

Hounslow Local Plan (2020-2041)

Examination

Stage 1 Hearings Note

**Revised approach to address limitations on
Supplementary Planning Documents**

March 2026



**London Borough
of Hounslow**

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1.0 Introduction

1.1 During Week 2 of the Stage 1 hearing sessions, the Inspectors requested that the Council produces a Note to provide further explanation on the intended approach to undertaking new Supplementary Planning Documents (SPDs) in light of the changes proposed through the Levelling Up and Regeneration Act 2023 (LURA) which will see the replacement of SPDs with Supplementary Plans. These changes will mean that existing SPDs “...will remain in force until planning authorities adopt a new style local plan, with the final adoption date for new SPDs being 30th June 2026”¹. The Inspectors have also requested that the Council present a number of modifications to address this issue, and to ensure that the status of any existing SPDs and any other supplementary guidance is appropriately reflected in the Plan.

1.2 The details of the tasks undertaken in this Note are set out in *Documents Requested by Inspectors in Hearings Week 2 (Document EX41²)* as follows:

- Explanation and full details of proposed modifications throughout the Plan to address the limitations on the preparation of new and updated Supplementary Planning Documents after June 2026;
- Identification and explanation of proposed changes throughout the Plan to ensure that the status of existing Supplementary Planning Documents and Supplementary Planning Guidance is appropriately reflected (i.e. having regard to it for the purposes of decision making) and differs from development plan policies (i.e. where compliance is sought).

¹ MHCLG Plan-making Regulations Explainer Guidance (published 27th November 2025): <https://www.gov.uk/government/publications/plan-making-regulations-explainer/plan-making-regulations-explainer#supplementary-plans>

² EX41 – [Documents Requested by Inspectors in Hearings Week 2](#)

2.0 Proposed Modifications to address the limitations on the preparation of new and updated Supplementary Planning Documents

2.1 The provisions of the LURA will result in a new plan-making system for England. The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026³ were made on 2nd March 2026. These regulations confirm that SPDs which have been adopted prior to this commencement date continue to have effect, and that an authority may continue to prepare and make arrangements for the adoption of a proposed supplementary planning document, provided that the document is adopted no later than 30th June 2026 (6., (1) & (2)). The regulations also stipulate that an SPD will cease to have effect when the document is revoked (in line with existing saved legislation) or the development plan document to which the SPD relates no longer has effect as part of the development plan for the authority's area (6., (5)(a) & (b)).

2.2 Given the proposed submission version of the Hounslow Local Plan (**Document S1**⁴, or 'the Plan') was drafted prior to the full details of the LURA reforms being published, several of the policies in the Plan were drafted with the anticipation that further technical details relating to policy implementation could be set out in future SPDs. These policies and associated clauses (and/or supporting text paragraphs) are listed below:

- ED1 supporting text para 4.12
- CC1 clause F
- CC2 clause E
- CC2 clause Y
- CC4 clause I
- CC5 supporting text para 6.23

³ The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026, accessed: <https://www.legislation.gov.uk/uksi/2026/169/made#top>

⁴ S1 [Hounslow Local Plan 2020-2041 Proposed Submission Version](#)

- GB1 supporting text 7.6
- GB4 clause G and para 7.19
- EQ1 clause F
- IMP3 clause C
- IMP3 clause K
- IMP3 supporting text (11.3 and 11.6)

2.3 The proposed modifications to address this matter are set out in the updated schedule of suggested modifications and are also provided within the extract table overleaf.

Table 1: Modifications to reflect the limitations on the preparation of new and updated SPDs

Modification code e.g. [HLP_C4_01]	Policy; map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
[Mod code still to be determined]	ED1 Promoting Employment Growth and Development	4.12	87	<p>This policy also sets out some key requirements for proposals which come forward for employment development across the borough, including on the delivery of affordable workspace. Policy E3 of the London Plan 2021 states that planning obligations may be used to secure affordable workspace at rents maintained below the market rate, and that boroughs should consider detailed affordable workspace policies in light of local evidence of need and viability. In order to provide such evidence for Hounslow, the Council has commissioned evidence to support an approach to seeking affordable workspace as part of its Employment Land Review update. This has recommended that affordable workspace provision would be justified and would be viable based on the provision of at least 10 per cent of floorspace to be provided with a 45 per cent discount on the rental levels. The Council will therefore seek this quantum of provision for proposals in the borough which seek a net increase of employment floorspace. One of the</p>	<p>To clarify and provide the necessary justification for the approach to seeking affordable workspace across the borough.</p> <p>To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.</p>

			<p>key growth sectors in the borough is the creatives and media sector, and as set out in the Spatial Strategy chapter, the Great West Corridor was designated as a Creative Enterprise Zone by the Mayor of London in 2018. The purpose of this status is to promote new creative clusters and workspaces, provide employment and training for local people and strengthen the already thriving creative economy in Hounslow. Previous employment studies have already highlighted issues with the ability of the market to deliver premises for businesses in this sector which are sufficiently affordable in terms of their rental levels. Given that the latest study is continuing to point to a significant demand for additional floorspace for these sectors, and given the strategic priority given by both the Mayor and the Council to supporting its further growth, the Council considers that seeking planning obligations to provide affordable workspace, with a particular priority given to supporting this sector, is justified. The council's strategy for supporting the delivery of affordable workspace will be to prioritise the provision of industrial workspaces directed towards enterprises and organisations operating in the creative industries.</p> <p><u>Outside the GWC, Appendix 1 of the ELR Update says development opportunities may be more limited, but as with the GWC redevelopment "is likely to further stress the secondary market, and there is concern that older industrial space is being redeveloped for data centres or larger logistics uses". These typologies of use would not be</u></p>	
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				<p>suitable for firms that may be displaced by redevelopment. The push to larger logistics units – which has already been taking place at some existing sites in the west of the borough - can come at the expense of smaller more fragmented units which are often likely to be lower cost for local business sectors. This trend is taking place in a part of the borough (the West of the Borough) which has some of the highest levels of deprivation and therefore with the most significant requirements for low-cost employment space to aid economic growth and regeneration. Seeking affordable workspace here would therefore support the Council’s regeneration objectives as well as meet a defined need for businesses displaced by redevelopment.</p> <p>In some cases, where justified on a case-by-case basis and agreed with the Council, in lieu payments could be provided as a replacement for direct provision, and these contributions could be pooled to provide off site clusters of small affordable workspaces in appropriate locations. The Council will produce a Supplementary Planning Document to outline in more detail this approach, and how contributions will be used</p>	
<i>[Mod code still to be determined]</i>	CC1 Context and Character	F	140	<p>F. G. Monitoring and updating <u>the historic environment evidence base, and</u> Hounslow Characterisation and Growth Study. and Character, Sustainability and Design Codes SPD</p>	Response from RBGK that the monitoring commitment is extended to the historic environment

					<p>evidence base.</p> <p>Clarification to refer to all relevant evidence base.</p> <p>Removal of reference to updating the SPD, in light of the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.</p>
<i>[Mod code still to be determined]</i>	CC2 Urban Design and Architecture	E	143	<p>E. B. Working with developers, local communities and other partners to understand and improve the urban design and sustainability of their areas through, for example design codes, design guidance; Supplementary Planning Documents and neighbourhood plans and promote the use of our Design Review Panel to encourage high quality, contextual design; creative and contemporary design solutions to deliver liveable and connected places with their own strong characters and identities, which are sympathetic to and take opportunities to enhance the area's existing heritage and character;</p>	<p>Clarification of actions for the Council, as per the Inspector's requests during the Stage 1 Local Plan Examination hearings.</p> <p>To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.</p>
<i>[Mod code still to be determined]</i>	CC2 Urban Design and Architecture	Y	145	<p>Y. V. Carefully consider external appearance, its composition and arrangement, through the use of high quality, durable materials and finishes and careful, considered detailing for building facades</p>	<p>To correctly refer to other policies in the plan and to guidance documents in line with changes to plan-</p>

				which add visual interest and richness to the street scene <u>and indicate how buildings are used and occupied</u> , referring to the Characterisation and Growth Study and the Character, Sustainability and Design Codes SPD or any subsequent update superseding document ;	making in relation to the phase out of SPDs, and the Inspectors' requests during the Stage 1 Local Plan Examination hearings.
<i>[Mod code still to be determined]</i>	CC4 Heritage	I.	162	I. Conserving and enhancing the borough's beneficial and historic landmarks identified in the Hounslow Characterisation and Growth Study, the Character, Sustainability and Design Codes SPD and the Tall Buildings Study, or any subsequent update superseding document , which provide a strong visual and physical presence in the townscape; and	To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	CC5 Advertisement Panels, Hoardings and Structures	6.23	168	There is continuing demand for outdoor advertisements in commercial areas of the borough and along the major arterial routes. In particular, the Great West Road and M4 - stretching from Chiswick through Brentford - already has a significant number of tall advertisement structures. The council has consistently and successfully resisted and enforced against inappropriate advertisement installations that are unacceptable in terms of safety and amenity, for reasons including the unacceptable addition of visual clutter, dominance of the area, detrimental impact to the pedestrian and cycling experience, or impact upon the skyline due to their height. The luminosity or	To reflect the changes to plan-making in relation to the phase out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

				visual impact because of intensity/frequency of any digital display is also a significant factor. The council may seek to provide additional guidance on siting and design of advertisements. through a Supplementary Planning Document	
<i>[Mod code still to be determined]</i>	GB1Green Belt and Metropolitan Open Land	7.6	173	NPPF paragraph 147 states that, when conducting Green Belt reviews, local authorities should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. The Council will therefore seek contributions from development on released Green Belt land for compensatory improvements to land remaining in the Green Belt. Applicants will be expected to work with the Council to agree an approach to such contributions. The mechanism for calculating and collecting these contributions will be outlined in a subsequent SPD and the implementation of improvements will be based on the schemes outlined in the relevant sections of the Hounslow Infrastructure Delivery Plan Green Space Strategies and masterplans such as the Colne and Crane Valley Green Infrastructure Strategy and Council Infrastructure Delivery Plan.	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	Policy GB4 The Green Infrastructure Network	G.	178-179	G. Incorporating elements of green infrastructure on site to integrate into the wider network of green infrastructure, and assist in the greening of the borough. Major residential and commercial	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the

				development proposals should follow the Urban Greening Factor (UGF) approach set out in the London Plan, with development schemes achieving the Mayor’s interim target scores (0.4 for predominantly residential schemes and 0.3 for predominantly commercial schemes)- until local Hounslow UGF target scores have been established through a supplementary planning document . Major industrial (B2 and B8) schemes should set out what measures have been taken to achieve urban greening on-site, and quantify what their UGF score will be post-development;	Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	Policy GB4 The Green Infrastructure Network	7.19	180	7.19 This policy adopts the Urban Greening Factor (UGF) approach set out in London Plan policy G5. Until such time as a local approach is introduced, d Development proposals should achieve the Mayor’s recommended interim targets scores of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). Taking forward the guidance set out in the London Plan, industrial developments should set out what measures have been taken to achieve urban greening on-site, and quantify what their UGF score will be post-development. It is the Council’s ambition to introduce local borough-wide targets through a supplementary planning document, whilst retaining the calculation methodology, surface cover types and surface cover factor scores set on in the London Plan. Urban greening should also be wildlife friendly and	To reflect the changes to plan-making in relation to the phasing out of SPDs, to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, and as suggested by the Inspectors during the Stage 1 hearing sessions.

				biodiversity supporting as per policy GB7 Biodiversity and, having regard to guidance set out in the Mayor of London and London Wildlife Trust's Urban Greening for Biodiversity Net Gain: A Design Guide (2021)	
<i>[Mod code still to be determined]</i>	EQ1 Energy and Carbon Reduction	F.	206	<p>F. Maximise on-site carbon reductions as far as possible, and set out all options pursued to achieve this within an Energy Statement. Where there is a justifiable shortfall, schemes will be required to make a cash in lieu contribution to the Council's Carbon Offset Fund for any residual emissions, or deliver reductions directly via an off-site reduction scheme in line with the London Plan. The Council's carbon offset contribution is to be calculated over a period of 30 years at the following prices:</p> <p>Major developments</p> <p>i. A higher rate of £370/tCO₂ for all residual emissions;</p> <p>Minor residential development</p> <p>ii. A lower rate of £95/tCO₂ for all residual emissions</p> <p>The Hounslow carbon offset price will be reviewed regularly and any changes will be published in future supplementary planning documents;</p>	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

EiP_C11_01	IMP3 Implementing and Monitoring the Local Plan	C	247	C. Preparing supplementary planning documents guidance or supplementary plans where required to support policies in the Local Plan; and setting out what form this will take in the Local Development Scheme (LDS), or any alternative framework;	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C11_03	IMP3 Implementing and Monitoring the Local Plan	K	248	K. Mitigate the impacts of the development on the area through a section 106 agreement, where necessary or appropriate, as set out in paragraphs 11.4 to 11.7 having regard to the Planning Obligations and CIL supplementary planning document; and	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.
EiP_C11_04	IMP3 Implementing and Monitoring the Local Plan	11.3	248	11.3 A range of tools will be required to coordinate the sustainable development outlined through the Local Plan and ensure that this development is plan-led. New development within the borough will add incrementally to the need for new infrastructure and the overall picture of infrastructure need is set out in the borough's Infrastructure Delivery Plan (IDP). To support this growth, the borough will need to provide new infrastructure and in some cases maintain and upgrade elements of the existing infrastructure. The way in which development contributes towards infrastructure has and will continue to change. Guidance on negotiating obligations and setting CIL rates to secure necessary infrastructure is set out in the Planning Obligations and CIL supplementary planning document, whilst the local CIL rates are set out in the Hounslow CIL charging schedule. These	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions. <i>Please see Viability Note (published 20th March 2026) for details of suggested modification introducing replacement guidance in supporting text.</i>

				documents will be reviewed and updated periodically to ensure they continue to help inform negotiations and set appropriate local CIL rates to deliver the infrastructure required to support growth.	
EiP_C11_09	IMP3 Implementing and Monitoring the Local Plan	11.6	248	11.6 11.11 Supplementary planning documents may be prepared to elaborate on key policies and assist with their delivery. Supporting planning guidance may be prepared to elaborate on key policies and assist with their delivery. The designations of Conservation Areas and heritage assets will also be reviewed. The council will produce assessments of need and other evidence, and Annual Monitoring Reports to support the ‘plan, monitor and manage’ process.	To reflect the changes to plan-making in relation to the phasing out of SPDs, and as suggested by the Inspectors during the Stage 1 hearing sessions.

3.0 Proposed changes throughout the Plan to reflect the status of existing Supplementary Planning Documents and Supplementary Planning Guidance

3.1 In light of concerns raised by the Inspectors, the Council has conducted a review of all policies in the Plan, relating to the way in which the status of existing SPDs is referenced in various policies. The concerns primarily relate to instances where a policy clause requires developers or decision-makers to undertake actions ‘... in accordance with’ or ‘... in line with’ SPDs or other guidance documents, as opposed to the more appropriate ‘... having regard to’ framing, or similar. The Council has sought to amend the language used to reflect the status of guidance contained within existing SPDs (as opposed to development plan documents) through a series of modifications, and these are provided in a table extracted from the Updated Schedule of Suggested Modifications overleaf.

Table 2: Modifications to reflect the status of existing SPDs and Supplementary Planning Guidance

Modification code <i>e.g. [HLP_C4_01]</i>	Policy; map/ figure	Paragraph/ Clause	Page	Modification	Reason for modification
<i>[Mod code still to be determined]</i>	TC3 Managing the Growth of Retail and Other Main Town Centre Uses	I.	75	I. Demonstrate that units are accessible to people with impaired mobility and pushchairs, consistent with having regard to the Mayor of London's Accessible London: Achieving an Inclusive Environment SPG; and	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	TC4 Managing Town Centre Uses	F.	78	F. Contribute to local townscape character and have a high quality of design and appearance, in accordance with having regard to the council's Shop Front Design Guidelines SPD and other relevant SPDs including the Character, Sustainability and Design Codes SPD;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	SC5 Ensuring Suitable Internal and External Space	H	115	H. Design open space and public realm proposals in accordance with having regard to the guidance in Council Supplementary Planning Documents and guidance	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as

					suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	SC7- Residential Extensions and Alterations	5.32	121	5.32 The scope for the scale and appearance of an extension should reflect the building, setting and local context and character rather than achievement of a uniform borough-wide ‘standard’. Supplementary Planning Documents including the Character Sustainably and Design Codes SPD as well as other guidance prepared by the Council provides guidance an essential basis that designs should seek to reflect.	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	CC2 Urban Design and Architecture	X	145	X: U. Development should a Adapt to and mitigate against the effects of climate change and consider sustainable design and construction strategies from the outset, having regard to in line with policy EQ1 and EQ2 and having regard to the Council’s Climate Change Mitigation and Adaptation, and Character, Sustainability and Design Codes Supplementary Planning Documents;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	CC2 Urban Design and Architecture	EE	146	EE: X. Make well-designed, high-quality provision for bicycles, and the acceptable storage of recycling and refuse, having regard to in line with policies EQ7 and EC2, London Plan Policy TC5, and having regard to the Character, Sustainability and Design Codes SPD, London Cycling Design Standards and any other relevant guidance. Enclosures should be	Representation from TfL which provides text that gives the Policy greater clarity by providing relevant London Plan references.

				robust, well ventilated and attractively integrated with the site and screened for privacy and security;	To correctly refer to other policies in the plan, the London Plan and to guidance documents in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.
<i>[Mod code still to be determined]</i>	CC3 Tall Buildings	N	150	<p>N. Q. Have regard to any site-specific design principles set out in the relevant site allocations, design codes, Great West Corridor Masterplan and Tall Buildings Study; In addition, all proposals for tall buildings must adequately address the following local criteria:</p> <p><u>I. Be informed by the guidance contained in the UNESCO method of HIAs, in addition to the London Plan and London Plan Planning Practice Note on Heritage Impact Assessment and the Setting of Heritage Assets;</u></p> <p>I. Be sensitively located and be of a height and scale that is in proportion to its location and setting, and carefully relate and respond to the character of the surrounding area. Proposals should refer to the Character, Sustainability and Design Codes SPD and the Tall Buildings Study or any subsequent update, for guidance on local character and tall building design</p> <p>[...]</p>	To correctly refer to other policies in the plan, the London Plan and to guidance documents in line with the Inspector's requests during the Stage 1 Local Plan Examination hearings.

				<p>VIII. Demonstrate that development does not adversely impact, either individually or cumulatively, on the microclimate of the surrounding area, including wind vortices, noise, the urban heat island effect and over-shadowing. Impacts should not have adverse impact on the development site, adjacent sites and public space. Changes to wind microclimate resulting from the development should not be such that the development site, adjacent sites and adjacent public spaces are no longer comfortable for their intended use. Developers should refer to the Character, Sustainability and Design Codes SPD for further guidance related to microclimate:</p> <p>[...]</p> <p><u>P. All proposals for tall buildings should comply with any site specific design principles set out in the relevant site allocations. Proposals should have regard to the Character, Sustainability and Design Codes SPD, Great West Corridor Masterplan and Tall Buildings Study or any superseding document, for guidance on local character and tall building design, including in relation to height, scale, form, massing and silhouette.</u></p>	
<i>[Mod code still to be determined]</i>	CC3 Tall Buildings	6.15	159	Where buildings are proposed that do not meet the definition of higher or lower scale tall buildings, but are still taller than their surroundings, proposals	Historic England's representation stating that, to conform with London

				<p>should be informed by an understanding of the surrounding built context <u>and a full HIA</u>, referring to other relevant policies in the Local Plan, <u>and have regard to</u> the Character, Sustainability and Design Codes SPD and the Tall Buildings Study for an understanding of context heights. Tall buildings can be classified into different height categories based on the context height ratio. The following tall buildings classification is established in relation to the context height:</p>	<p>Plan Policy D9, the reference to 'built' should be removed to ensure all context is considered.</p> <p>To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.</p>
<i>[Mod code still to be determined]</i>	Policy GB4 The Green Infrastructure Network	C.	178	<p>C. Promoting projects to improve access to the green infrastructure network and accessibility between open spaces, and to form a network for sustainable and active travel, consistent with <u>having regard to</u> the Hounslow Green and Blue Infrastructure Strategy, the Nature Recovery Action Plan and relevant supplementary planning documents; and</p>	<p>To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.</p>
<i>[Mod code still to be determined]</i>	Policy GB4 The Green Infrastructure Network	E.	178	<p>E. Seek to Mmake a positive contribution to the green infrastructure network <u>where development relates to sites within or adjacent to the network</u> by improving its quality, functions, linkages, accessibility, design, biodiversity value and management in line with. <u>Developers should have regard to</u> the Mayor's ALGG (or any superseding</p>	<p>For clarity and to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by</p>

				framework), the Hounslow Green and Blue Infrastructure Strategy and Nature Recovery Action Plan (or any superseding documents), and relevant supplementary planning documents;	the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	Policy GB4 The Green Infrastructure Network	F.	178	F. Incorporate nature-based solutions where feasible to achieve combined outcomes for surface water management and nature recovery. This could include the delivery of SuDS, swales, green roofs and rain gardens in accordance with having regard to the Council's Supplementary Planning Documents;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	Policy GB9 - Playspace, Outdoor Sports Facilities and Burial Space	J	192	J. Contribute to the improvements or expansion of play and informal recreation spaces, and provide new play spaces and child-friendly public realm in areas of deficiency, where appropriate and in accordance with the standards set out in the London Plan, and having regard to associated Mayoral guidance, the Hounslow Character, Sustainability and Design Codes SPD and emerging Public Realm Design Guidance.	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EQ1 Energy and Carbon Reduction	H.	206	H. Produce an Energy Statement to demonstrate how the net zero carbon target will be met, and how the potential for internal overheating and reliance on air conditioning systems will be reduced in accordance with the London Plan cooling hierarchy. Energy Statements should also determine and	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the

				report on Energy Use Intensity (EUI) and space heating demand in line with , having regard to GLA Energy Assessment Guidance;	Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EQ2 Sustainable Design and Construction	A.	209	A. Promoting sustainable design and construction, consistent with having regard to the principles established in the London Plan, supplementary planning documents and guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EQ2 Sustainable Design and Construction	D.	209	D. Incorporate established principles for sustainable design and construction as set out in the London Plan and as detailed in associated guidance, including: passive design, water efficiency standards (including water consumption targets), sustainable urban drainage (SuDS), the reuse and recycling of construction materials at the highest value level possible (in line with circular economy principles), reducing overheating and reliance on air conditioning systems, the incorporation of green roofs and urban greening, and energy planning and monitoring. Schemes referable to the Mayor of London will also have to demonstrate how they have incorporated Circular Economy and Whole Life-Cycle Carbon principles as per London Plan	For clarity and to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

				policies, and should have regard to associated guidance;	
<i>[Mod code still to be determined]</i>	EQ4 Air Quality	F.	216	F. Carry out air quality assessments (AQAs) where major developments or proposals involving a change of use to air quality sensitive uses are proposed, considering the potential impacts of air pollution from the development on the site and neighbouring areas, the potential for end users to be exposed to air pollution, and how the development will comply with the criteria set out in London Plan Policy SI 1 and have regard to associated guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EQ4 Air Quality	I.	217	I. Incorporate adequate design-stage mitigation measures in preference to post-design or retro-fitted solutions where air quality assessments show that developments could cause or exacerbate air pollution, or where end users could be exposed to air pollution. In line with the London Plan, where it is clearly demonstrated that emissions cannot be further reduced by on-site measures alone, off-site measures to improve local air quality may be considered acceptable providing that equivalent air quality benefits can be demonstrated within the area affected by the development. Where off-site mitigation measures cannot be secured, an offset payment in line with Defra's Damage Costs approach will need to be agreed with the Council, as per having regard to guidance within the Mayor's Air Quality Neutral LPG; and	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

<i>[Mod code still to be determined]</i>	EQ7 Sustainable Waste Management	D.	223	D. Incorporate suitable on-site arrangements for waste management, including the location, size and design of waste, recycling and composting facilities, and convenient access for its deposit and collection, in consultation with the Council's waste services, and in line with the London Plan, and having regard to the Council's Recycling and Refuse Guidance (or any subsequent update or superseding document), and the Character, Sustainability and Design Codes SPD	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EC2 Developing a Sustainable Transport Network	I	236	'Developments should provide a minimum number of cycle parking spaces and an appropriate maximum number of car parking spaces consistent with the standards in the London Plan, and having regard to London Cycling Design Standards and the WestTrans West London Cycle Parking Guidance and any subsequent guidance.'	As requested by TfL rep these proposed modifications give greater clarity. Further modification required to ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EC2 Developing a Sustainable Transport Network	N	237	Prepare Travel Plans, Healthy Streets Checks and Assessments, and Active Travel Zone assessments and Parking Design and Management Plans in accordance with having regard to the latest guidance from Transport for London or any subsequently adopted guidance;	As requested by TfL rep these proposed modifications give greater clarity. Further modification required to ensure that the status of

					existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.
<i>[Mod code still to be determined]</i>	EC2 Developing a Sustainable Transport Network	O	237	O. Incorporate on-site design measures and facilities to promote walking, wheeling and cycling, including safe and comfortable access to building, in line with the London Plan and having regard to the Council's Supplementary Planning Documents and guidance;	To ensure that the status of existing Supplementary Planning Documents and other guidance is appropriately reflected, as suggested by the Inspectors during the Stage 1 hearing sessions.

