PROGRESS PLANNING

Sustainability Appraisal

217 High Street, Yiewsley, West Drayton, UB7 7GN

Erection of 5 and 6 storey buildings to provide a D1 Health Facility (approximately 10,000sqft) and 233 residential apartments with associated parking, communal podium garden, landscaping, pedestrian and cycle canal link and external works following the demolition of the existing buildings.

Prepared by Progress Planning on behalf of:

Taylor Wimpey – West London

July 2020

Progress Planning | Waterside House | 20 Riverside Way | Uxbridge | UB8 2Y
T: 02039 405151 | M: 07816 419779
E: enquiry@progressplanning.co.uk

Progress Planning have been commissioned by Taylor Wimpey Plc (The Applicant) to prepare and submit a Sustainability Appraisal to the London Borough of Hillingdon (The LPA) with an application for Full Planning Permission that seeks No. 233 residential dwellings and 10,000sqft of D1 (Health Facility) Floor Space, with associated access, car parking, hard standing and landscaping. The Site, 217 High Street, Yiewsley, consists of a mix of A1 (retail) and B2 (Light Industrial).

Traditionally, Sustainability Appraisals are required to inform the development of Local Plans. However, the LPA's Local Validation List requires the submission of a sustainability appraisal for major residential developments. In this context, the Sustainability Appraisal is used to test the scheme against the Strategic Objectives of the LPA's development plan, which in itself identifies Economic, Social and Environmental indicators. The baseline position is taken to be the existing use of the site.

This Appraisal seeks to utilise the LPA's Sustainability Framework used to assess the sites allocated in the Local Plan Part 2. The Sustainability Framework was considered acceptable for the consideration of both parts of the adopted Local Plan and as such, is considered to form the appropriate basis for this Appraisal. The sites that formed the allocations in part 2 of the Local Plan where assessed on the same basis.

The methodology for scoring the site against the framework is as set out by the LPA's Sustainability Appraisal, insofar that the nature and scale of the impact are considered the sensitivity of the receptor, which generates the significance of the effect. Whilst the proposal is classed as a Major Planning Application. The impacts are to be assessed on the local level, apart from where specified in the assessment.

The Sustainability Appraisal the scores if the SA Objective on the following basis:

+ +	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

Sustainability Framework

Similarly, the Sustainability Framework for which this assessment is as the one contained within the Sustainability Framework considered for both Part 1 and Part 2 of the Local Plan. The Framework, the evidence utilised to score the site and the score is detailed below. The summary SA is attached as appendix 2 to this statement.

1. **To improve air quality to a standard that is acceptable for human and ecological health**

   The Application is submitted with a detailed Air Quality Assessment. The conclusions of which consider the development against both the baseline position (the existing use) and against Air Quality Neutral. The proposal represents an improvement over the baseline position when building and transport indicators are considered. The proposal results in Air Quality Neutral for building emissions and less than Air Quality Neutral for Transport Emissions. The Proposal is therefore likely to result in a positive impact on local Air Quality.

   Result: +

2. **To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline**

   The Application is submitted with a detailed Ecology Report which sets out the measures that result in a net gain of biodiversity. The site does not currently hold much ecological value. The development proposals will result in an increase in both the quantum of semi-natural habitats and also the botanical diversity within the site. The proposal is likely to have a highly positive impact on the management and conservation of wildlife and habitats.

   Result: ++

3. **To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community**

   The site holds little landscape character. The proposal seeks to enhance the landscaping offer of the site. The proposal has a neutral impact on the significance of Local Heritage Assets, including the Listed Building located opposite the site. A detailed archaeological assessment is submitted with this application. This concludes that subject to suitably worded condition, the proposal will not harm any sites of archaeological interest (If present). As such the proposal is likely to have no significant effect on Heritage, Landscape or Archaeological functions.

   Result: 0

4. **To avoid the adverse effects of activities and development on the natural functions of soil and water systems**

   The site, as existing, contains a large expanse of hardstanding, which is not made up of permeable surfaces. The proposal seeks to increase the amount of soft landscaping and permeable surfaces and in particular will improve the landscaped areas in

ownership along the River Pinn which help maintain / establish the natural functions of Soil and Water Systems. There will also be offsite improvements to the area along the Grand Union towpath. Therefore, the proposal is likely to have a positive impact on the natural functions of soil and water systems.

Result: ++

5. **To reduce contributions towards, and vulnerability to, the effects of climate change**

The proposal results in excess of 35% regulated energy CO2 emissions reduction on-site. Specifically, the development will incorporate air source heat pumps and the use of solar PVs which will reduce its carbon impact. The proposal achieves 100% reduction (Carbon Neutral) with an off-site contribution. The proposal is likely to have a positive impact on the effects of climate change. NB: it should be noted that when compared against the existing uses, the impact is likely to be Highly Positive.

Result: ++

6. **To minimise the hazard risk from flooding in Hillingdon**

The existing site is extensively laid to hardstanding. The proposal, through the implementation of raised habitable floor levels, a comprehensive flood compensation scheme that delivers a net gain in flood storage and an appropriate sustainable drainage strategy is likely to improve the risk of fluvial and surface water flooding both on and off-site. Some of the measures included are the use of green roofs throughout the development, grey water harvesting, and provision of rainwater gardens. The proposal is likely to have a positive impact on the hazard from Flood Risk in Hillingdon.

Result: ++

7. **To ensure efficient use of non-renewable resources and minimise the production of waste**

   The proposal results in excess of 35% regulated energy CO2 emissions reduction on-site. The proposal achieves 100% reduction (Carbon Neutral) with an off-site contribution. The proposal is likely to have a positive impact on the use of non-renewable resources.

   Result: +

8. **To encourage efficient use of available land that will not foreclose on future options**

   The site currently consists of a large A1 retail store and a small site in B2 use. Given the parking demands of the A1 retail store, and the layout, the current use does not make the most efficient use of land. The proposal will not inhibit surrounding development from coming forward.

   Result: ++

9. **To create a variety of high-quality residential environments that provides everybody with the opportunity to live in a decent home**

   The proposed housing mix provides opportunities for single occupancy through to family accommodation. The range of accommodation provided caters for the local need. The proposal provides a policy compliant level of affordable housing. As such it is likely to have a positive impact on providing opportunities for high quality residential environments that provides everybody with the opportunity to live in a decent home

   Result: +

10 To provide environments that promote healthy and safe living and reduce anti-social behaviour

The proposal has been designed to achieve full secured by design accreditation. The proposal includes a significant amount of external amenity space, locally equipped area of play (LEAP). The proposal is likely to have a positive impact on the provision of healthy and safe living environments.

Result: +

11. To improve the ready access to essential services and facilities for all residents

The proposal includes the provision of 926sqm of Health Facility (D1) use. The sustainable location will increase the access to essential services and facilities. The proposal is likely to have a highly positive impact.

Result: ++

12. To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment

The site is sustainably located, close to West Drayton Cross Rail Station and various Bus Routes. However, the development seeks to provide a significant quantum of parking (Policy Compliant) and as such there is likely to some reliance on the private motor vehicle.

Result: 0

13. To provide residents of all ages with the option to access education and skills-based enhancement

The proposal does not provide or remove education facilities or access to the same. The proposal will therefore not have an impact on access to education.

Result: 0

14. To encourage built environments of high-quality urban design that assists in enhancing areas amenity value and promote community sense of place

The proposal is considered to provide high quality design. Through the provision of external amenity space, and the general architectural thesis, the proposal, especially when one compares against the base line, provides significant enhancement to the amenity value. The implementation of the health facility, along with the strong emphasis on design, promotes both a physical and visual sense of place.

Result: +

15. To promote growth in the economy whilst improving its environmental and social performance

The proposal results in a net loss of employment floorspace and employees. However this loss is mitigated, in part, by the provision of a Health Facility, providing employment for 25 (fte) employees. The loss of 10 employees likely to have a slight negative impact on growth in the economy. However, temporary construction jobs would be created during this uncertain time which would deliver some benefits to the economy and the improved health provision would contribute to the social performance of the local population which should provide further employment benefits by enabling more people to work. Therefore, the proposal is likely to have no overall impact on the economy.

Result: 0

16. To enhance the image of the borough as a location for new business

The proposal does not seek the loss or provision of B1(a) floorspace. As such will have no impact on the image of the Borough as a location for new business. The proposal is not likely to impact on the image of the Borough as a location for new business.

Result: 0

17. To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas

The Existing Use employs circa 35 employees. The proposed use will provide employment for 25 FTE staff. The existing and proposed levels of employment are comparable despite the small reduction in equivalent full time staff. This is also offset by the significant numbers of jobs created for construction. Therefore, the proposal would have no significant impact on jobs and would on the other hand significantly improve health services.

Result: 0

Conclusion on Sustainability Appraisal

The purpose of the Sustainability Appraisal is to test the proposal against Economic, Social and Environmental Objectives of the Local Plan. The proposal performs strongly against the Social and Environmental objectives of the Plan. A weaker performance is found against economic factors. However, the proposal, when considered against the Sustainability Framework as a whole, provides positive impacts, including:

- New market and affordable housing
- New and improved areas of open space
- New development designed to reduce the impacts of climate change.
- Reuse of previously developed land
- A net gain in biodiversity resources.
- Landscape and townscape character enhanced.
- New development guided towards areas of lowest flood risk within the site,
- The provision of D1 floorspace
- Full Secured by Design accreditation

It can therefore be concluded that the development adheres to the strategic objectives of the LPA's Local Plan.

Sustainability Objective		Significance of effect
1	To improve air quality to a standard that is acceptable for human and ecological health	+
2	To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	++
3	To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	0
4	To avoid the adverse effects of activities and development on the natural functions of soil and water systems	++
5	To reduce contributions towards, and vulnerability to, the effects of climate change	++
6	To minimise the hazard risk from flooding in Hillingdon	++

Sustainability Objective		Significance of effect
7	To ensure efficient use of non-renewable resources and minimise the production of waste	+
8	To encourage efficient use of available land that will not foreclose on future options	++
9	To create a variety of high-quality residential environments that provides everybody with the opportunity to live in a decent home	+
10	To provide environments that promote healthy and safe living and reduce anti-social behaviour	+
11	To improve the ready access to essential services and facilities for all residents	++
12	To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment	0

Sustainability Objective		Significance of effect
13	To provide residents of all ages with the option to access education and skills-based enhancement	**0**
14	To encourage built environments of high-quality urban design that assists in enhancing areas amenity value and promote community sense of place	**+**
15	To promote growth in the economy whilst improving its environmental and social performance	**0**
16	To enhance the image of the borough as a location for new business	**0**
17	To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas	**0**