not previously been subject to an SA¹.

Table 1: New sites proposed through the Main Modifications

MM Ref	Additional sites included	Reason for inclusion in the Local Plan Part 2
MM37	SA 3A Crown Trading Estate	Response to representations received
MM44	SA 16A 36-40 Rickmansworth Road, Northwood	Site likely to be delivered during the plan period
MM55	SA 31A Waterloo Wharf, Uxbridge	Site likely to be delivered during the plan period
MM56	SA 31B Randalls Building, Uxbridge	Site likely to be delivered during the plan period
MM57	SA 34A Former West Drayton Police Station	Site likely to be delivered during the plan period
MM58	SA34 B Former British Legion building, Station Road	Site likely to be delivered during the plan period
MM61	SA 39A Land to the rear of 2-24 Horton Road	Site likely to be delivered during the plan period

Modified Site Allocations

4.3 Table 2 below identifies the main modifications proposed to existing site allocations and sets out the findings of the screening of these changes for their effects on the results of the SA.

4.4 It is also important to highlight that some amendments have also been made consistently across all site information tables which have been screened as resulting in no change to the results of the SA. These common amendments are as follows:

¹ It should be noted that all new site allocations have also be screened through the West London Strategic Flood Risk Assessment (westlondonsfra.london) and no requirement for a Level 2 Strategic Flood Risk Assessment has been identified.

- Where housing capacity is referred to in the site allocation policies the words 'up to', 'a maximum of' and 'a minimum of' will be removed and the policy reworded where necessary to refer to just the number.
- Where new homes sites have planning permission, the policy text will be reworded to state that the site should be development in accordance with the broad parameters of the approved scheme subject to site-specific constraints.

Deleted Site Allocation

4.5 Finally, it is important to highlight in this section that one site allocation is proposed for deletion from the Local Plan Part 2. The potential effects of this deletion have also been screened in Table 2 below.

Table 2: Screening of Main Modifications to the Site Allocations Policies

MM Ref	Modified Sites	Proposed Modification	SA Approach
MM35	SA2 The Old Vinyl Factory	Housing numbers updated to reflect the latest planning permission	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM36	SA3 Eastern End of Blyth Road	The site allocation has been further sub-divided into three land parcels rather than two to reflect land ownership and phasing. Policy wording changes have been made to reflect this new subdivision but the site will still deliver the same overall type and quantum of development.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM38	SA4 Fairview Business Centre	Amendments proposed to reflect the ability of the site to accommodate development at higher densities and to ensure that development on site takes into account development on the new adjacent site allocation at Crown Trading Estate.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM39	SA5 Land South of the Railway including Nestle site, Nestle Avenue, Hayes	Amendments to the overall quantum of residential development allocated to these sites in the context of the Hayes Housing Zone. Changes have also been made to guidance on the provision of employment and community uses on the site. There have also been some amendments to the design guidance for the site.	There is a significant change to the potential housing capacity of these sites. The sustainability effects of this modification have therefore been assessed.
MM40	SA7 Union House Hayes	Amendments to the allocation to make provision for public access improvements to the canal.	This is a minor change to the allocation which would not change the

MM Ref	Modified Sites	Proposed Modification	SA Approach
			<p>sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA</p>
MM41	SA9 Audit and Bellway House, Eastcote	Amendments to policy wording to reflect the broad parameters of approved schemes on the site.	<p>This is a minor change to the allocation which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA</p>
MM42	SA10 269-285 Field End Road, Eastcote	Minor correction to the site boundary and site name to reflect the parcel of land available for development	<p>This is a minor change to the allocation which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA</p>
MM43	SA14 Master Brewer and Hillingdon Circus	Significant amendment to site boundary to remove land designated as Green Belt. Subsequent amendments as required.	<p>This modification could potentially cause changes to the results of the SA. The sustainability effects of the modification have therefore been assessed.</p>
MM45	SA19 Braintree Road, South Ruislip	Amendment to the number of proposed units.	<p>This is a minor change to the allocation which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA</p>
MM46	SA20 Bourne Court, South Ruislip	Amendment to the number of proposed units.	<p>This is a minor change to the allocation which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA</p>
MM47	SA 21 Eagle House, The Runway, South Ruislip	Proposed deletion of this site from the Local Plan Part 2.	<p>The removal of this site will not change the sustainability performance of the Plan.</p> <p>Screening conclusion: no change to the results of the SA</p>

MM Ref	Modified Sites	Proposed Modification	SA Approach
MM48	SA 22 Chailey Industrial Estate Pump Lane	Extension of the allocation to the east to include the Matalan site with subsequent amendments to the policy text.	This modification could potentially cause changes to the results of the SA. The sustainability effects of the modification have therefore been assessed.
MM49	SA23 Silverdale Road/ Western View	Extension of the allocation boundary to include council owned land and subsequent amendments to the policy text.	This modification could potentially cause changes to the results of the SA. The sustainability effects of the modification have therefore been assessed.
MM50	SA24 Benlow Works, Silverdale Road	Amendment to policy principles to include additional design guidance.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM51	SA25 297-299 Long Lane, Hillingdon	Amendment to the number of proposed units.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM52	SA27 St Andrew Park, Annington Homes Site	Amendment to the number of proposed units.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM53	SA30 Grand Union Park, Packet Boat Lane	Amendment to the number of proposed units.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA
MM54	SA31 Fassnidge Memorial Hall, Uxbridge	Amendment to the number of proposed units.	This is a minor change to the allocation which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of

MM Ref	Modified Sites	Proposed Modification	SA Approach
			the SA
MM59	SA38 Padcroft Works, Tavistock Road, Yiewsley	Extensions of the site allocation boundary reflect planning consents on the site.	This modification could potentially cause changes to the results of the SA. The sustainability effects of the modification have therefore been assessed.
MM60	SA 39 Trout Road, Yiewsley	Amendment to allocation to include Onslow Mill as site C.	This modification could potentially cause changes to the results of the SA. The sustainability effects of the modification have therefore been assessed,

Designations

4.6 In addition to the proposed changes to the Site Allocations a number of changes have also been proposed to designations put forward in this section of the Local Plan Part 2. Each of these changes has also been screened for their potential effects on the sustainability performance of the plan.

New Policy Designations

4.7 A small number of new policy designations have been proposed through the Main Modifications to the Local Plan. Each of the proposed designations has been screened for its potential impacts of the sustainability performance of the Plan in Table 3 below.

Table 3: Proposed new policy designation

Ref	Location	Designation	SA Approach
M75	Bedfont Court Estate	Addition of new Area of Search for Minerals as it has been subject to a consent for mineral extraction.	The designation of this site will not change the sustainability performance of the plan. Any proposals on this will be subject to the policies in the plan, which have been subject to an SA.
MM71	Huckerby's Meadow	Proposed inclusion as a nature reserve.	The designation of this site will not change the sustainability performance of the plan. Any proposals on this will be subject to the policies in the plan, which have been subject to an SA.

MM72	Frays Farm Meadows Nature Reserve	Proposed inclusion as a nature reserve.	The designation of this site will not change the sustainability performance of the plan. Any proposals on this will be subject to the policies in the plan, which have been subject to an SA.
------	-----------------------------------	---	---

Modified Policy Designations

4.8 A number of modifications are proposed to policy designations put forward in the Local Plan Part 2. These changes will also be reflected on the emerging Policies Maps which will be amended accordingly. Each of the proposed changes has been screened in Table 4 below for its potential impact on the sustainability of the plan.

Table 4: Modified or deleted policy designations

Ref	Location	Change to Designation	SA Approach
MM62	Bath Road, Hayes	Removal of designation as a Locally Significant Employment Location.	These changes could have an impact on the sustainability of the plan due to the loss of sites for office and hotel growth. The SA effects of these changes should therefore be assessed. The impact of these changes will be assessed as through the changes to the DM policies in the next part of the plan.
MM63	Heathrow Perimeter (Outside of Bath Road Hayes) (Map O)	Removal of this location from areas designated for office growth.	
MM63	Bath Road Hayes (Map Q)	Removal of this location from areas designated for hotel and office growth.	
MM64	Lake Farm	Modification of proposed change to the Green Belt boundary to reduce the extent of the deletion to follow the apron of the school building.	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM65	8 Woodfield Terrace	Amendment to green belt boundary to reflect property boundary.	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM66	Cricket Ground and Spinney, Harefield	Amendment to green belt boundary to exclude site to the east.	This change to the boundary will not have an impact on the sustainability performance of the plan.

MM67	Falling Lane Recreation Ground, Yiewsley	Extension of the MOL boundary	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM68	Duval House Car Park, Harmondsworth	Amendment to the green belt boundary to reflect property boundary.	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM69	Land to the Rear of Daleham Drive	Amendment to the green belt boundary to reflect property boundary.	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM70	Frays Island Mabey's Meadow	Amendment to the nature reserve boundary	This change to the boundary will not have an impact on the sustainability performance of the plan.
MM73	Community Infrastructure Sites	Update to Supporting text on community infrastructure sites including the identification of potential new requirements for health provision in the borough.	This change to supporting text will not impact on the sustainability performance of the plan.

SA Assessment

4.9 Where the screening of a main modification to a site allocations or designation has been identified as having the potential to cause changes to the SA, these have been re-appraised to identify any potential significant effects. The outcomes of this sustainability appraisal are presented in Table 5 below. It should be noted that none of the proposed main modifications to the designations in the Plan have been screened as requiring a further SA.

Table 5: Appraisal of Proposed Main Modifications to the Site Allocations

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
NEW	0	+	0	0	0	++	0	0	++	+	+	0	0	+	+	/	/
SA3A - Crown Trading Estate	This is a new site allocation. It was previously part of a designated Industrial Business Area but has been identified as part of an area for industrial land release in the Local Plan Part 2. The policy seeks residential-led mixed use on the site with the retention of a proportion of employment generating uses on the site. The provision of new public open space is all required. The allocation will therefore maximise the efficiency of land use on a brownfield and retain an employment function whilst making provision for new housing and green space. There is a potential for a reduction in employment on the site overall however this will depend on the nature of the re-provided floorspace and the density of occupation. The development of the site will also have a positive effect on supporting Hayes town centre. On balance this is a positive allocation.																
MODIFIED	-	+	+	+	+	++	0	0	++	+	+	/	0	+	-	/	-
Site SA5 - Land South of the Railway including Nestle Site, Nestle Avenue, Hayes	The overall quantum of residential development on this site has increased from approximately 700 units to 1,800 units in the context of the creation of the Hayes Housing Zone. The proposal therefore scores highly against a number of the social indicators. Whilst specific proposals for the creation of a public park have been removed the allocation still requires the creation of recreational facilities as required by other policies in the plan and enhancements to the Blue Ribbon network. The significance and integrity of any heritage assets must also be sustained and enhanced. The allocation will still result in the overall loss of employment land as the site becomes mixed used however the sites as a whole will continue to contribute more broadly to local economy and Hayes town centre as the residential population of the area increases. The increase in traffic in Hayes likely to result from the proposal also remains a concern given the baseline air quality provision. On balance this is a positive amendment to the allocation.																

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Jobs
MODIFIED SITE	-	+	+	+	+	++	0	0	++	+	+	/	0	+	+	0	0
SA14 Master Brewer and Hillingdon Circus, Hillingdon	The site allocation has been amended to remove land designated as green belt and to revise capacity figures based on two thirds of the site coming forward. It is anticipated that approximately two-thirds of the allocated site will be developed at an appropriate residential density. Environmental improvements are sought through the allocation including landscaping. The change in the site boundary has also reduced the level of floodrisk across the site to level 1. The level of housing provision remains broadly at the same levels. There is anticipate to some negative impact on air quality and potentially an increase in traffic reduction from new residents but this will be managed in line with other policies in the plan. The impact on economic growth and jobs will be minimal although there may be a positive effect on the nearby local centre. On balance this is a positive amendment to the allocation.																
NEW SITE	/	0	+	0	0	+	0	0	++	+	+	/	0	+	0	0	0
SA 16A 36-40 Rickmansworth Road	This is a new site allocation which has planning consent for residential development. The previous use on the site was lower density residential development. The broad parameters of the proposed scheme will provide high quality additional homes and improvements to the surround townscape. Potential traffic and air quality impacts will need to be mitigated in accordance with relevant policies. On balance this is a positive site allocation.																
MODIFIED SITE	/	+	+	0	0	++	0	0	++	+	+	/	0	+	0	0	-
SA 22 Chailey Industrial Estate	The extension of the site increases the overall quantum of residential likely to come forward on the site and includes the replacement of a retail use within the site. New design principles are also introduced to guide development on the new part of the site. Other aspects of the site allocation remain unchanged. Overall the site will see a reduction in jobs due to the loss of industrial uses however this site has been identified as suitable for release through an employment land study. In environmental terms the redevelopment of site will have a new positive effect although impacts on air quality and traffic will need to be managed in line with other policies in the plan. On balance this is a positive modification to the allocation.																

Sustainability Appraisal Objectives																		
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Jobs	Provision of
MODIFIED SITE	/	++	+	0	0	++	0	0	++	+	+	/	0	++	0	0	0	0
SA 23 Silverdale Road/ Western View	The site has been extended to include Council-owned land off Crown Close. The extension of the site reflects the location of the area within the Hayes Housing Zone. The inclusion of the additional land within the allocation has significantly increased the potential number of housing units to be delivered as well as provision for a new public open space. Proposals should also contribute to the enhancement of the Blue Ribbon Network. In environmental terms the redevelopment of site will have a new positive effect although impacts on air quality and traffic will need to be managed in line with other policies in the plan.																	
NEW SITE	/	+	+	0	0	++	0	0	++	+	++	/	0	++	-	0	-	-
SA 31A Waterloo Wharf, Uxbridge	This is a site to south of Uxbridge town centre which has planning consent for a residential development-led development including some commercial use. Any alternative proposals for the site are required to be in accordance with the broad parameters of the existing planning consent. The existing use on site is commercial units and it is located within a Conservation Area. The redevelopment of this site including improvements to the canal side will have positive environmental benefits. In social terms the provision of new housing in this sustainable location will be beneficial. The impacts on air quality and traffic will need to be managed in line with other policies in the plan. There will be a loss of some job provision leading to a negative performance against some of the economic objectives. On balance a positive allocation.																	
NEW SITE	/	0	++	0	0	++	0	0	++	+	++	/	0	++	/	/	-	-
SA 31B Randalls Building, Uxbridge	This site is located within Uxbridge town centre. Planning consent was granted for a mixed use scheme on the site in 2017. The site includes a listed building. Any alternative proposals for the site must be in accordance with the broad parameters of this consent. The consented scheme will result in the loss of commercial floorspace leading to some negative economic impacts. However the viable re-use of the listed building together with the provision of new housing and a proportion of new commercial floorspace will have positive social and environmental impacts for Uxbridge town centre. On balance this is a positive allocation.																	

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
NEW SITE	/	0	++	0	0	++	0	+	++	+	+	/	0	++	0	0	0
SA 34A Former West Drayton Police Station	<p>Planning consent has been granted for residential development on this site. Any alternative proposals for the site are required to be in accordance with the broad parameters of the existing planning permission. The entire site is located within the West Drayton Green conservation Area and within an Archaeological Priority Area. Drayton Hall which abuts the site to the north is a Grade II listed building. The police station was decommissioned after being identified as surplus to requirements and alternative facilities are located in the vicinity. The proposals for this site will have a number of positive social and environmental benefits through the regeneration of a vacant site for housing. There is a neutral impact on economic objectives.</p>																
NEW SITE	/	0	++	0	0	++	0	+	++	+	+	/	0	++	0	0	0
SA34 B Former British Legion building, Station Road	<p>The site has planning consent for the conversion of the demolition of the existing vacant building and the creation of new residential dwellings. Any alternative proposals for the site a required to be in accordance with the broad parameters of the existing planning consent. The site is located within a Conservation Area and is adjacent to a listed building. The previous community use on the site is now re-provided from alternative facilities within the locality. Overall the proposal will have positive social and environmental impacts improving the setting of heritage assets, the regeneration of a vacant site and providing new housing provision. There will be a neutral impact on economic objectives.</p>																
MODIFIED SITE	/	0	+	0	0	++	0	0	++	+	+	/	0	+	0	0	0
SA 38 Padcroft Works and COMAG	<p>The site has been extended to reflect the boundary of an existing planning consent on the site and subsequent text in the policy amended accordingly. These modifications have resulted in significant increase in the number of residential units on the site. The sustainability impacts of the proposed amendment are limited but overall the effect is positive with an increase in the efficient use of land and provision of homes. The impacts on air quality and traffic will need to be managed in line with other policies in the plan. Overall this is a positive modification to the site allocation.</p>																

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
MODIFIED SITE	/	0	0	0	0	++	0	0	++	+	+	/	0	+	-	0	-
SA 39 Trout Road, Yiewsley	The site allocation has been extended to include site C - Onslow Mills. This part of the site is allocated for residential use and is currently in industrial use. The loss of the industrial will lead to the loss of jobs resulting in some negative economic effects. However on balance these are outweighed by the positive social and environmental effects. Overall this will be a positive amendment to the site allocation.																
NEW SITE	/	0	++	0	0	++	0	0	++	+	+	/	0	++	-	0	-
SA39A: Land to the rear of 2-24 Horton Road	This site has planning consent for a mixed use development including retail and residential. Any alternative proposals for the site are required to be in accordance with the broad parameters of the existing consent. The site is located in West Drayton town centre and is currently occupied by industrial units. Although the proposal will result in the loss of industrial floorspace and jobs resulting in some negative economic effects, the release of this industrial land has been determined as acceptable in the context of the wider plan. The proposals will result in the creation of new retail floorspace and jobs as well as new homes, and the regeneration of the site will have a positive impact on the overall townscape. The impacts on air quality and traffic will need to be managed in line with other policies in the plan. On balance this is a positive allocation.																

SA Assessment Outcome

Allocations

New Sites

4.10 The overall SA score for each proposed new site allocation is given below:

Table 6: SA Assessment Outcome for new Site Allocations Proposed through the Main Modifications

MM Ref	Additional sites included	Overall SA Score
MM37	SA 3A Crown Trading Estate	+
MM44	SA 16A 36-40 Rickmansworth Road, Northwood	+
MM55	SA 31A Waterloo Wharf, Uxbridge	+
MM56	SA 31B Randalls Building, Uxbridge	+
MM57	SA 34A Former West Drayton Police Station	+
MM58	SA34 B Former British Legion building, Station Road	+
MM61	SA 39A Land to the rear of 2-24 Horton Road	+

4.11 The assessment of all the new sites has identified that on balance the proposed modifications are positive in terms of their SA effects and no significant negative effects have been identified.

Modified Site Allocations

4.12 The revised overall SA score for each proposed modification to the site allocations is given below:

Table 7: SA Assessment Outcome for Modified Site Allocations

MM Ref	Modified Site allocations	Overall SA Score
MM39	SA5 Land to the South of the Railway, including Nestle Site	+
MM43	SA14 Master Brewer and Hillingdon Circus, Hillingdon	+
MM48	SA22 Chailey Industrial Estate, Pump Lane, Hayes	+
MM49	SA23 Silverdale road/ Western View, Hayes	++
MM59	SA38 Padcroft Works, Tavistock road	+
MM60	SA39 Trout Road, Yiewsley	+

4.13 The re-assessment of those proposed modifications screened as having potential impacts on the sustainability effects of the Plan, has identified that on balance that effects of

the changes on the SA framework were largely positive and no significant negative effects have been identified.

Designations

4.14 None of the proposed changes to the designations on the Policies Map were identified as requiring their own SA. Any potentially significant implications from these changes will be assessed as part of the changes to the relevant Development Management Policies in the next section.

5. Main Modifications to the Development Management Policies

Screening

5.1 This section sets out the SA screening exercise for the main modifications to the Development Management Policies.

5.2 All of the proposed modifications to be screened to determine if the proposed changes to the policies is likely to have an impact on the sustainability performance of the Plan. Where a modification has been identified as having the potential to cause changes to the SA, the policy has been re-assessed to identify any potential significant sustainability effects.

5.3 A small number of new development management policies are also proposed through the main modifications. As all new policies have not previously been subject to an SA, they have also been screened as part of this Further Addendum.

5.4 The results of the SA screening exercise on the main modifications to the Development Management policies are set out in Table 8 below. Those modifications screened as requiring an SA assessment have been highlighted.

Table 8: Screening of the Main Modifications to the Local Plan Part 2 Development Management Policies

MM Ref	Policy	Summary of Modification	SA Approach
MM1	DME 1 Employment Uses and Designated Employment Sites	Amendment to supporting text and referencing of existing policy criteria.	This is a minor change to supporting information which would not change the sustainability performance of the plan. No further assessment is required.
MM2	DME 2 Employment Uses in Designated Sites	Additional policy criteria	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM3	DME 3 Office Development	Removal of reference to locations in the Heathrow Perimeter	Due to the change in the potential number of sites allocated for the provision of offices. This modification could have different sustainability effects which should be assessed.

MM Ref	Policy	Summary of Modification	SA Approach
		Addition of a reference to the sequential test for new offices	This is a minor change to supporting information which would not change the sustainability performance of the plan. No further assessment is required.
MM4	DME 5 Hotels and Visitor Accommodation	Removal of references to locations in the Heathrow perimeter and airport related development.	Due to the change in the potential number of sites allocated for the provision of offices this modification could have different sustainability effects which should be assessed.
MM5	DMTC 1: Town Centre Development	New criteria to resist the residential use on the ground floor of premises in the primary and secondary frontage.	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM6	DMTC 2: Primary and Secondary Shopping Areas	Widen the type of uses limited to 15% of the frontage through reference to policy DMTC 4. Deletion of criteria relating to the length of frontage between retail uses. Addition of part C to give consideration to specific types of community uses in secondary frontages.	This is a minor change to policy text to link more consistently with other parts of the plan. It would not change the sustainability performance of the plan. No further assessment is required.
MM7	DMTC 3 Maintaining the Viability of Local Centres and Local Parades	Rationalisation of the policy to ensure consistency with other policies in the plan.	This is a minor change to policy text to link more consistently with other parts of the plan. It would not change the sustainability performance of the plan. No further assessment is required.
MM8	DMTC 4 Amenity and Town Centre Uses	Amendments to the supporting text to ensure consistency with the relevant policy.	This is a minor change to supporting information which would not change the sustainability performance of the plan. No further assessment is required.
MM9	New policy DMH9 Gypsies and Travellers and Travelling Show People	Insertion of a new policy to assess new proposals for provision to meet the needs of Gypsies, Travellers and Travelling Show-People.	This is a new policy which has not previously been assessed for its effects on the SA. An assessment is therefore required.
MM10	DMHB 1 Heritage Assets	Amendments the policy to ensure consistency with national guidance on the historic environment.	This is a minor change to policy text which would not change the sustainability

MM Ref	Policy	Summary of Modification	SA Approach
			performance of the plan. No further assessment is required.
MM11	DMHB 12 Streets and Public Realm DMHB 13 Shopfronts	A new policy- DMHB 13A Advertisements and Shop Signage - is proposed to bring together part C of DMHB 12 and parts E and F of DMHB 13. These clauses will be deleted from these policies.	This is a minor change to re-organise existing policies and supporting text which would not change the sustainability performance of the plan. No further assessment is required.
MM12	DMHB 17 Residential Density	Density Matrix has been updated to reflect the London Plan. Guidance on the application of the matrix has also been updated in the supporting text.	This is a minor change to supporting information which would not change the sustainability performance of the plan. No further assessment is required.
MM13	DMHB 20 Moorings	Amendments to policy criteria wording to reflect comments made by the Canals and River Trust.	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM14	DMEI 2 Reducing Carbon Emissions	Amendment to policy wording to reflect changes to national and regional planning guidance.	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM15	DMEI 4: Development in the Green Belt or on Metropolitan Open Land	Factual correction to ensure consistency with national policy.	This is a minor correction to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM16	DMEI 6: Development in Green Edge Locations	Amendment to supporting text to provide additional guidance on ecological reports. Additional guidance on the provision of green infrastructure.	These are minor changes to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM17	DMEI 7: Biodiversity Protection and Enhancement	Addition of references to geological as well as ecological value. Amendments to ensure consistency with national and regional planning policy. This includes the identification of one Regionally Important Geological Site - The Gravel Pits at Northwood.	The changes to this policy introduce additional considerations which have not been subject to SA. This modification could have different sustainability effects which should be assessed.
MM18	DMEI 8: Waterside Development	Wording correction to criteria F.	This is a minor correction to policy text which would not

MM Ref	Policy	Summary of Modification	SA Approach
			change the sustainability performance of the plan. No further assessment is required.
MM19	DMEI 9: Management of Flood Risk	Replacement of criteria A and additional criteria to reflect national planning guidance on development in areas of flood risk.	The proposed change to this policy which have an effect on the location of new development. This modification could have different sustainability effects which should be assessed.
MM20	DMEI 10: Water Management, Efficiency and Quality	Amendments to criteria B and F with regards to surface water run-off and drainage requirements.	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
M21	DMEI 14: Air Quality	Factual correction to criterion B	This is a minor correction to policy text which would not change the sustainability performance of the plan. No further assessment is required
M22	MIN1 Safeguarded Areas of Mineral Extraction and Aggregates Railheads	Amendment of policy to align with the approach in national planning policy.	The allocations in this policy have been reclassified to reflect national planning policy.
M23	New Policy DMIN 1A: Assessing Proposals for New Minerals Development	New policy to assess proposals which come forward for new areas of mineral extraction,	This is a new policy which has not been assessed for its sustainable effects. This modification could have different sustainability effects which should be assessed.
M24	MIN4 Re-use and Recycling of Aggregates	Amendment to add additional policy qualifications consistent with other policies in the plan.	This is a minor change to policy text which would not change the sustainability performance of the plan. No further assessment is required.
MM25	DMCI 2: New Community Infrastructure	Update to the support policy text to provide up-to-date evidence on the new for school places in the borough.	This is a minor change to supporting text which would not change the sustainability performance of the plan. No further assessment is required.
MM26	New Policy DMCI 1A: Development of New Education Floorspace	New policy to assess proposals for new school and school expansions.	This is a new policy which has not been assessed for its sustainability effects. This modification could have different sustainability effects which should be assessed.
MM27	DMT 1: Managing Transport Impacts	Removal of thresholds for transport assessment and travels plans from the Local Plan Part 2 to refer to external guidance which may be updated	This is a minor change to supporting information which would not change the

MM Ref	Policy	Summary of Modification	SA Approach
		over the life time of the plan.	sustainability performance of the plan. No further assessment is required.
MM28	DMT6: Vehicle Parking	Amendment to supporting text to clarify that parking standards are a maximum as set out in Appendix C.	This is a minor change to supporting text which would not change the sustainability performance of the plan. No further assessment is required
MM29	DMAV2: Heathrow Airport	A series of changes to the policy and supporting text to reflect updated national policy including the Airports National Policy Statement (ANPS). Intention of the changes is to make the policy approach to expansion at Heathrow Airport more positive in line with the ANPS.	The changes proposed to this policy are potentially significant and therefore a reassessment of the potential sustainability effects is required.

SA Assessment

5.5 The sustainability appraisal of those modifications where a potential change to the sustainability performance of the Plan has been identified is set out in Table 9 below.

Table 9: Sustainability Appraisal of Main Modifications to the Development Management Policies

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
Modification	/	0	0	0	0	+	0	0	0	0	0	+	+	+	+	+	+
DME3 Office Development	This is predominantly an economic focused policy. The proposed modification removes sites on the Heathrow Perimeter as preferred locations for new office development and changes the policy tests that will apply to the loss of offices in these areas. Potential effects of this change to reduce the potential for the borough to meet its employment growth targets in the most sustainable locations. This could have an impact on economic growth and the provision of jobs during the lifetime of the plan. This is reflected in a reduction in the significance of the positive economic effects against the sustainability objectives. Taken in isolation a reduction in high trips generating development to the Heathrow Perimeter may reduce the negative impact on air quality. Otherwise the policy continues to perform the same against the other objectives and will overall have positive effect.																
Modification	/	0	0	0	0	+	0	0	0	0	0	/	0	+	+	+	+
DME5 Hotels and Visitor Accommodation	This is predominantly an economic focused policy. The proposed modification removes sites on the Heathrow Perimeter as hotel growth locations. Taken in isolation a reduction in high trip generating development to the Heathrow Perimeter may reduce the negative impact on air quality and traffic. Otherwise the policy continues to perform the same against the other objectives and will overall have positive effect.																
New Policy	0	0	0	0	0	+	0	0	+	+	+	/	0	0	0	0	0
DMH9 Gypsies and Travellers and Travelling Show People	The purpose of this policy into put in place criteria to assess proposals for new provision. The criteria seek to ensure that new provision is located in sustainable locations with good access to services and high quality design. This is to ensure that new provision for these groups would provide high quality housing and ensure good quality living conditions for new and surround residents.																

Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
Modification	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
DMEI 7: Biodiversity Protection and Enhancement	Addition of references to sites of geological significance. These new references increase the potential positive benefits of this policy.																
Modification	0	0	0	0	++	/	0	+	0	0	0	0	0	0	0	0	0
DMEI 9: Management of Flood Risk	The proposed amendment ensure that flood risk sequential test is applicable to all development proposals in flood zones 2 and 3a, requirement developments in these areas to demonstrate that there are no suitable alternative sites in areas of lower flood risk. This has a positive effect on both the management of flood risk and resilience to climate change.																
New Policy	+	+	+	+	+	0	+	0	0	0	0	/	0	0	0	0	+
DMIN 1A: Assessing Proposals for New Minerals Development	New policy to assess proposals for new minerals development. This policy sets out assessment criteria to specifically address the impacts of new minerals workings including the impacts on amenity (air quality and noise), health, water quality, drainage, soil, farming, aircraft safety, capacity of the road network, impact on public open space, appearance of the landscape, land stability, the natural environment and the historic environment. The test set by the policy is that there should be no significant adverse impacts against these criteria arising from the new development. The policy therefore has a largely positive impact particularly on the environmental objectives. The impact on social and economic objectives is largely neutral.																
Modification	0	0	0	0	0	0	0	0	0	0	+	/	++	+	0	0	0
DMCI 1A: Development of New Education Floorspace	This policy makes suitable provision for new education floorspace. It will have positive benefits in terms of access to infrastructure to school places. There could be some issues in relation to increased traffic however the plan as whole puts in place measures to address this issue.																



Sustainability Appraisal Objectives																	
	Air quality	Biodiversity	Heritage & Landscape	Water & Soil	Flood Risk	Efficient Land Use	Waste & Resources	Climate Change	High Quality Housing	Crime, Safety, Health	Accessibility	Traffic Reduction	Education & Skills	Design & Amenity	Economic Growth	Business Image	Provision of Jobs
Modification	-	0	0	0	0	0	0	0	0	-	0	-	0	0	0	0	0
DMAV 2: Heathrow Airport	<p>Amendments have been made the policy remove explicit reference to opposition to the expansion of Heathrow beyond its existing boundaries. This updates the policy to reflect the Airports National Policy Statement (ANPS) published in June 2018 which identified a third runway at Heathrow as the government's preferred option for increased airport capacity in the south east of England. Criteria B of the policy which set out conditions for airport related development outside of the Heathrow boundary has also been deleted. This is again to ensure the policy is positively worded and consistent with the ANPS. It is difficult to the assess the implications of these policy changes in isolation, particularly as any development at Heathrow in line with the ANPS will be determined through the DCO process. However, these changes have also altered the policy framework for assessing airport related development which will not be determined through a DCO, particularly in relation to noise and transport impacts. The assessment of the policy relates specifically to the types of development to which it would be applied rather than the potential impacts of any development in line with the ANPS. Overall the changes to this policy could potentially have negative sustainability effects by reducing the level of control within the airport specific policy. However, there are other policies in the plan which address and mitigate the specific issues of air quality, noise and traffic impacts which and will be applied to all air port related development so it is unlikely that the changes will have negative sustainability impacts when the policies in the plan are applied as a whole. No potential mitigation measures are therefore advised.</p>																

SA Assessment Outcome

New Policies

5.6 The overall SA score for each proposed new site allocation is shown in Table 11 below:

Table 11: Overall SA Score for New Development Management Policies

MM Ref	New Development Management Policies	Overall SA Score
MM9	New policy DMH9 Gypsies and Travellers and Travelling Show People	+
M23	New Policy DMIN 1A: Assessing Proposals for New Minerals Development	+
MM26	New Policy DMCI 1A: Development of New Education Floorspace	+

5.7 The assessment of all the new development management policies which required SA have identified that on balance the proposed modifications are positive in terms of their SA effects and no significant negative effects have been identified.

Modified Policies

5.8 The overall SA score for each proposed modification to the Development Management policies which has been screened as having potential effects on the sustainability impacts of the Local Plan Part 2 are provided in Table 12 below:

Table 12: Overall SA Score for Modified Development Management Policies

MM Ref	Modified Development Management Policies	Overall SA Score
MM3	DME 3 Office Development	+
MM4	DME 5 Hotels and Visitor Accommodation	+
MM17	DMEI 7: Biodiversity Protection and Enhancement	+
MM19	DMEI 9: Management of Flood Risk	+
MM29	DMAV2: Heathrow Airport	-

5.9 The appraisal has shown that the modifications to policy DMAV 2: Heathrow Airport could have negative effects on the sustainability of the Plan due to consequences of the expansion to Heathrow Airport put forward in the Airports National Policy Statement. However, given that any application for airport expansion will be made through a Development Consent Order and not assessed against the policies in the Development Plan it is considered that subsequent changes to the Local Plan would have no effect on improving the sustainability performance of these factors. Any potential mitigation measures for the DCO scheme are also beyond the scope of the Local Plan Part 2. No further changes to the policy to address these negative effects are therefore advised.

6. Conclusions

- 6.1 In general, the proposed main modifications to the Local Plan Part 2 which required further SA score well against the sustainability objectives. The Plan largely reflects other plans and programmes and also the baseline position set out in this report and objectives described in Part 1 of the Local Plan.
- 6.2 The appraisal has found that there are none of the main modifications require changes to ensure to address potential negative significant effects on the sustainability objectives.