



PROGRESS PLANNING

Sustainability Appraisal

Squirrels Estate, Hayes, UB3 4RZ

Redevelopment of the site to erect a part 11 storey, part 10 storey mixed use building comprising 116 residential dwellings (Class C3) and ground level commercial premises (Class E) along with public realm delivery of Green Super Highway with associated landscaping, access, and parking following demolition of existing buildings.

Prepared by Progress Planning on behalf of:

Mackenzie Homes Ltd

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Progress Planning have been commissioned by Mackenzie Homes Ltd (The Applicant) to prepare and submit a Sustainability Appraisal (SA) to the London Borough of Hillingdon (The LPA) with an application for Full Planning Permission that seeks 116 units and 97.2 square metres of commercial space. The Site, Squirrels Trading Estate, Viveash Close, Hayes, UB3 4RZ, consists of a residential led mixed-use Development.

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 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 were 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 scores the development against the Council's SA Objectives 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 consider whether it is Air Quality Neutral. The proposal would be a car free scheme (except for accessible parking) and therefore will be an improvement to the overall baseline position when building and transport indicators are considered. The proposal will be Air Quality Neutral for building emissions and less than Air Quality Neutral for Transport Emissions. The Proposal replaces the use of an industrial unit and 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 site has no ecological or biodiversity value as it is almost entirely hard landscaped and occupied by a large grouping of warehouses. Through the use of DEFRA biodiversity metric 3.0, the development proposals will result in an increase in both the quantum of semi-natural habitats as well as the botanical diversity within the site. The proposal also forms as part of the key unlocking of the Green Super Highway. The proposal is likely to have a highly positive impact on the management and conservation of wildlife and habitats by creating new opportunity for biodiversity habitat.

Result: ++

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

The site would currently not be considered to have a positive contribution to the landscape character of the area as it comprises an unattractive commercial building and is largely hardstanding and neglected. The site is situated adjacent to the Nestles Conservation and Former Nestles Factory building which is a historic building. The site also forms as part of the key allocation of Site B which seeks to unlock the Green Super Highway. A Built Heritage Assessment has been prepared in support of this application. The development proposal would enhance and conserve the setting of these heritage assets. In terms of archaeology, the site is not within a Priority Area, nevertheless, this has been considered and the proposals would be unlikely to affect any archaeology of heritage value.

Result: +

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, which will help maintain / establish the natural functions of Soil and Water Systems. This will have a positive impact on the natural functions of soil and water systems. A comprehensive Drainage Strategy has been prepared which would show that the development will improve surface water run off rates.

Result: ++

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

The proposal results in a greater than 60% regulated energy CO2 emissions reduction beyond building regulations 2013, through the use of air source heat pumps and energy efficiency measures. The proposal achieves 100% reduction (Carbon Neutral) through the provision of an off-site financial contribution towards the Council's Carbon Fund. Also, the Drainage Strategy ensures that the development will be safe from flooding in a 1:100 year event including taking account of 40% increase by climate change. The proposal will have a positive impact on the effects of climate change and be resilient to changes in climate for the lifetime of the development.

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. Whilst the application site is within flood zone 1, the proposal will still 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 a greater than 60% regulated energy CO2 emissions reduction beyond building regulations 2013. The proposal achieves 100% reduction (Carbon Neutral) with an off-site contribution. The proposal seeks to re-use existing building materials on site as much as practicable. A waste strategy has been prepared that shows that the development would encourage recycling of waste by future occupants, thereby minimising the production of waste through construction and over the life of the development. 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 development proposal and accompanying masterplan actively encourages the efficient use of available land that will not foreclose on future options. The proposal will not inhibit surrounding development from coming forward. The proposal is likely to act as a catalyst for the wider regeneration of the Site Allocation.

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 is likely to provide 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, which is significantly better than its current use. 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 sustainable location of the proposed development will ensure an increase in the access to essential services and facilities for residents. The site also incorporates a commercial unit benefitting existing residents. Therefore, the proposal is likely to have a 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 Hayes and Harlington Rail Station and various Bus Routes. The development will be a 'car free' scheme and a range of measures are to be deployed to encourage alternative green modes of transport as opposed to the use of the private motor vehicle. These include cycle parking, travel plan commitments, provision of a car club bay on street, limited access to on-site parking spaces, and highway improvements delivered through the S106 that will improve traffic in the local area. Therefore, the proposal will have a very positive change in this regard.

Result: ++

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 including with the principles established through the masterplan study, the proposal, especially when one compares against the base line, provides significant enhancement to the amenity value. A strong emphasis on design, promotes both a physical and visual sense of place. Also, the development assists in enabling a future public plaza to be provided on the Nestles Factory site to the North and provide a Public Access Improvements to the adjacent development promoting a community 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, however the site has been vacant for many years and as such the proposal would not directly result in any loss of employment. In addition, the proposal will ensure a net gain in employees through the re-provision of a commercial unit at ground floor level. The proposal will improve the social performance of the economy by enabling the community to live healthier more productive lives and the construction of the development will also create significant employment for the economy.

Result: +

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

The proposal will have no 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 proposal will replace the existing vacant industrial unit with 116 new homes and 97.2 square metres of commercial space. The proposed use will provide a net gain in employment for local people and encourage business with the creation of 116 units, and having a larger population of residents nearby to enable growth of existing businesses in the area. Not to mention the significant numbers of jobs created for construction. Therefore, the proposal would have no significant effect on current jobs and would on other hand significantly improve the prospect of the local economy.

Result: +

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:

- Reuse of previously developed (brownfield) land.
- Achieving the long envisaged, challenging delivery of this part of the Housing Zone, making a significant contribution towards the Borough's housing need and supply, including a broad range of unit types with a significant proportion of family sized dwellings.
- Acting as a catalyst for the wider masterplan area to come forward, thereby providing a larger range of positive impacts including more public open space and much needed housing.
- New high-quality housing with no single aspect units and compliant levels of internal and external private amenity spaces.
- At least 10% new wheelchair accessible flats to be provided.
- New and improved areas of open space and enhanced Public Access Improvements that will provide better connectivity for the wider masterplan area with more direct links to the Crossrail Station and Hayes Town Centre.
- New development designed to reduce the impacts of climate change.
- A net gain in biodiversity and ecological improvements.
- The integration of the site into the existing and emerging townscape, as well as creating a new architectural identity that will enhance the visual amenity of the area and is more compatible with the changing character of this regeneration area (Housing Zone).
- Flood and drainage improvements that will reduce the risk of flooding on and surrounding the site.
- The provision of commercial floorspace which will provide flexible business floorspace for the local area and provide a community focal point.
- Full Secured by Design accreditation and better natural surveillance of the surrounding area, including of the new civic plaza expected to be delivered to the North.
- Economic benefits from additional spend by new residents in the local area and businesses.
- Financial contributions secured under Section 106 contributions (TBC), including highway infrastructure improvements.
- Council Tax Receipts / Business Rate Receipts.

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	+
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	+
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	++

Sustainability Objective		Significance of effect
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	++
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	+
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	+