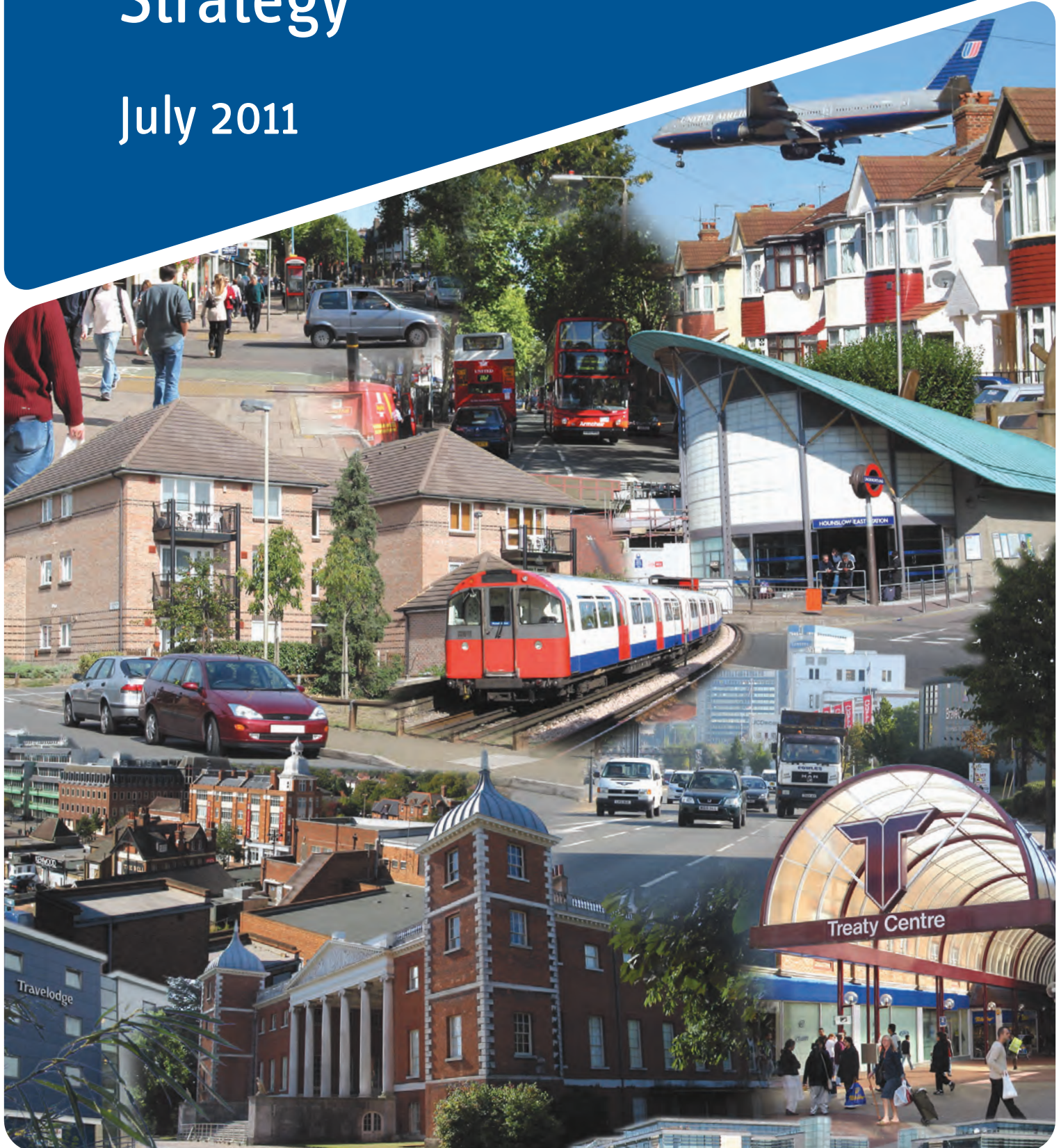




London Borough
of Hounslow

Sustainability Appraisal Core Strategy - Preferred Strategy

July 2011



London Borough of Hounslow

Local Development Framework

Sustainability Appraisal
Of Core Strategy - Preferred Strategy

July 2011

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1.0 Introduction

- 1.1 This document appraises the sustainability of each element of the Core Strategy Preferred Strategy (July 2011).
- 1.2 It details the assessment of the Preferred Strategy produced for public consultation in order to assist in the consideration of the impact of the emerging Core Strategy on detailed sustainability criteria.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.3 In accordance with Section 39(2) of the Planning and Compulsory Purchase Act 2004, the Sustainability Appraisal (SA) is required for new and revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). A Strategic Environmental Assessment (SEA) of the Core Strategy is also required by European Directive 2001/42/EC on the effects of certain plans and programmes on the environment, regularly referred to as the Strategic Environmental Directive.
- 1.4 It is recognised through Government guidance that the SA and the SEA can be undertaken together in one document as they both entail a very similar process, however the SA has a broader scope to include the three sustainability issues of social, economic and environmental, whereas the SEA focuses more on just the environmental issues in relation to development. This SA process will encompass the SEA within the overall SA as the output of the SEA is an environmental report, whereas the output of the SA will be a sustainability report which will include and cover all of these issues within it.
- 1.5 For the purposes of simplicity, the combined SA and SEA will from herein be referred to as the SA.

Sustainable Development

- 1.6 At the heart of sustainable development is the concept of ensuring a better quality of life for everyone, now and for future generations. In 2005, the Government outlined a strategy for sustainable development which identified five principles which should be used to enable the achievement of sustainable development:
 - Living within environmental limits;
 - Ensuring a strong, healthy and just society;
 - Achieving a sustainable economy
 - Promoting good governance; and
 - Using sound science responsibly
- 1.7 Through the production of the SA, sustainable development will be promoted by the above principles and will be considered when preparing the Core Strategy and all future LDF documents. The main objective of this document is to better integrate sustainability consideration into the preparation and the adoption of plans.

Appraisal Methodology and Structure of the SA Report

- 1.8 The SA of Hounslow's Core Strategy began in 2007 and was developed in adherence with ODPM guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents'. In 2009 that guidance was replaced

by sustainability appraisal criteria set out in the CLG Plan Making Manual. This SA is consistent with the sustainability appraisal criteria set out in the CLG Plan Making Manual, however the methodology used is similar to that set out in the earlier ODPM for the purposes of consistency with earlier stages of the SA. Table 1 below, and Figure 3 overleaf demonstrates the approach that has been employed for the Core Strategy SA process.

Figure 1 – Stages of the SA Process

Stage A	Setting the Context and objectives, establishing the baseline and deciding the scope.
Stage B	Developing and refining the options and assessing effects using the SA framework.
Stage C	Preparing the SA Report
Stage D	Consulting on the emerging DPD and SA Report
Stage E	Monitoring and Implementing the Plan

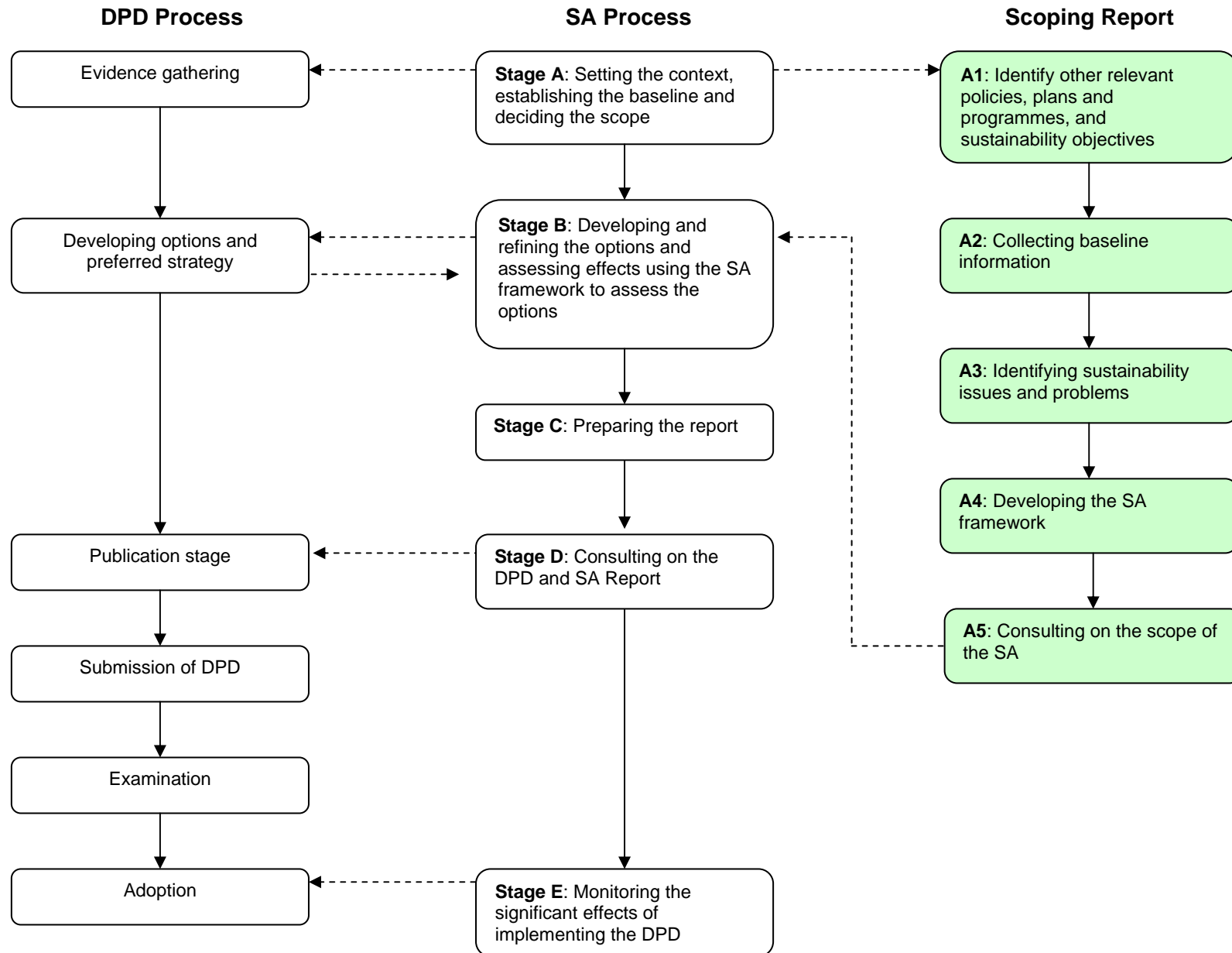
- 1.9 Stages A to D of the Sustainability Appraisal process were carried out at the Core Strategy Issues and Options stage in 2007. The 2007 SA highlighted the sustainability implications of the emerging Core Strategy issues and options. Positive, negative, neutral and questionable effects were considered, and any areas of negative or uncertain effects on sustainability were noted and discussed. Subsequently, the SA implications of the issues and options were considered alongside responses to the consultation and officer recommendations were made. Appendix 1 contains a summary of the transition from Issues and Options to the Preferred Strategy and Appendices 2 and 3 outlines how and why new policy options have emerged through the production of the Core Strategy.
- 1.10 The SA process has been revisited in 2011 to inform the direction of the Preferred Strategy. The table below demonstrates the steps taken in this process.

Figure 2 - Sustainability Appraisal Process: Stages A – D Preferred Strategy (2011)

Stage A	<p>Setting the Context and objectives, establishing the baseline and deciding the scope (Winter/ Spring 2011)</p> <p>To take account of changes in policy guidance and the evidence base, the SA Scoping report 2007 was revised and consulted on from March – April 2011. Appendix 1 contains a summary of consultation responses received and a schedule of resulting changes.</p> <p>The resulting May 2011 SA Scoping Report establishes the baseline, framework and 15 objectives, as set out in Section 2, which have been used to develop this SA. The report is available to read on the Council's website at www.hounslow.gov.uk.</p>
Stage B	<p>Developing and refining the options and assessing effects using the SA framework (May 2011)</p> <p>The emerging Preferred Strategy was refined using information from the findings outlined in the Issues and Options Consultation Report (2007) and the emerging evidence base gathered by the Council. An assessment was carried out against the 2011 revised SA baseline, framework and sustainability objectives.</p>
Stage C	Preparing the SA Report

	The SA report contains a sustainability appraisal of the Preferred Strategy consultation document and the alternative options that were considered at this stage.
Stage D	<p>Consulting on the emerging DPD and SA Report (July – October 2011)</p> <p>The Preferred Options document and this SA report will be published for public consultation from July – October 2011</p>
Stage E	<p>Monitoring and Implementing the Plan</p> <p>Not applicable at this stage</p>

Figure 3: The SA Process and the Scoping Report



2.0 Sustainability Objectives

- 1.1 The SA Scoping Report (2011) sets out the following SA objectives, which are used to assess the Preferred Strategy in this SA.

Social

- 1) To maintain and improve the health of the population
- 2) To reduce crime and the fear of crime
- 3) To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
- 4) To improve opportunities for developing community cohesion and increase understanding and learning between communities
- 5) To ensure equality of opportunity through fair and equal access to services (health care, education, employment, shopping, transport), culture, leisure and recreation for all residents

Environmental

- 6) To minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport)
- 7) To ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change
- 8) To improve the quality of where people live through sustainable regeneration that makes use of existing assets
- 9) To maintain and enhance biodiversity (areas of nature, conservation interest, wildlife and habitats)
- 10) To improve air, land and water quality in the borough.
- 11) To reduce noise pollution
- 12) To promote high quality urban design and the use of sustainable construction
- 13) To conserve and enhance the quality and character of the borough's landscape and townscape, including historic environments

Economic

- 14) To provide opportunities and benefits to the local economy, especially in town centres
- 15) To maintain and enhance the importance of Hounslow as an employment centre in the West – London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations

- 1.2 Figure 2 below test the compatibility of the SA Objectives and shows that overall they are compatible and together will ensure that the Core Strategy delivers sustainable communities.

Figure 4: Compatibility matrix

Keys / symbols:

- + Positive impact
- Negative impact
- 0 No relationship between objectives
- ? Impact may be positive and / or negative

SA Objectives				1														
Social	Env	Econ		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
✓			1		2													
✓			2	+		3												
✓	✓	✓	3	+	+		4											
✓			4	+	+	+		5										
✓		✓	5	+	0	+	+		6									
✓	✓		6	+	0	0	0	+		7								
	✓	✓	7	+	0	+	0	0	+		8							
✓	✓	✓	8	+	+	+	0	+	+	+		9						
	✓		9	+	0	0	0	0	+	+	+		10					
	✓		10	+	0	0	0	0	+	+	+	+		11				
✓	✓		11	+	0	+	0	0	+	0	+	0	+		12			
✓	✓		12	0	+	+	0	0	0	+	+	+	+	+		13		
✓	✓		13	+	+	+	0	0	+	0	+	+	0	0	+		14	
✓	✓	✓	14	0	0	+	+	+	+	0	+	-	-	-	0	+		15
✓		✓	15	0	0	0	0	+	+	-	+	-	-	?	0	+	+	

1.3 Using the 15 SA objectives above, tables 4 – 9 below appraise the Preferred Strategy under the following policy headings:

- Plan Objectives and Spatial Strategy
- Economy and Jobs
- Housing
- Environmental Challenges
- Local Infrastructure and Services

3.0 Sustainability Appraisal Matrices of Preferred Strategy

Table 1: Objectives

Key - '✓' = positive impact, 'x' = negative impact, 'o' = neutral i.e. no impact, '?' = impact not known i.e. there is an impact but not known if it is positive or negative impact

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Objectives	1. Regenerating our town centres as the heart of our communities, retaining more local spend in our economy, and improving local service provision.	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	?	✓	✓	✓	✓	11) Increased town centre activity, particularly at night could have a negative impact on residential amenity.
	2. Providing an environment conducive to new business with opportunities for socialising in an attractive environment to help stimulate new economic investment, and to reduce the need to commute	✓	✓	o	✓	✓	✓	✓	✓	o	?	?	✓	✓	✓	✓	10) & 11) Increased business activity in through may lead to an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution. However, it is also intended that by providing more jobs for residents within the borough the overall pattern of net out-commuting can be reversed.

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	character.																
	5. Reducing carbon emissions, pollution and managing flood risk by setting higher local requirements for sustainable design and construction.	✓	0	✓	0	0	0	✓	✓	✓	✓	✓	✓	0	0	0	
	6. Promoting more sustainable and active travel modes to reduce emissions and to encourage more healthy and active lifestyles.	✓	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	0	0	
	7. Ensuring that the provision of community facilities such as schools and local shops are seen	✓	0	0	✓	✓	✓	✓	✓	0	0	0	0	0	✓	0	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	as a positive reason for living in the borough.																
	8. Promoting and improving our green spaces and heritage assets to encourage inward investment, visitors and recreational activities.	✓	✓	0	✓	✓	✓	0	✓	✓	?	?	0	✓	0	✓	10) &11) Increased business activity in through may lead to an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution. However, it is also intended that by providing more jobs for residents within the borough the overall pattern of net out-commuting can be reversed.

Summary

The SA highlights that the only potential impacts of the Preferred Strategy objectives are on SA objectives 10 and 11 which relate to air, land and water quality, and noise pollution in the borough. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures which remain subject to testing at this stage.

Table 2: Spatial Strategy

Key - '✓' = positive impact, 'x' = negative impact, 'o' = neutral i.e. no impact, '?' = impact not known i.e. there is an impact but not known if it is positive or negative impact

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Spatial Strategy	S.1 Prioritise the regeneration of our town centres so that they better serve the needs of our resident's and workforce.	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	?	✓	✓	✓	✓	11) Increased town centre activity, particularly at night could have a negative impact on residential amenity.
	S.2 Consider the potential for securing new investment on the Great West Road through the expansion of existing businesses. This will include allowing for increased parking provision. Such an approach will need to be tested against potential traffic and environmental constraints.	?	o	o	✓	?	?	✓	✓	o	?	?	✓	✓	✓	✓	1) Providing local employment opportunities could have positive impact on quality of life which is related to overall levels of health. However, the potential increase in traffic and congestion could have a negative impact on air quality which could affect health. 5) & 6) Investment on the Great West Road could provide more local job opportunities which would reduce the need to commute outside the borough. There will also be the opportunity to contribute to improving public transport provision, promoting travel plans and making

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
																	<p>provision for electric vehicles as part of any proposed redevelopments. However, the Great West Road has a low PTAL so jobs in this area would not be as accessible as if they were located within a more accessible location such as our town centres.</p> <p>10) &11) Any redevelopments along the Great West Road will be on brownfield sites however, it is likely that as a result of increased parking provision there may be an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution.</p>
	S.3 Determine the local capacity for growth in the west of the borough to inform the basis of any future work with the Mayor on the Heathrow Opportunity Area.	?	o	✓	?	?	?	?	✓	?	?	?	✓	✓	✓	✓	1, 4, 5, 6, 7, 9,10 & 11) As the scale, type and location of growth has not yet been determined it is not yet possible to determine the impact on these SA objectives.

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	S.4 Identify Regeneration Areas across the borough and put in place measures to develop more mixed communities	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	o	✓	✓	✓	✓	
	S.5 Improve the quality and distinctiveness of our suburbs as places to live by protecting local shopping provision and family housing, as well as maintaining and enhancing their character.	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	o	✓	✓	✓	✓	
	S.6 Continue the protection of Metropolitan Green Belt and Metropolitan Open Land. Consider the release of those local open spaces assessed as low value for the provision of supporting local infrastructure.	?	✓	o	✓	?	o	✓	✓	x	x	o	✓	?	✓	✓	<p>1 & 5) The loss of some open space could have an impact on resident opportunities to access sporting or recreational facilities which are beneficial to health.</p> <p>9) & 10) The loss of local open space to built infrastructure may lead to the loss of greenfield land. However,</p>

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
																	<p>this will only take place where the land is considered low value, alternative local provision is available and where need has been demonstrated for the provision of new infrastructure.</p> <p>13) Development of greenfield land could have an impact on the existing character of an area. The relevant policies will need to ensure high quality design which takes account of local character.</p>

Summary

The preferred Spatial Strategy could have a variety of effects on the SA objectives. The key issues that arise relate to the potential loss of open space and the need to ensure that this only takes place where the benefits i.e. the provision of essential community infrastructure outweighs the impact of the loss. There may also be a need to ensure that local mitigation measures are in place where access to recreation space could be lost such as ensuring any new school sports facilities are available for general public use in the evenings and at weekends. In addition the impact on noise, air, land and water pollution will need to be assessed and mitigated where appropriate.

The Core Strategy will set out monitoring arrangements for spatial strategy policies. The monitoring framework will be based on the SA scoping report which sets out key topics and likely indicators. This framework will help monitor the significant effects of implementing the Core Strategy.

Table 3: Economy and Jobs

Key - '✓' = positive impact, 'x' = negative impact, 'o' = neutral i.e. no impact, '?' = impact not known i.e. there is an impact but not known if it is positive or negative impact

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Economy and Jobs	E.1 Enhance the borough as location 'to do business' by focusing on improvements to our sustainable transport links, regenerating our town centres, providing more, quality housing, and enabling local residents to access more jobs with Hounslow businesses.	✓	✓	✓	✓	✓	✓	✓	✓	o	?	?	✓	✓	✓	✓	10) &11) Increased development in the borough will lead to increased resource use and may also lead to an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures. It is also intended that by providing more jobs for residents within the borough the overall pattern of net out-commuting can be reversed.
	E.2 Increasing the market share of Hounslow's four town centres to clawback trade for competing centres and to allow	✓	✓	o	✓	✓	✓	✓	✓	o	?	?	o	o	✓	✓	10) & 11) See above

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	those centres to better serve the needs of their local communities.																
	E.3 To focus future employment growth in our town centres and Chiswick Park which offer the greatest accessibility by all modes of transport. However, in recognition of the strategic and local importance of existing major employers along the Great West Road, the Core Strategy will explore options for supporting future expansion in this location subject to the appropriate mitigation of transport and air quality constraints.	?	✓	o	o	?	?	?	✓	o	?	?	✓	✓	✓	✓	<p>1) Providing local employment opportunities could have positive impact on quality of life which is related to overall levels of health. However, the potential increase in traffic and congestion could have a negative impact on air quality which could affect health.</p> <p>5) 6) & 7) Investment on the Great West Road could provide more local job opportunities which would reduce the need to commute outside the borough. There will also be the opportunity to contribute to improving public transport provision, promoting travel plans and making provision for electric vehicles as part of any proposed redevelopments. However, the Great West Road has a low PTAL so jobs in this area would not be as accessible as if they were located within a more accessible location</p>

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
																	such as our town centres. 10) &11) Any redevelopments along the Great West Road will be on brownfield sites however, it is likely that as a result of increased parking provision there may be an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures which remain subject to testing at this stage.
	E.4 To maintain the borough's existing industrial hierarchy subject to the findings of the on-going Employment Land Review. To ensure a balance between demand and supply for office accommodation, taking into account existing employment	o	✓	o	✓	✓	✓	✓	✓	o	?	?	✓	✓	✓	✓	10) &11) Maintaining the borough's industrial floorspace and office space will not lead to reduction in employment related transport and pollution. However, where redevelopments occur, the opportunity exists to mitigate future impacts through high quality development. In addition, the retention of existing employment sites will ensure

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	projections, expansion by existing business and the regeneration of our town centres.																the protection of greenfield land.
	E.5 Continue to direct future hotel provision to the borough's town centres as the most accessible locations and to widen their economic role.	o	✓	o	o	✓	✓	✓	✓	o	✓	✓	✓	✓	✓	✓	
	E.6 Promote measures that support our resident's access local employment opportunities.	o	✓	o	✓	✓	✓	✓	✓	o	o	o	o	o	✓	✓	

Summary

Overall the SA highlights that the preferred policy approaches in the Jobs and Economy chapter have positive sustainability implications. This includes promoting town centres, creating local jobs for residents and enhancing Hounslow's economy and importance in West London. However, it is recognised that the Core strategy will need to ensure that mitigation measures are in place to ensure the quality of the environment is maintained by controlling air quality and noise pollution.

To allow retail and employment growth across the borough rather than specified locations would not promote sustainable development, and is contrary to regional and national policy. The Local Economic Assessment highlights that the Borough should make full use of existing assets in the town centre and the Great West Road. A policy approach that sought to retain retail market share or manage declining market share would not be help to deliver regeneration in the borough, or support wider West London and regional objectives.

The Core Strategy will set out monitoring arrangements for policies relating to economy and jobs. The monitoring framework will be based on the SA scoping report which sets out key topics and likely indicators. This framework will help monitor the significant effects of implementing the Core Strategy.

Table 4: Housing

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Housing	H.1 The council will identify a housing land supply to meet our target of 470 units per annum. In view of the considerable housing need the council may plan to exceed this target where specific housing needs will be met and/or where local infrastructure capacity exists.	✓	o	✓	o	o	✓	✓	✓	o	?	?	✓	✓	✓	✓	10) &11) Increased development in the borough will lead to increased resource use and may also lead to an increase in traffic related noise and air pollution. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures.
	H.2 The borough will seek to identify future potential housing sites through the Site Allocations DPD focusing on our town centres, opportunity sites and council assets.	✓	✓	✓	o	o	✓	✓	✓	o	?	?	✓	✓	✓	✓	10) &11) Increased development in the borough will lead to increased resource use and may also lead to an increase in traffic related noise and air pollution. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures.
	H.3 We will set an affordable housing target of 50% and a	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	o	✓	✓	✓	✓	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	preferred tenure mix.																
	H.4 The Core Strategy will set a preferred dwelling mix which will prioritise the delivery of family housing.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
	H.5 The council will adopt the Mayor's minimum space standards for all new developments.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
	H.6 The council will continue to resist the conversion of existing family dwelling houses to flats or HMOs, including demolition and the replacement by new developments.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
	H.7 The Core Strategy will support the provision of supported housing where this meets an identified local need.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
	H.8 Consideration will be given to the need set out a specific policy approach to new development on back garden land.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	H.9 The Council will work with its sub-regional partners to identify sufficient pitches to meet the identified needs of our Gypsy and Traveller community's.	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	0	✓	✓	✓	✓	

Summary

Overall the SA highlights that the preferred policy approaches in the Housing chapter have positive and neutral sustainability implications. Delivering new housing in town centres, opportunity sites and Council assets can have positive impacts in terms of provision of affordable housing, community cohesion and supporting economic development generally. The protection of back garden land will have a positive impact on biodiversity and water quality by supporting habitats and reducing water runoff. It is recognised that when promoting new developing, the Core strategy will need to ensure that mitigation measures are in place to ensure the quality of the environment is maintained, including controlling air quality and noise pollution.

The Core Strategy will set out monitoring arrangements for housing policies. The monitoring framework will be based on the SA scoping report which sets out key topics and likely indicators. This framework will help monitor the significant effects of implementing the Core Strategy.

Table 5: Environmental Challenges

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Environmental Challenges	ENV.1 The Core Strategy will ensuring design quality through the application of the Building for Life Criteria and will require all new major developments to achieve Silver Standard as minimum.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ENV.2 We will seek to promote and enhance our existing Heritage Parks to harness their potential for attracting visitors and investment.	✓	✓	0	✓	✓	✓	0	✓	✓	?	?	0	✓	0	✓	10) &11) Increased business activity in through may lead to an increase in traffic related noise and air pollution. There is also likely to be an increase in light pollution. However, it is also intended that by providing more jobs for residents within the borough the overall pattern of net out-commuting can be reversed.

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	ENV.3 The Core Strategy will provide for the carbon reduction requirements of the Code for Sustainable Homes and BREEAM, and other carbon reduction measures such as decentralised energy provision.	✓	0	✓	0	0	0	✓	✓	✓	✓	✓	✓	0	0	0	
	ENV.4 Policies for managing flood risk will be developed in accordance with the council's Strategic Flood Risk Assessment.	✓	0	✓	0	0	0	✓	✓	✓	✓	0	0	✓	✓	✓	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	ENV.5 The Core Strategy will set out the council's position regarding the protection of, and enhancements to, environment quality to ensure that new and existing communities enjoy a high quality of life.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	ENV.6 We will set out policies for assessing proposals for increases in terminal or runway capacity at Heathrow, and policies for ensuring requirements in terms of noise and safety for area in close proximity to the airport are met.	?	o	o	o	?	?	?	?	?	?	?	o	o	✓	✓	1, 4, 5, 6, 7, 8, 9 & 10) As the increases in terminal or runway capacity at Heathrow is yet to be determined it is not yet possible to determine the impact on these SA objectives.

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	ENV.7 The Core Strategy will determine whether it is appropriate to designate Preferred Areas for future mineral extraction.	?	o	o	o	o	o	✓	o	?	?	?	o	o	✓	✓	1, 9,10 &11) Mineral extraction may increase noise and air pollution. However, there could be possible benefits in terms of efficient use of local resources therefore a decrease in the transportation of materials in to the borough. It could also be beneficial to local jobs and the borough's economy.

Summary

Overall the SA highlights that the preferred policy approaches in the Environmental Challenges chapter have positive sustainability implications. Utilising the Design Council CABE's "Building for Life standard" will have a significant positive effect by ensuring that all issues are considered and addressed through the planning process. Linked to this overarching approach, a suite of policies have been put forward that will ensure that environmental quality is protected and enhanced, which will mitigate the potentially negative impacts of development. This will ensure that a high quality of life for communities will be delivered through the growth and regeneration identified in the Core Strategy.

The Core Strategy will set out monitoring arrangements for policies relating to environmental challenges. The monitoring framework will be based on the SA scoping report which sets out key topics and likely indicators. This framework will help monitor the significant effects of implementing the Core Strategy.

Table 6: Local Infrastructure and Services

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
Local Infrastructure and Services	INF.1 Continue to direct major trip generating uses to areas with good public transport accessibility.	✓	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	✓	✓	
	INF.2 Safeguarding of land for transport functions to enable existing public transport operations to be maintained.	✓	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	0	0	
	INF.3 The Core Strategy will support more sustainable transport modes by setting maximum parking standards for new development and make provision for charging points for electric vehicles.	✓	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	✓	✓	
	INF.4 The	✓	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	0	0	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	promotion of active travel options through the prioritisation of cycle parking and routes, and promotion of high quality walking routes.																
	INF.5 Continue to protect existing community facilities including schools, medical facilities, social care facilities and cultural facilities.	✓	0	0	✓	✓	✓	✓	✓	0	0	0	0	0	0	0	
	INF.6 Development an Infrastructure Delivery Plan to identify the local infrastructure required to support the anticipated population growth.	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	?	✓	✓	✓	✓	1, 4, 5, 6, 7 &10) As the scale, type and location of growth has not yet been determined it is not yet possible to determine the impact on these SA objectives.
	INF.7 Identification of sites for the provision of new schools due to a	✓	✓	0	✓	✓	✓	✓	✓	0	?	?	✓	✓	✓	✓	10) &11) Increased development in the borough will lead to increased resource use and may also lead to an increase in traffic

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	current shortage of school places.																related noise and air pollution. The Core Strategy and supporting DPDs will seek to mitigate the negative impact of such proposals through appropriate measures.
	INF.8 The Core Strategy will set standards for the future provision of sport and recreation facilities, including children's play space.	✓	✓	0	✓	✓	✓	✓	✓	0	0	0	✓	✓	0	0	
	INF.9 It is proposed to designate 39 Local Shopping Centres, and to protect the provision of retail uses in these centres at a proportion of 50% or above.	✓	✓	0	✓	✓	✓	0	✓	0	0	0	✓	✓	✓	✓	
	INF.10 The council and its partners will identify projects which will	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	promote the use of the borough's green infrastructure and waterways.																
	INF 11 The Core Strategy will continue to protect Metropolitan Green Belt and Metropolitan Open Land. It will also build on the findings of the council's PPG17 Open Space Study and Strategy to identify local open space for protection as well as those areas of low value where it may be possible to release them to help meet local infrastructure requirements.	?	✓	o	✓	?	o	✓	✓	x	x	o	✓	?	✓	✓	<p>1 & 5) The loss of some open space could have an impact on resident opportunities to access sporting or recreational facilities which are beneficial to health.</p> <p>9) &10) The loss of local open space to built infrastructure may lead to the loss of greenfield land. However, this will only take place where the land is considered low value, alternative local provision is available and where need has been demonstrated for the provision of new infrastructure.</p> <p>13) Development of greenfield land could have an impact on the existing character of an area. The relevant policies will need to ensure high quality design which takes account of local character.</p>

Preferred strategy	Policy Direction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Comments
	INF 12 Water-related uses will be prioritised on land alongside the Blue Ribbon Network to help retain the character of the borough's waterways.	✓	o	o	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Summary

Overall the SA highlights that the preferred policy approaches in the Local Services and Infrastructure chapter have positive sustainability implications. Promoting sustainable transportation modes will have a positive impact on accessibility, regeneration and quality of the environment. Protecting existing services and facilities and making provision for new ones will have positive benefits for delivering sustainable communities and regeneration in the borough. However, when promoting new developing, the Core strategy will need to ensure that mitigation measures are in place to ensure the quality of the environment is maintained, including managing traffic and climate change impacts; and controlling air quality and noise pollution. Furthermore, in considering the release of low value local open space to provide local infrastructure, it will be important to ensure that there is a demonstrable need for that infrastructure; that consideration is given to biodiversity and local character; and that adequate open space provision is maintained in each locality to ensure the delivery of balance, sustainable communities.

The Core Strategy will set out monitoring arrangements for policies relating to local infrastructure and services. The monitoring framework will be based on the SA scoping report which sets out key topics and likely indicators. This framework will help monitor the significant effects of implementing the Core Strategy.

Secondary, cumulative and synergistic effects:

In addition to the assessment of individual policies the secondary, cumulative and synergistic effects of the policies and proposals on the SA objectives were assessed. Secondary, cumulative and synergistic effects are defined as:

- Synergistic effects – policies/ proposals interact to produce a total effect greater than the sum of the individual effects
- Cumulative effects – several insignificant effects cumulatively create a significant effect, or where several individual effects have a combined effect
- Secondary or indirect effects – effects which are not a direct result of the AAP but occur as indirectly as a result of a complex pathway

The following table sets out the secondary, cumulative and synergistic effects of the Preferred Strategy in relation to the 15 SA objectives - full details of the individual effects on policies against the SA criteria are set out in Tables 4-9 above.

SA Objective	Summary of secondary, cumulative and synergistic effects:
1) To maintain and improve the health of the population	Positive effects through improvements in opportunities for leading healthy lifestyles but depends on whether providing opportunities encourages people to use them.
2) To reduce crime and the fear of crime	Synergistic effect of improvements to public realm and the creation of a more vibrant mixed-use centres which on their own have small positive effects combine to have a much larger positive effect on crime and fear of crime in the borough.
3) To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Cumulative positive effect through provision of residential development throughout the plan area.
4) To improve opportunities for developing community cohesion and increase understanding and learning between communities	Promotion of a mix of uses and prioritising community infrastructure will have a synergistic impact through the creation of a vibrant community
5) To ensure equality of opportunity through fair and equal access to services (health care, education, employment, shopping, transport), culture, leisure and recreation for all residents	Substantial positive synergistic effects by ensuring a range of services and facilities are available for all.
6) To minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport	Overall positive synergistic effect of policies from locating development within accessible urban areas along side sustainable transport developments.
7) To ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change	Cumulative effect on the consumption of building materials and energy which is an unavoidable impact of development and can be partially addressed by the use of secondary materials and sustainable construction techniques.
8) To improve the quality of where people live through sustainable regeneration that makes use of existing assets	Substantial positive synergistic effects
9) To maintain and enhance biodiversity (areas of nature, conservation interest, wildlife and habitats)	Secondary effect on biodiversity due to impact of development t can be mitigated by application of sustainable construction techniques and other mitigation measures including provision of green infrastructure.
10) To improve air, land and water quality in the borough.	Cumulative effect on the quality of air due to impact of development t can be mitigated by application of sustainable construction techniques and other mitigation measures. There should be a positive cumulative effect on land and water through the application of sustainable construction techniques and remediation measures associated with maximising the use of brownfield land.
11) To reduce noise pollution	Cumulative effect on noise pollution due to impact of development t can be mitigated by application of sustainable construction techniques and other mitigation measures.
12) To promote high quality urban	Overall positive synergistic effect of policies through the promotion of high

design and the use of sustainable construction	quality design, and redevelopment and refurbishment of the built environment
13) To conserve and enhance the quality and character of the borough's landscape and townscape, including historic environments	Overall positive synergistic effect of policies through the promotion of high quality design, and redevelopment and refurbishment of the built environment
14) To provide opportunities and benefits to the local economy, especially in town centres	Substantial positive synergistic effects of policies which will combine to enhance the local economy and vitality and viability of town centres
15) To maintain and enhance the importance of Hounslow as an employment centre in the West – London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations	Substantial positive synergistic effects and positive cumulative effect on the range and amount of employment available and quality of life in the borough.

Next stage

This SA report and Core Strategy – Preferred Strategy will be out for consultation from 29/07/2011 to 07/10/2011. The consultation responses from both of these documents will help develop and refine policies for the Core Strategy. Further information regarding the consultation can be found at www.hounslow.gov.uk/core_strategy

4.0 Appendices

Appendix 1: Consideration of the Core Strategy Issues & Options Sustainability Appraisal (2007) and development of preferred approaches

Key - '✓' = positive impact, 'x' = negative impact, 'o' = neutral i.e. no impact, '?' = impact not known i.e. there is an impact but not known if it is positive or negative impact, 'na' = options not available to undertake an assessment

A1 Growth and Spatial Issues and Options

1. Housing Growth Options

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer comments
1	Question 1 The Core Strategy is required to make provision for a MINIMUM of 445 new residential units each year until 2017. Should the Core Strategy...																		
1a	... Exceed this target by a minimal amount?	?	o	✓	?	o	o	?	✓	?	?	?	✓	✓	o	o	?	The most common response to this question was that the Core Strategy should aim to exceed the (London Plan) target of 445 new homes per year by a minimal amount (1a)	Regional targets and local evidence base will inform housing targets in the borough. Any large increase in housing should be built using sustainable design and construction methods to mitigate any negative impacts. Additional housing should be located in areas with capacity to ensure that sustainable communities are delivered.
1b	... Exceed this target substantially?	?	o	✓	?	o	o	?	✓	?	?	?	✓	✓	o	o	?		
1c	... Exceed the target substantially only if the housing provided meets specific needs or provides additional benefits?	?	o	✓	✓	o	o	?	✓	?	?	?	✓	✓	o	o	?/o/✓		

Preferred Approach to Housing Growth

The London Plan sets a target for 470 units per annum based on the GLA SHLAA and Housing Capacity Study 2009. Local evidence, including the SHMA highlights that there is a need for additional housing in the borough. In view of this need the Council plan to exceed this target where specific housing needs will be met and/ or where local infrastructure capacity exists. See Preferred Approach H.1 and SA Table 4.

2. Housing Growth Options

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 2	Which of the following factors what do you consider would justify substantially exceeding the London Plan housing requirement?																		
2a	... More affordable housing?	?	O	✓	✓	O	O	?	✓	?	?	?	✓	✓	O	O	?/O/✓	Due to the response to question 1, the options presented as reasons that would justify substantially exceeding the London Plan housing target were overwhelmingly disagreed with. The option that met with strongest disagreement was that more affordable housing would justify substantially exceeding the London Plan Housing Target	Any large increase in housing should be built using sustainable design and construction methods to mitigate any negative impacts. Additional housing should be located in areas with capacity to ensure that sustainable communities are delivered.
2b	... More family housing?	?	O	✓	✓	O	O	?	✓	?	?	?	✓	✓	O	O	?/O/✓		
2c	... Improved access to open space?	✓	O	?	✓	✓	O	✓	✓	✓	✓	O	O	✓	O	O	✓		
2d	... Improved Infrastructure	?	?	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	✓	✓	✓		
	... Other benefits?	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na			

Preferred Approach to Housing Growth

The London Plan sets a target for 470 units per annum based on the GLA SHLAA and Housing Capacity Study 2009. Local evidence, including the HMA highlights that there is a need for additional housing in the borough. In view of this need the Council plan to exceed this target where specific housing needs will be met and/ or where local infrastructure capacity exists. See Preferred Approach H.1 and SA Table 4.

3. Location options for new homes

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
3	Question 3 Which of the broad locations should be considered as preferred locations for future housing development?																		
3a.1	... town centre	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	○	✓	Respondents highlighted that the location seen as most suitable for new housing development is the town centres (3a.1).	The next iteration of the plan should promote town centres for new housing development. In relation to option 3a.1 the Core Strategy will need to ensure that high quality design to mitigate any sustainability impacts.
3a.2	... Edge of centre sites and other accessible sites	✓	○	✓	✓	?	✓	?	✓	○	?	?	○	?	○	○	?/○/✓		
3a.3	... In and around local centres	○	○	✓	✓	○	○	✓	○	○	?	?	✓	?	○	○	○		

Preferred approach on the location of New Homes

Informed by technical work building on the SHLAA and HMA the Council will seek to identify future potential housing sites through the Site Allocations DPD focusing on our town centres, opportunity sites and council assets. See Preferred Approach S.1, H.2 and SA Tables 2 and 4.

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
3	Question 3 Which of these options would you choose as best to accommodate additional housing?																		
3b.1	... Existing employment sites not best suited to industrial or office use (density relative to accessibility of location)?	O	O	✓	✓	?	?	?	✓	O	?	?	✓	O	X	X	?	In relation to the type of sites that would best accommodate additional housing, existing employment sites not suited to industrial or office use was the option most supported by respondents (3.b2).	Further technical work is required to determine where best to accommodate additional housing. A balance will need to be struck to ensure that adequate provision is retained and provided for other land uses.
3b.2	... Existing employment sites suited to industrial or office use but better suited to residential use (density relative to residential uses sought and to accessibility of site location)?	O	O	✓	✓	O	✓	✓	✓	O	✓	✓	O	✓	X	X	✓		
3b.3	... Existing low-density residential areas in accessible locations (replacement of existing with higher residential density)?	O	O	✓	✓	O	✓	✓	✓	O	O	O	O	?	O	O	O		
3b.4	... All existing residential areas (minor density increase)?	O	O	✓	✓	O	O	O	O	O	O	O	✓	?	O	O	O		
3b.5	... Existing open space including green belt areas in the West of the Borough (lower density eg semi detached or detached houses)?	X	O	O	✓	?	X	X	X	X	X	X	?	X	O	O	X		

Preferred approach on the location of New Homes

Informed by technical work building on the SHLAA and HMA the Council will seek to identify future potential housing sites through the Site Allocations DPD focusing on our town centres, opportunity sites and council assets. See Preferred Approach S.1, H.2 and SA Tables 2 and 4.

4. Town Centres

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
4	Question 4 What are the priority uses in town centres...																		
4a	... Shops?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓	Respondents highlighted that shops should be the priority uses in the town centre.	The importance of retail in the town centres should be given key priority in the next iteration of the plan. Preferred uses in the town centre will be informed by future master plans and technical information.
4b	... Residential?	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
4c	... Education?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
4d	... Leisure and entertainment?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
4e	...Offices?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
4f	...Cultural facilities e.g. libraries?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
4g	... Medical health?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
4h	... Hotels?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
	... Others?	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na			

Preferred approach to our town centres

Technical work including the Retail Needs study, the Employment Land Review and the Local Economic Assessment highlights that there need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, E.1, E.2, E.3, E.4, E.5, H.2 and SA Tables 2, 3 and 4.

5. Town Centres

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
5	Question 5 - Retail																		
5a	Does Hounslow town centre provide adequate shopping facilities to meet your needs?	O	O	O	✓	✓	✓	✓	✓	O	O	O	✓	✓	✓	✓	✓	<p>Respondents highlighted that Chiswick and Feltham perform well in relation to their size and function. Hounslow town centre comes out as the worst performing town centre.</p> <p>Hounslow is seen as the town centre where there is most agreement that further shopping development should be encouraged. There was also support for further shopping development in Feltham Town Centre.</p> <p>Hounslow was the centre where there was strongest agreement that evening activity should be promoted, followed by Feltham and then Chiswick.</p>	<p>Town centre improvements are supported by respondents. Technical work is required to establish the quantum of development and priorities for centres.</p> <p>The sustainability appraisal highlights that there may be impacts on noise if the town centres are to be developed further and if importance is given to the evening economy. Design measures should mitigate potential impacts of noise disturbance on local residents.</p>
5b	Should the Core Strategy encourage further shopping development within Hounslow town centre	✓	✓	O	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓		
C	Should the Core Strategy be further promoting the evening economy in Hounslow	O	?	O	?	✓	✓	✓	✓	O	✓	?	✓	✓	✓	✓	✓		
D	Does Chiswick town centre provide adequate shopping facilities to meet your needs?	O	O	O	✓	✓	✓	✓	✓	O	O	O	✓	✓	✓	✓	✓		
E	Should the Core Strategy encourage further shopping development within Chiswick town centre?	✓	✓	O	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓		
F	Should the Core Strategy be further promoting the evening economy in Chiswick?	O	?	O	?	✓	✓	✓	✓	O	✓	?	✓	✓	✓	✓	✓		
G	Does Feltham town centre provide adequate shopping facilities to meet your needs?	O	O	O	✓	✓	✓	✓	✓	O	O	O	✓	✓	✓	✓	✓		
H	Should the Core Strategy encourage further shopping development within Feltham town centre?	✓	✓	O	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓		
I	Should the Core Strategy be further promoting the evening economy in Feltham?	O	?	O	?	✓	✓	✓	✓	O	✓	?	✓	✓	✓	✓	✓		

Preferred approach to our town centres

Technical work including the Retail Needs study, the Employment Land Review and the Local Economic Assessment highlights that there need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, E.1, E.2, E.3, E.4, E.5 and SA Tables 2 and 3.

6. Town Centres

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
6	Question 6 Other than shops which additional should be sort in each town centre (Hounslow, Chiswick, Feltham)...																		
A	...Residential?	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓	Respondents highlighted other uses to be sought in town centres (in order of popularity): Hounslow – leisure/ entertainment uses, health facilities, social facilities Chiswick – social facilities, health facilities, leisure and entertainment uses / residential Feltham – social facilities, health facilities	The next iteration of the plan should give consideration to additional uses that consultees would like to see in the town centre. The mix of uses will be informed by technical information including the Retail Needs Study and Employment Land Study.
B	...Education?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
C	...Leisure and entertainment uses?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
D	...Offices?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
E	... Social facilities e.g. library?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
F	...Medical health?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
G	...Hotels?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
	...Others?	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na			

Preferred approach to our town centres

Technical work including the Retail Needs study, the Employment Land Review and the Local Economic Assessment highlights that there need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, E.1, E.2, E.3, E.4, E.5, H.2, INF.5 and SA Tables 2, 3 and 6.

7. Borough Assets

Options	A1 Growth and Spatial Issues and Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 7	Do you agree with those areas that are suggested for general protection?																		
7a	... Traditional suburban residential areas	○	○	✓	○	○	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓	Respondents strongly support the protection of open space/green belt, historic parks, listed buildings, world heritage buffers and the Thames policy area.	Technical information from the Borough wide context and character study, Strategic Flood Risk Assessment, PPG 17 study, along with national and regional guidance will help inform what areas of the Borough should be protected.
7b	... Open space (green belt etc)?	✓	○	○	✓	✓	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓		
7c	... Historic parks?	✓	○	○	✓	✓	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓		
7d	... Conservation areas?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7e	...Thames Policy Area?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	○	✓	✓	✓	✓		
7f	... Areas at risk from flooding?	✓	○	○	✓	✓	✓	✓	✓	✓	?	?	○	✓	✓	✓	✓		
7g	... World Heritage Site buffer zone (Kew)?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7h	... Areas of high nature conservation value?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	○	✓	✓	✓	✓		
7i	... Views and landmarks?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7j	... Ancient monuments/	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7k	... Listed buildings?	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7l	... Archaeological Areas	○	○	○	✓	✓	✓	✓	✓	✓	○	○	✓	✓	✓	✓	✓		
7m	... Other?	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na			

Preferred approach to protecting our assets

On going technical work on a range of key issues including open space, flooding, context and character provide the basis for the preferred approach. The Core Strategy prioritises these issues that are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.2, ENV.4, ENV.5, INF.10, INF.11, INF.12 and SA Tables 5 and 6.

8. Sustainable Development

Question 8 asked respondents to examine the existing Sustainability Objectives and asked them to identify five objectives that they considered to be a priority. A sustainability appraisal was not carried out for this question. The compatibility matrix (Figure 4 of the report) demonstrates the compatibility of the SA Objectives and shows that overall they are compatible and together will ensure that the Core Strategy delivers sustainable communities.

9. Housing Options

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
9A	The provision of affordable housing should not harm the existing urban character.	?	✓	O	?/O/✓	Of those respondents who answered the question approximately twice as many people chose option 9a. This highlights that the protection of the existing urban character is considered to be important.	The Core Strategy will need to ensure a balance between delivering affordable housing and the protection of urban character.
9B	Providing new additional affordable housing could outweigh the benefits of protecting the existing urban character.	✓	X	O	✓/O/X		

Preferred Approach towards Housing

The London Plan sets a target for 470 units per annum based on the GLA SHLAA and Housing Capacity Study 2009. Local evidence, including the HMA highlights that there is a need for additional affordable housing in the borough. In view of this need the Council plan to exceed this target where specific housing needs will be met and/ or where local infrastructure capacity exists. See Preferred Approach H1 and SA Table 7. On going technical work on character and context will inform design standards across the borough. See Preferred Approach ENV.1 and SA Table 5.

10. Design

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
10A	Benefits associated with design that focus on crime control outweigh other design issues (e.g. heritage, architecture).	✓	X	O	X/O/✓	Of those respondents who answered the question approximately three quarters of people chose option 10b. This highlights that respondents think that other interventions apart from design are required to tackle the fear of crime.	Some aspects of design that focus on preventing crime may conflict with good basic design principles. The plan needs to ensure that there is a holistic approach to design.
10B	Crime control is not about the design of buildings, it is about behaviour and levels of activity.	✓	O	O	O		

Preferred Approach to Design

The preferred strategy does not specifically outline an approach to designing out crime. The building for life standards have been introduced in the Preferred Strategy which is a holistic approach to delivering sustainable communities. Further more regeneration and future growth will have positive impacts on sustainability objectives that relate to crime. See Preferred Approach ENV.1 and Sustainability Table 5.

11. Preferred Approach to Design

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
11A	The Council's priority should be to retain the existing character of the urban environment.	?	✓	?	?	Of those respondents who answered the question approximately 60 percent of people chose option 11B. This highlights that the character of the urban environment should reflect evolving communities in the Borough.	The Core Strategy will need to ensure that new development is delivered in the right locations and give regards to good urban design standards.
11B	The Council's priority should be to enable the urban environment to evolve with changing communities.	?	?	?	?		

Preferred Approach to Design

On going technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5 and Sustainability Table 5.

12. Economic Growth and Design

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
12A	A successful economy should be a priority even if it negatively impacts on the quality of the environment.	?	X	✓	?/X/✓	Of those respondents who answered the question approximately 90 percent of people chose option 12b.	The Core Strategy must take into consideration the mitigation of any negative environmental impacts of economic growth and development. Sustainable transport initiatives and good design measures are key to mitigating some of these impacts.
12B	A successful economy should not be at a cost to the quality of the environment.	?	✓	✓	✓		

Preferred Approach to Economic Growth and Design

The Local Economic Assessment highlights areas of growth across the borough. Further evidence is required from the Employment Land Review, which is currently being undertaken. See Preferred Approach S.1, S.2, S.3, S.4, E.1, E.3, INF.1, INF.3, INF4 and SA Tables 5, 6 and 9. On going technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and Sustainability Tables 5 and 6.

13. Economic Growth and Design

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments and Officer Comments
13A	Encouraging major employers has the potential to create innovative/landmark buildings.	?	✓	✓	✓	Of those respondents who answered the questions approximately 60 percent of people chose option 13A. This highlights that respondents would be open to innovate/landmark buildings in the Borough.	Technical information from a borough wide context character study should inform appropriate locations for innovate/landmark buildings in the Borough.
13B	The Council should respect the local character of an area rather than encouraging the creation of innovative/landmark buildings.	?	✓	?	?		

Preferred Approach to Economic Growth and Design

The Local Economic Assessment highlights areas of growth across the borough. Further evidence is required from the on-going Employment Land Review. See Preferred Approach E.1, E.3, INF.3, INF4 and SA Tables 6 and 9. On going technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and Sustainability Tables 5 and 6.

14. Design

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments and Officer Comments
14A	Protection of local character should take priority in accommodating new development.	?	✓	?	?	Of those respondents who answered the questions approximately 60 percent of people chose option 14b.	The impact of high quality design will be dependent on the nature and scale of development proposed. Technical information from a borough wide context character study and carbon reduction evidence base should be taken into consideration when creating policies on design.
14B	High quality design that responds to its local context can complement and enhance existing character in all areas.	?	✓	?	?		

Preferred Approach to Design

Technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and Sustainability Tables 5 and 6.

15. Biodiversity

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments and Officer Comments
15A	Preserving biodiversity is achieved through existing protection of large open spaces.	✓	?	✓	✓	Of those respondents who answered the questions approximately 80 percent of people chose option 15b.	Technical evidence from the biodiversity action plan, PPG17 open space study and strategy will inform the borough approach towards biodiversity.
15B	In addition to protecting large areas the Council should consider the cumulative loss of small areas that contribute to biodiversity.	?	✓	?	?		

Preferred Approach towards biodiversity

The Core Strategy is informed by the Hounslow Biodiversity Action Plan. This plan identifies those habitats that require protection and maintenance across the borough. See Preferred Approach INF.10 and SA Table 6.

16. Transport and access

	A3 Urban Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments and Officer Comments
16A	The importance of car use in accessing services and jobs in outer London outweighs the harm to air quality issues.	X	X	✓	X	Of those respondents who answered the questions 80 percent of people chose option 16b. This option is the more sustainable of the two.	Further technical work is required to identify locations and associated infrastructure.
16B	Focusing development in the most accessible locations and limiting car use delivers more sustainable development and helps minimise pollution.	✓	?	✓	✓		

Preferred Approach towards transport and access

Informed by national planning policy and the evidence base the Core Strategy will continue to direct major trip generation uses to areas with good public transport accessibility. The car will likely remain the dominant mode of transport in Hounslow throughout the time period covered by the strategy. The council recognises that much can be done to reduce the environmental impacts of this form of travel. See Preferred Approach E.1, INF1, INF.3, INF.4 and SA Tables 3 and 6.

17. Natural Environment

	A4 Natural Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
17A	Good management of the natural environment can help to increase activity and reduce crime.	✓	?	O	?/O/✓	Of those respondents who answered the questions approximately 90 percent of people chose option 17a.	Management practices may conflict with the very purposes of protecting, maintaining and enhancing the natural environment. The Core Strategy should draw upon the Borough's BAP and other evidence base to ensure that there is a balance between the natural environment and those using it.
17B	Best way to preserve the natural environment is to leave it in its existing state with limited management.	?	✓	O	?/O/✓		

Preferred Approach to the Natural Environment

The Hounslow Biodiversity Action Plan identifies those habitats that require protection and maintenance across the borough. The PPG17 study and the forthcoming Open Space Strategy will be drawn upon to identify how the natural environment may be managed. See Preferred Approach ENV.2, ENV.5, INF.11, INF.12 and SA Tables 5 and 6.

18. Natural and Historic Environment

	A4 Natural Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
18A	Providing access to the natural and historic environment can promote community cohesion through understanding and use of a common heritage.	✓	✓	✓	✓	Of those respondents who answered the questions approximately 80 percent of people chose option 18a. This highlights that the natural and historic environment in Hounslow should be made accessible to the community.	Technical information from the Open Space Strategy will highlight where improvements can be made to the accessibility of open space to residents.
18B	Protection of the historic and natural environment does not benefit all sectors of the community equally.	?	✓	O	?/O/✓		

Preferred Approach to the Natural and Historic Environment

Technical working on character, context and open space provision will inform design and open space standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and Sustainability Tables 5 and 6.

19. Natural Environment

	A4 Natural Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
19A	All sections of the community should have equal access to and use of the natural environment.	✓	?	O	?/O/✓	Of those respondents who answered the questions approximately 98 percent of people chose option 19a.	Access to the natural environment may result in a negative environmental impact. Allowing unrestricted access has the potential to harm and conflict with the purposes of protecting sensitive habitats and environments. Technical information from the PPG17 study and Open Space Strategy will highlight those areas that are not accessible.
19B	Facilities should better reflect needs of our diverse community.	✓	?	O	?/O/✓		

Preferred Approach to the Natural Environment

Technical information from the PPG17 study and Open Space Strategy highlight those areas that are not accessible to the natural environment. See Preferred Approach ENV.2, ENV.5, INF.5, INF.8, INF.11, INF.12 and SA Tables 5 and 6.

20. Natural Environment

	A4 Natural Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
20A	The Council should enable access to open space and waterways that best serves the needs of the local community.	✓	✓	O	✓	Of those respondents who answered the questions approximately 70 percent of people chose option 20a.	Technical information from the PPG17 study and Open Space Strategy will highlight those areas that are not accessible.
20B	Improving the use of the natural environment should not be to the detriment of the existing value.	?	✓	O	?/O/✓		

Preferred Approach to the Natural Environment

Technical information from the PPG17 study and open space study highlight those areas that are not accessible to the natural environment. See Preferred Approach ENV.2, ENV.5, INF.5, INF.8, INF.11, INF.12 and SA Tables 5 and 6.

21. Natural Environment

	A4 Natural Environment	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
21A	There are no exceptional circumstances that justify the loss or development of existing open land.	? Through not releasing land there may be a loss of opportunity to gain wider social benefits for an area.	✓	? Through not releasing land there may be a loss of opportunity to gain wider economic benefits for an area.	?	Approximately 50% of respondents agreed with option 21a, with the other 50% identifying a range of social infrastructure requirements that might justify loss of open space.	Technical information from the PPG17 study and Open Space Strategy, and evidence demonstrating need for social infrastructure will inform the next iteration of the plan.
21B	If you disagree what are the circumstances that might justify this?	na	na	na			

Preferred Approach to the Natural Environment

The evidence base will identify those poor quality open spaces that may be released for other uses, where they are surplus to current/future need and provide for social infrastructure. See Preferred Approach S.6, INF.11 and SA Tables 2 and 6.

22. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
22A	Due to the concerns of climate change and air quality, all new development should be located where it is accessible by sustainable modes of transport (e.g. walking, cycling and public transport).	✓	✓	?	✓	Of those respondents who answered the questions approximately 80 percent of people chose option 22a.	The evidence base will identify those areas that are most accessible. The Core Strategy should encourage development in those areas.
22B	Opportunities for new development in all locations in the borough should be considered even if this results in a moderate increase in car use.	?	X	✓	?/X/✓		

Preferred Approach towards Transport

Informed by national planning policy and the evidence base the Core Strategy will continue to direct major trip generation uses to areas with good public transport accessibility. See Preferred Approach E.1, INF.1, INF.3, INF.4 and SA Tables 3 and 6.

23. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
23A	There is a reliable and effective alternative for the private car.	✓	✓	○	✓	Of those respondents who answered the questions approximately 60 percent of people chose option 23a.	The Local Implementation Plan (LIP), details how the Council will seek to implement the Mayor's Transport Strategy in the London Borough of Hounslow. Information in this document should be used to inform transport policies and objectives in the Core Strategy.
23B	Lack of public transport makes use of the private car the only realistic option.	X	X	○	X		

Preferred Approach towards Transport

The car will likely remain the dominant mode of transport in Hounslow throughout the time period covered by the strategy. The council recognises that much can be done to reduce the environmental impacts of this form of travel. See Preferred Approach INF.3, INF.4 and SA Table 6.

24. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
24A	All services should be directed to town centre locations as these are most accessible by a range of means of transport, including public transport.	✓	✓	○	✓	Of those respondents who answered the questions approximately 55 percent of people chose option 24b. This highlights that respondents want services close to where they live.	Option 24b may have a positive impact through reducing the need to travel which will contribute to reducing noise and air pollution. However it may result in the inefficient use of land by locating many services in many locations rather than a few in less locations. The evidence base will suggest where best to locate different
24B	Services that mainly serve a local need should be better spread amongst neighbourhood and local centres, reducing the need to travel.	✓	?	?	?		

							services/facilities.
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Preferred Approach towards Transport

Informed by national planning policy and the evidence base the Core Strategy will continue to direct major trip generating uses to areas with good public transport accessibility. Local shopping provision located within the borough's neighbourhoods will be protected through the Core Strategy. See preferred approach INF.1, INF.5, INF.9 and SA Table 6.

25. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
25A	Some existing services are not accessible by public transport and to make them more accessible appropriate levels of car parking should be provided.	?	?	?	?	Of those respondents who answered the questions approximately 75 percent of people chose option 25b.	The favoured approach (Option 25b) may limit the opportunities available for new jobs/services that require more bespoke locations. This may result in new services not being located within the borough. The evidence base including Retail Needs Study and Employment Land Review will suggest where best to locate different services/facilities.
25B	New services should be directed to town centre locations that are accessible by public transport.	?	✓	?	?		

Preferred Approach towards Services

Informed by national planning policy and the evidence base the Core Strategy will continue to direct major trip generation uses to areas with good public transport accessibility. Local shopping provision will be protected so those without access to cars can rely on accessible and convenient shopping facilities. Existing community facilities will also be protected. See Preferred Approach INF.1, INF.5, INF.8, INF.9 and SA Table 6.

26. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
26A	All employment should be located where it is most accessible, so people without private cars can access it.	✓	✓	?	✓	Of those respondents who answered the questions approximately 65 percent of people chose option 26a.	The favoured approach may (option 26a) provide the widest catchment area it could result in limiting opportunities for employment who require
26B	To provide a range of jobs, a diverse supply of	?	?	✓	?		

	business locations should be provided.						more bespoke locations that might not be in the most accessible locations. If employment is not in an accessible location, mitigation initiatives to reduce the negative impact need to be put into place.
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Preferred Approach to Economic Growth

The Local Economic Assessment highlights areas of growth across the borough. Further evidence is required from the on-going Employment Land Review. See Preferred Approach S.1, S.2, S.3, S.4, E.1, E.3, INF.1, INF.3, INF4 and SA Tables 2, 3 and 6.

27. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
27A	Sufficient parking should be allowed to encourage inward jobs and investment.	?	X	✓	?/X/✓	Of those respondents who answered the questions approximately 60 percent of people chose option 27b.	The favoured approach (option 27b) could result in a decrease in opportunities for employment, as the needs of employers are not met. Further work is required to identify if this option could be taken forward. National/ regional planning guidance would need to be taken into account.
27B	Parking should be constrained to ensure inward investment goes to sustainable locations.	✓	✓	?	✓		

Preferred Approach to Economic Growth

The Local Economic Assessment highlights areas of growth across the borough. Further evidence is required from the on-going Employment Land Review. See Preferred Approach S.1, S.2, S.3, S.4, E.1, E.3, INF.1, INF.3, INF4 and SA Tables 2, 3 and 6.

28. Access and Movement

	A5 Access and Movement	1 Social	2 Environmental	3 Economic	Overall outcome	Consultation results	Officer Comments
28A	Training opportunity for the Borough's residents is not a high priority as there is access to a	X	O	?	?/O/X	Of those respondents who answered the questions approximately 70	Technical information including the Economic Development Strategy will inform this policy

	trained, skilled labour supply across the whole of London and the southeast.																	percent of people chose option 28b.	option.
28B	Training opportunities for the borough residents should be a priority, to provide a suitably skilled local labour supply and reduces the need to travel.	✓					✓												

Preferred Approach towards training

The evidence highlights that there is a need to improve links between Hounslow's Businesses and the local workforce. The Core Strategy has a role in ensuring that development contributes to job brokerage and training schemes to help local people into employment. See Preferred Approach E.6 and SA Table 3.

29. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 29	The density of new residential development should																		
29a	... reflect the accessibility of the site?	✓	○	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	○	○	✓	Of the four options respondents agreed with option 29a closely followed by option 29d. If option 29a is the preferred approach town centres are key locations where higher densities could be acceptable.	The proposed density of new development will be informed by national/regional guidance and the evidence base for the Core Strategy. The borough context and character study will highlight those areas that may be sensitive to higher densities.
29b	... reflect the existing density of the development on the site?	✓	○	✓	✓	✓	?	?	?	✓	?	○	?	✓	○	○	✓		
29c	... reflect the density of the development surrounding the site?	✓	○	✓	✓	✓	?	?	?	✓	?	○	?	✓	○	○	✓		
29d	... reflect the design constraints of the site irrespective of resulting density?	✓	○	✓	✓	✓	?	?	?	✓	○	○	✓	✓	○	○	✓		

Preferred Approach to Housing design

Technical work on carbon reduction policies, character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach H.5, H.6, H.8, ENV.1, ENV.3 and Sustainability Tables 4 and 5.

30. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments	
Question 30	What should the Council's approach to defining appropriate density guidelines be																			
30a	... Seek to define appropriate density guidelines based on different locations?	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	0	✓	The same number of respondents agreed with both option 30b and 30d	With regards to option 30d although the right type of housing in terms of design will be delivered it may not make the best use of land. Design and density ranges will be informed by the evidence base and national/regional planning guidance.	
30b	... Seek to define appropriate density guidelines with reference to the specific character of different areas of the borough?	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	0	0	✓				
30c	... Consider density to be a secondary issue compared to delivering the type of housing needed / required?	0	0	✓	✓	?	?	?	?	0	?	0	?	?	0	0	?			
30d	... Consider density to be a secondary issues compared to good design?	0	0	?	0	?	?	?	?	0	?	0	✓	✓	0	0	0			

Preferred Approach to Housing design

Technical work on carbon reduction policies, character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach H.5, H.6, H.8, ENV.1, ENV.3 and Sustainability Tables 4 and 5.

31. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 31	Should the Core Strategy seek affordable housing on sites below a threshold of 15 units?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	50 percent of respondents who answered the questions agreed with option 31.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's affordable housing targets. The current London Plan threshold is 10 units.

Preferred approach towards affordable housing threshold

The HMA identifies that there is a need of 4000 affordable homes per year to meet demand in Hounslow. The Council recognises that there is a shortage of affordable homes in the Borough and the delivery of new affordable homes is a key Council priority. The identified affordable housing target in the London Plan and the Council Pledge will inform the Core Strategy. See Preferred Approach H.3 and SA Table 4.

31a. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments	
Question 31a	If you answered no is this because																			
	... To do so would reduce the overall number of housing units?	O	O	?	O	O	O	O	?	O	O	O	O	O	O	O	O		Of those that disagreed with question 31 just over 50 percent thought that by seeking affordable housing on sites with a threshold of 15 so would reduce the possible benefits associated with other S106 benefits.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's affordable housing targets. The current London Plan threshold is 10 units.
	... To do so would reduce the possible benefits associated with other S106 benefits	?	?	X	?	?	?	O	O	?	?	?	O	?	?	O	?			

Preferred approach towards affordable housing threshold

The HMA identifies that there is a need of 4000 affordable homes per year to meet demand in Hounslow. The Council recognises that there is a shortage of affordable homes in the Borough and the delivery of new affordable homes is a key Council priority. The identified affordable housing target in the London Plan and the Council Pledge will inform the Core Strategy. See Preferred Approach H.3 and SA 4.

32. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 32	Should the Core Strategy																		
	... Require 50% affordable housing on all sites above the chosen threshold?	✓	O	✓	✓	✓	O	O	✓	O	O	O	O	O	O	O	O	The same number of respondents favouring a 50% housing target (on all sites above the chosen threshold) as respondents favouring a varying proportion of	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's affordable housing targets.
	... Vary the proportion of affordable housing required depending on the size of the site?	✓	O	?	✓	✓	O	O	✓	O	O	O	O	O	O	O			
	...Require a lower	?	O	?	O	O	O	O	✓	O	O	O	O	O	O	O			

	habitable rooms as an appropriate measure?																		34b	
34c	... Accept the number of habitable rooms as an alternative?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0			

Preferred Approach to housing

The London Plan sets a target for 470 units per annum based on the GLA SHLAA and Housing Capacity Study 2009. Local evidence, including the HMA highlights that there is a need for additional 4,000 affordable housing in the borough each year. In view of this need the Council plan to exceed this target where specific housing needs will be met and/ or where local infrastructure capacity exists. See Preferred Approach H.1 and SA Table 4.

35. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 35	Should the Core Strategy																		
35a	...Define family accommodation as 3+ bedrooms?	0	0	?	0	0	?	?	✓	0	?	0	0	0	0	0	0	Of those who responded approximately 25% agreed that the Core Strategy should set out a required mix of housing size for tenures across the Borough.	The technical evidence base on housing will provide more information on the size of units that are required in the borough; this will inform the Core Strategy.
35b	...Define family accommodation as 3+ bed spaces?	0	0	?	0	0	0	0	✓	0	0	0	0	0	0	0	0		
35c	... Set out a required mix of housing size for all tenures across the Borough?	0	0	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0		
35d	... Require a minimum contribution of larger / family units	0	0	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0		
35e	... Require broadly equal contributions of family and non-family units in large residential developments?	0	0	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0		
35f	...Set targets in line with the findings of the Sub-regional housing needs study and Market assessment study?	0	0	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0		

Preferred Approach towards family housing

The London Plan sets a target for 470 units per annum based on the GLA SHLAA and Housing Capacity Study 2009. Local evidence, including the HMA highlights that there is a need for additional 4,000 affordable housing in the borough each year. In view of this need the Council plan to exceed this target where specific housing needs will be met and/ or where local infrastructure capacity exists. See Preferred Approach H1, H.4 and SA Table 4.

36. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 36	Should the approach in the Core Strategy for existing HMO's be																		
36a	...Existing houses in multi occupation provide valuable affordable housing for specific sectors of the community and should be protected in all areas of the Borough.	✓	○	✓	✓	✓	✓	○	✓	○	○	○	○	?	○	○	○	Of those that responded approximately 80 percent favoured option 36b.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to HMO's.
36b	... An over concentration of HMO's can be detrimental to the character of an area and hinder the development of sustainable communities. In such areas a change of use from HMO's to market housing should be acceptable	○	○	?	○	✓	○	○	✓	○	○	○	○	✓	○	○	○		

Preferred Approach towards HMOs

There is evidence that there is continued pressure on the conversion of the existing dwelling stock which is mainly made up of semi-detached and terraced housing. An increase in conversion changes the character of the area and has a negative impact on the adequate provision of family housing. The Council will continue to achieve a balance between houses and converted properties. See Preferred Approach H.5, H.6, ENV.5 and SA Tables 4 and 5.

37. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 37	Should the approach in the Core Strategy for proposed HMO's be																		
37a	... Some part of the new	✓	○	?	✓	✓	✓	○	✓	○	○	○	○	○	○	○	○	Of those that	National/regional

	housing provision in the borough should be in the form of new HMOs as this would contribute to the mix of accommodation available to people with differing housing needs.																		responded approximately 70 percent favoured option 37b.	planning guidance and the evidence base should be taken into consideration regarding the borough's approach to HMO's.
37b	... The existing numbers of HMOs are sufficient for Hounslow's future needs and new provision should be discouraged.	0	0	?	0	0	0	0	✓	0	0	0	0	0	0	0	0			

Preferred Approach towards HMOs

There is evidence that there is continued pressure on the conversion of the existing dwelling stock which is mainly made up of semi-detached and terraced housing. An increase in conversion changes the character of the area and has a negative impact on the provision of adequate family housing. The Council will continue to achieve a balance between houses and converted properties. See Preferred Approach H.5, H.6, ENV.5 and SA Tables 4 and 5.

38. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 38	Should the Core Strategy require																		
38a	... All new homes to be built to lifetime homes standards?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	Of those that responded approximately 60 percent favoured option 38a.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to Lifetime Homes.
38b	... All future development to be designed to accommodate needs of people with disabilities?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0		

Preferred Approach towards Housing design

Technical working on carbon reduction policies, character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach H.5, H.6, H.8, ENV.1, ENV.3 and Sustainability Tables 4 and 5.

39. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question	Should the Core																		

39	Strategy require																				
39a	... Require all new residential developments to provide 10% of dwellings to be for wheelchair users?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	The strongest support was for an option that the Council should set a percentage for wheelchair accessible housing based on an up to date assessment of need.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to wheelchair homes.
39b	... Set a threshold in new residential development to provide 10% of dwellings?	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0			
39c	... Set a percentage required for residential developments based on an up to date assessment of need.	0	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0			

Preferred Approach towards Housing design

Technical working on carbon reduction policies, character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach H.5, H.6, H.8, ENV.1, ENV.3 and Sustainability Tables 4 and 5.

40. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 40	Should the Core Strategy																		
40a	... Maintain the approach that seeks to retain and improve the needs of travellers on appropriate sites until a robust assessment is available?	0	0	✓	✓	✓	0	0	✓	0	0	0	0	0	0	0	0	Approximately 63% agreed with option 40a.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to the accommodation for travellers.
40b	... Identify site locations for additional travellers accommodation?	0	0	✓	✓	✓	0	0	✓	0	0	0	0	0	0	0			

Preferred Approach towards Gypsy and Travellers

The evidence highlights that there is a future housing need for Gypsy and Traveller communities. The Council will work with their sub-regional housing partnership (North-West London) to make provision for the identified need. See Preferred Approach H.9 and SA Table 4.

41. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 41	Strategy for the town centres should be																		
	... Growth?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	The responses received varied. A detailed response can be found in the Issues and Options consultation report.	The strategy for the town centres will derive from local technical evidence i.e. the Retail Needs Study, town centre masterplanning, the Employment Land Review, the Local Implementation Plan and Economic Development Strategy
	... Consolidation?	○	○	○	✓	✓	✓	✓	✓	○	✓	✓	○	○	○	○	○		
	... Focus of local residents?	○	○	○	✓	✓	○	○	○	○	○	○	○	○	○	○	○		
	... Serve wider catchments?	○	○	○	○	✓	✓	✓	✓	○	✓	✓	○	○	○	○	○		
	... Improve quality?	✓	✓	○	✓	✓	✓	✓	✓	○	✓	✓	✓	✓	✓	✓	✓		
	... Retain distinctiveness?	○	○	○	✓	✓	○	○	○	○	○	○	○	○	○	○	○		
	... Better parking?	○	○	○	○	?	?	?	?	○	?	?	○	○	○	○	○		
	... Appoint town centre managers?	○	✓	○	✓	○	○	○	○	○	○	○	○	○	○	○	○		
	... Improve public realm?	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	✓		
	... Improve the night time economy?	○	?	○	○	✓	✓	✓	?	○	✓	✓	○	○	○	○	✓		
	... Improve public transport?	○	○	○	✓	✓	✓	✓	✓	○	✓	✓	✓	○	○	○	✓		
	... Improve the perception of safety?	○	✓	○	✓	✓	○	○	✓	○	○	○	○	○	○	○	○		
	... Increase leisure uses?	✓	○	○	○	✓	○	○	○	✓	○	○	○	○	○	○	✓		
	... Increase mix of uses?	○	✓	✓	✓	✓	✓	✓	✓	○	✓	○	✓	✓	○	○	✓		
	... Protect diversity of retailers?	○	○	○	✓	✓	○	○	○	○	○	○	○	○	○	○	○		

Preferred approach to our town centres

Technical working including the Retail Needs study, the Employment Land Review and the Local Economic Assessment highlights that there is need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, S.5, E.1, E.2, E.3, E.4, E.5, ENV.1, ENV.2, and SA Table 2, 3 and 5.

42. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 42	Areas that would benefit from encouragement or development of cultural	○	○	○	✓	✓	?	?	?	○	?	?	○	○	○	○	○	This was an open ended question at consultation. A	Further technical work will be needed on facilities and

facilities?																			detailed response can be found in the Issues and Options consultation report. The main areas that were identified as places where cultural facilities could be located were Hounslow, Chiswick and Feltham.	infrastructure in the Borough to accompany growth and deliver sustainable development.
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Preferred Approach towards social facilities

Appropriate infrastructure and facilities need to accompany any future growth in the borough. This is key to creating sustainable communities and improving the quality of life for residents. See Preferred Approach S.1, INF.1, INF.5 and SA Table 2 and 6.

43. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 43	Should the Core Strategy																		
43a	...Continue to provide stronger protection for retail uses in the core areas of our town centres?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Of those that responded approximately 55% agreed with option 43a.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach regarding the protection of retail uses in core centres.
43b	... Continue to provide a more flexible approach to uses in areas outside the defined core?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Preferred approach to our town centres

Technical work including the Retail Needs study, the Employment Land Review and the Local Economic Assessment highlights that there need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, S.5, E.1, E.2, E.3, E.4, E.5, ENV.1, ENV.2, and SA Tables 2, 3 and 5.

44. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 44	Is the dominance of chain stores restricting local variety a concern in	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Of those who responded to this questions disagreed	Further technical information will highlight if the dominance of

	the town centres?																	that the dominance of chain stores was restricting local variety in the three town centres.	chain stores has a negative impact on local variety in the borough's town centres.
--	-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--

Preferred Approach towards retail

Technical working including the Employment Land Review, the Retail Needs study, the Local Economic Assessment highlights that there need for regeneration in our town centres – particularly Hounslow and Brentford, which the Council seeks to address through the Core Strategy. See Preferred Approach S.1, S.5, E.2, E.4, INF.9 and SA Tables 2, 3 and 6.

45. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 45	The Core Strategy should																		
45a	... Seek to protect and enhance the provision of shops and community facilities catering for day to day needs at the local centres throughout the Borough?	0	0	0	✓	✓	✓	✓	✓	0	0	0	0	0	0	0	0	The option that was most favoured out of the six options was the option 45a.	Technical information from the Local Shopping Centres Study, the Retail Needs Study and the Employment Land Review will inform the approach that the Core Strategy should take towards the role of smaller shopping centres and parades.
45b	... Seek to provide additional small scale employment opportunities within local centres?	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓	0	0		
45c	... Seek to increase residential use in and adjacent to local centres?	0	0	✓	✓	✓	✓	✓	✓	0	0	0	0	0	0	0	0		
45d	... Acknowledge and seek to protect the strong ethnic retail offer in local centres?	0	0	0	✓	✓	0	0	0	0	0	0	0	0	✓	0	0		
45e	... Short stay parking provision should be improved where possible in local centres?	0	0	0	0	0	?	?	?	0	?	0	0	0	0	0	0		
45f	... Improvements to none car transport and access should be the	0	0	0	0	✓	✓	✓	✓	0	✓	✓	0	0	0	0	0		

priority?																			
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Preferred Approach towards Facilities

Appropriate infrastructure and facilities need to accompany any future growth in the borough. This is key to creating sustainable communities and improving the quality of life for residents. See Preferred Approach S.1, S.5, INF.1, INF.5, INF.8, INF.9 and SA Tables 2 and 6.

46. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 46	Should the Core Strategy																		
46a	... seek to differentiate between policies restricting restaurants, public houses and takeaways?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Of those that responded 75 percent agreed with option 46a.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to restaurants, public houses and takeaways.
46b	... or treat them in a similar way?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			

Preferred Approach towards restaurants, public houses and takeaways

Further work is required to establish if the Council should differentiate between policies restricting restaurants, public houses and takeaways. See Preferred Approach INF.9 and SA Table 6.

47. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 47																			
47a	...Are there are sufficient leisure facilities available?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	This was an open ended question at the issues and options stage. A detailed response can be found in the summary consultation report.	The local evidence base will highlight the quantum of leisure facilities in the borough. The evidence base will identify if further leisure facilities are required in the borough.
47b	... Should the Core Strategy identify further facilities be developed and if so where?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			

Preferred Approach towards Leisure

The Retail Needs Study, PPG17 Study, forthcoming Parks Strategy, and Play and Physical Activity Strategy will provide the evidence base for leisure requirements in the Borough. See Preferred Approach E.2, INF.8, INF.12 and SA Tables 3 and 6.

48. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 48	Sustainable design and construction on major developments in London should																		
48a	... apply to all new developments?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓	Of those that responded the strongest support was for option 48c.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to sustainable design and construction.
48b	... only to major developments?	O	O	O	O	O	?	?	?	O	?	O	O	O	O	O	O		
48c	...Apply the same standards to all geographic areas?	O	O	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	O	✓		
48d	... Target certain areas for higher standards?	O	O	O	O	O	?	?	?	O	?	O	O	O	O	O	O		

Preferred Approach to Design

Technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and SA Tables 5 and 6.

49. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 49	Should the Core Strategy seek to																		
49a	... Retain a criteria approach to tall buildings?	O	O	O	O	O	✓	✓	✓	O	✓	✓	✓	?	O	O	O	Of those that responded 35% agree with option 49b.	National/regional planning guidance and the evidence base from the borough's context and character study should be taken into consideration regarding the borough's approach to tall buildings.
49b	... Identify areas that would be sensitive to tall buildings?	O	O	O	O	O	?	?	?	O	?	O	✓	?	O	O	O		
49c	... Identify areas that would be sensitive for tall buildings?	O	O	O	O	O	?	?	?	O	?	O	✓	?	O	O	O		

Preferred Approach towards Tall Buildings

Technical work on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and SA Tables 5 and 6.

50. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 50	... Understanding and protecting local character and amenity in the design of new developments	0	0	✓	0	0	0	✓	✓	0	0	✓	✓	✓	0	0	0	This question related borough wide and individually to the five area committees. A detailed response can be found in the summary consultation report.	The evidence base from the borough's Context and Character Study will help inform local character and amenity in the design of new developments.

Preferred Approach towards design

Technical working on character and context will inform design standards across the borough. The Core Strategy prioritises design issues as they are important for delivering sustainable communities and improving the quality of life for residents. See Preferred Approach ENV.1, ENV.3, ENV.5, ENV.6, INF.10, INF.11, INF.12 and SA Tables 5 and 6.

51. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 51	Should the Core Strategy																		
51a	...seek to protect the Boroughs wharves?	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	0	0	Of those that responded approximately 95% seek to protect the Borough's wharves.	National/regional planning guidance and the evidence base should be taken into consideration regarding the borough's approach to the Boroughs wharves.
51b	... Not seek to protect the Boroughs wharves?	0	0	0	0	0	0	0	0	0	0	0	0	?	X	0	0		

Preferred Approach towards wharves

The evidence highlights that water spaces in the borough are an important component of the boroughs open space/recreational facilities. All water related uses and facilities, including wharves, can assist in achieving greater use of the waterways which is more environmentally sustainable. See Preferred Approach INF.12 and SA Table 6.

52. Thematic Issues

Options	A6 Thematic Issues	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Overall outcome	Consultation results	Officer Comments
Question 52	Relating to minerals no options put forward.	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na			The minerals study will identify areas of search to be considered in the Core Strategy.

Preferred Approach towards Minerals

The London Plan has set the borough a minerals landbank apportionment. An initial assessment of potential future mineral sites has been carried out to determine if the London Plan apportionment can be met by the borough. Further detailed appraisals are required to determine if it would be appropriate to identify any of these sites as Preferred Areas for future mineral extraction. See Preferred Approach ENV.7 and SA Table 5.

Appendix 2: Consideration of the Employment Development Document and Brentford Area Action Plan and the development of a preferred approach for the Core Strategy.

The Council has adopted two Development Plan Documents (DPDs) in advance of the Core Strategy – the Employment DPD and the Brentford Area Action Plan (BAAP). It is essential that in preparing the Core Strategy, consideration is given to the relationship with these two adopted DPDs. The council's emerging evidence base particularly the Local Economic Assessment (LEA) has highlighted the need to reconsider the council's approach to future employment growth on the Great West Road. There is also the opportunity to re-consider issues addressed in the BAAP such as flood risk and infrastructure provision on a borough-wide basis. Spatial policies specific to the Brentford area, including the town centre, can also be incorporated into the Core Strategy's Spatial Strategy. Consequently, it is proposed to review the borough's employment land policies and Brentford specific policies through the Core Strategy.

The key proposed change in the Preferred Strategy is in relation to the opportunity highlighted through the LEA to take into account the requirements of existing businesses on the Great West Road. At present both the EDPD and BAAP recognise the strategic importance of the Great West Road as an employment location but do not propose major expansion in the overall number of jobs within the area. The Preferred Strategy for the Core Strategy seeks to support the expansion of those large, existing employers on the Great West Road who will make a significant contribution to future job growth within the borough. This will be subject to ensuring that the necessary mitigation measures can be delivered as demonstrated in the Sustainability Appraisal. Other policies within the Core Strategy relating to the Brentford Area currently propose take forward the existing approach outlined within the BAAP, with alternative options having been explored through the development of the BAAP itself.

Appendix 3: New issues considered in the Preferred Strategy that were not considered at Issues and Options in 2007

Issues	Why consider in the Preferred Strategy?	Preferred Approach
Development on Private Garden Land	<p>The government has recently changed the definition of private garden land from previously developed land to open space (PPS 3). Development on garden land is now also by the Mayor of London.</p> <p>This now means that developers must demonstrate that the loss of garden land is justifiable both in relation to a development's contribution to the overall level of housing provision and in terms of the intrinsic value of the open space that will be lost as a result of the new development.</p>	<p>H.7 Consideration will be given to the need set out a specific policy approach to new development on back garden land.</p> <p>See SA Table 7.</p>
Protecting Land for Transport Functions	<p>This option was not considered in 2007. A preferred approach has been put forward by the Council to ensure that they can implement London Plan (2011) Policy 6.2 Providing public transport capacity and safeguarding land for transport.</p>	<p>INF.2 Safeguarding of land for transport functions to enable existing public transport operations to be maintained.</p> <p>See SA Table 9.</p>
Infrastructure Delivery Plan	<p>Since the Issues and Option in 2007 the Government has introduced the Community Infrastructure Levy (CIL). The Infrastructure Delivery Plan will play a key role in identifying the additional facilities required to support new development and will inform the implementation of the proposals in the Core Strategy and the preparation of a supporting CIL Charging schedule.</p>	<p>INF.6 Development of an Infrastructure Delivery Plan to identify the local infrastructure required to support the anticipated population growth.</p> <p>See SA Table 9.</p>
Secure Additional School Places	<p>Since the Issues and Options in 2007 there has been a significant amount of work undertaken on the future provision of school places in the borough in response to rising birth rates and new housing developments. The School Place Planning Strategy 2010-2020 identified that at primary level there is a current projected shortfall and at secondary level, the number of pupils is predicted to exceed existing provision from September 2015 onwards. The scale of projected shortages and the provision of additional places are now considered a strategic issue.</p>	<p>INF.7 Identification of sites for the provision of new schools due to a current shortage of school places.</p> <p>See SA Table 9.</p>

