

London Borough of Hillingdon
LOCAL DEVELOPMENT FRAMEWORK

**SUSTAINABILITY APPRAISAL
REPORT**
Live/Work SPD

August/September 2005



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1 SUMMARY AND OUTCOMES

1.1 Non-technical summary

The purpose of the Live/Work Supplementary Planning Document (SPD) is to provide comprehensive and effective guidance for the development of Live/Work units in the borough. It specifies actions required to ensure that Live/Work units are appropriately implemented in the right locations and for the right uses. It also seeks to implement, at the local level, the outcomes sought at the regional and national level for Live/work developments.

The Live/Work SPD will form part of the Local Development Framework (LDF), a new planning document, which the Council is required to produce to promote and manage land use within our area. The inclusion of the Live/Work SPD in the LDF ensures it will be integrated with, and make a contribution to, this new spatial planning system being developed for the Borough.

The requirement for a Sustainability Appraisal (SA) for the Live/Work SPD considers:

- The compatibility of the Live/Work SPD with relevant national, and regional directives, policies, and plans;
- The effects of implementing this SPD against the current and future predicted environmental baseline;
- The contribution that this SPD can make toward addressing the key sustainability issues affecting the Borough including the assessment of alternative options and outcomes;
- The mitigation of any effects arising as a result of implementing the Live/Work SPD;
- Monitoring requirements.

In summary, the assessments undertaken as part of this SA report demonstrate that the aims and actions of the Live/Work SPD are considered to be a key means of achieving national, and regional objectives for future mixed use, residential, and employment development. Implementing the SPD will allow, at the local level, Live/Work development to occur in the Borough in appropriate locations, which in turn will promote social progress and economic growth.

1.2 Statement on the difference the process has made

- 1.2.1 The SA process has not revealed any significant or unacceptable social, economic, or environmental effects likely to arise from the adoption and implementation of the Live/Work SPD.

1.3 How to comment on the report

- 1.3.1 This document has been prepared to accompany the publication of the draft Live/Work SPD, due to be undertaken in May 2005. The consultation process to be undertaken is that specified in the London Borough of Hillingdon's draft Statement of Community Involvement for LDF documents, which is on the Council web site or can be made available upon request. However, to assist in the analysis of comments on both the draft Live/Work SPD and the SA, it would be helpful if the comments made could refer to the document and section to which they relate.

2 APPRAISAL METHODOLOGY

2.1 Approach adopted to the SA

The appraisal process and methodology adopted in this SA is based on the approach described in the ODPM Guidance "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper", September 2004. This guidance was the only published Government Guidance available at the time of the preparation of the SA.

2.2 Who carried out the SA, when it was carried out, and who was consulted

The production of this SA report was finalised by the London Borough of Hillingdon Policy and Environmental Planning Team between February and April 2005. The SA framework, against which this SPD has been assessed, was that previously prepared for the Hillingdon Scoping Report for the LDF. This is available on the Council web site. Representations to the Scoping Report have been taken on board and a peer review undertaken of the assessment of environmental effects. No additional consultation on the SA has taken place to date.

3. Background

3.1 The purpose of the SA and the SA report

The purpose of the SA is to identify and report on the likely significant effects of the Live/Work SPD and the extent to which implementation of the SPD will achieve the social, environmental, and economic objectives of sustainable development.

The World Commission on Environment and Development in 1987 defined sustainable development as: "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*".

The test of how well the Live/Work SPD contributes towards sustainable development depends on how well it fosters:

- Social progress, which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

The SA report is an audit trail of how the Live/Work SPD was prepared. Its purpose is to demonstrate whether and how the SPD, and its likely significant effects, takes account of the social, environmental, and economic objectives of sustainable development, and whether these objectives have been effectively translated into sustainable planning guidance within the SPD. Like most audits, the SA report will accompany the SPD when it is published and will also be subject to public scrutiny and comment.

3.2 The aims of the draft Live/Work SPD

The Live/Work SPD aims to:

- 1) To encourage integrated and affordable small business and residential development in the borough.
- 2) To promote partnership between key stakeholders and businesses in the development of Live/Work spaces.
- 3) To promote well-designed and enforceable Live/work Development in suitable locations.
- 4) To contribute towards the sustainability and economic objectives of the borough.

The SPD provides guidance for the development of Live/Work space in the Borough, including how to effectively plan for and manage Live/Work development. The SPD will be taken into consideration by the Council as material consideration in the determination of planning applications for Live/Work development.

3.3 Compliance with the SEA Directive/Regulations

Table 1 provides a list of the SEA Directive requirements and establishes where these requirements have been covered in this SA report.

Table 1: Compliance with the SEA Directive/Regulations	
Summary of the SEA Directive requirements	Where covered in this SA report
a) An outline of the contents, main aims of the Live/Work SPD, and relationship with other relevant plans, policies, and programmes.	3.2 and Appendix A
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Live/Work SPD	4.2 4.4 Appendix B
c) The environmental characteristics of areas likely to be affected.	4.4 Appendix B
d) Any existing environmental problems which are relevant to the Live/Work SPD including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	4.4 Appendix B
e) The environmental protection objectives, established at international, community or national level, which are relevant to the Live/Work SPD and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.1 Appendix A
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage, landscapes and the interrelationships between the above factors. (Foot note: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	4.2 4.3 4.4 Appendix B Table 6
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Live/Work SPD	6.1 Table 6
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	6.1
i) A description of measured envisaged concerning monitoring in accordance with Art. 10	9.0
j) A non-technical summary of the information provided under the above headings	1.1
k) A list of authorities with statutory consultees and other identified key stakeholders that should be involved in the provision of Live/Work development and this SPD.	Refer to Statement of Community Involvement
l) The further Live/Work SPD development process including consultation, timeframes, and feedback on comment to the draft Live/Work SPD and this initial SA.	Appendix C

4.0 Collecting Baseline information

4.1 Links to other strategies, plans and programmes and sustainability objectives

Appendix A identifies the relevant plans, policies, or programmes that have the potential to affect or influence the development of the Live/Work SPD and the SA. The requirements and opportunities sought in each of the strategies, plans, and policies, is described along with a brief statement about the implications of these upon the Live/Work SPD and the SA. The purpose of this exercise is to identify synergies, inconsistencies or constraints between the emerging Live/Work SPD/SA, and the existing sustainability objectives and targets/indicators of these existing plans, policies or programmes.

4.2 Description of the social, environmental, and economic baseline characteristics and the predicted future baseline

The SA process requires the collection of baseline information about the current state of the Borough. The baseline information provides the basis for predicting and monitoring the effects of implementing the Live/Work SPD and helps to identify sustainability issues that will need to be addressed, either by amending the SPD or through the provision of appropriate mitigation measures.

Baseline information has been collected for the SA Scoping Report for the Hillingdon LDF. This baseline data is presented in **Appendix B** and has been amended to support the assessment of the Live/Work SPD.

4.3 Difficulties in collecting data and limitations of the data

As mentioned in 4.2, the summary of baseline information provided in Appendix B was taken from the Scoping Report for the Hillingdon LDF, which also provides details on the source of the data, a judgement on how robust the data is, and identifies current information gaps.

4.4 Identifying key sustainability issues

The main sustainability issues and problems, identified in **Table 2**, have been identified through the:

- Analysis of possible tensions or inconsistencies between the plans, policies and programmes described in **Appendix A**;
- Analysis of possible tensions or inconsistencies between the current and future baseline conditions described in **Appendix B** and the proposed objectives, targets or obligations described in **Appendix A**; and

- Consultation undertaken with environmental authorities and conservation groups that are active within the Borough

Table 2: Key Sustainability Issues Identified for Live/Work Development	
Key Issue	Supporting data
Employment	Hillingdon has one of the lowest unemployment rates in London and the lowest in the West London sub regional area, at 4.1%.
	Key Indicator
	% of employment
	Planning Measures Required
	Make provision for new land use activities that sustain local business and commerce, which in turn will keep unemployment levels low.
Vacant office/Industrial premises	Hillingdon has experienced a reduction in demand for office and industrial premises. There are currently 197 units (16%) vacant units in the boroughs IBAs.
	Key Indicator
	% of vacant floor space in the borough's IBAs.
	Planning Measures Required
	Ensure that the provision of Live/Work development does not further reduce the viability of the IBA's.
Access to Affordable Housing	Hillingdon borough seeks 25% affordable housing and 10% intermediate housing on sites of 25 dwellings or more and over 1 hectare.
	Key Indicator
	% of affordable housing
	Planning Measures Required
	The provision of Live/Work development should include a provision for a proportion of affordable Live/Works Units to be provided on major applications in line with the existing affordable housing ratios.
Town Centre Regeneration	Town centres have been identified as in need of regeneration; the results of retail and industrial studies should provide more evidence.
	Key Indicator
	Vacancy Levels
	Planning Measures Required
	To maintain and promote existing town centres by providing for Live/Work development in the borough in appropriate locations in close proximity to these centres.

Social Deprivation	There is a clear polarity between wards within the borough with some significant pockets of deprivation. More information is being sought.
	Key Indicator
	Indices of multiple deprivation
	Planning Measures Required
	Policies across all land uses should ensure that social and economic sustainability objectives are fully taken into consideration, in order to reduce deprivation in key wards.
Traffic Congestion	Of those who travel less than 5km only 8.5% travel by foot or bike. The borough has the highest car ownership in London.
	Key Indicator
	Proportion of people who travel to work by public transport, walking or cycling
	Planning Measures Required
	The provision of Live/Work development enables people to work where they reside and thereby reduces the need to travel. In addition, Live/Work development should be focused in areas of high accessibility to public transport.
Amount of contaminated land	Contaminated sites within the borough are compiled and prioritised for remediation 300 to 400 sites have been identified as being potentially contaminated.
	Key Indicator
	Remediation of contaminated land
	Planning Measures Required
	The provision of Live/Work development should seek to encourage the use of urban brownfield land and, where appropriate, the remediation of contaminated land.

4.5 Developing the SA framework

The SA framework, against which this SPD is to be assessed, is that developed for the SA Scoping Report for the Hillingdon LDF. The SA objectives and indicators stated in the scoping report are listed below:

Table 3 : Proposed SA Objectives and Indicators	
SA Objective	SA Indicators
1) To improve air quality to a standard that is acceptable for human and ecological health	<ul style="list-style-type: none"> • % population living in the AQMA • NOx levels • PM10 levels • Number of days of air pollution
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	<ul style="list-style-type: none"> • % of SSSIs in good condition • % BAP habitats and species implemented

	<ul style="list-style-type: none"> • Number/area of LNR and wildlife heritage sites
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	<ul style="list-style-type: none"> • % of grade I and grade II* properties at risk • Sites and transport corridors with landscape enhancement • % of mineral sites restored • % of enforcement appeals won
4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems	<ul style="list-style-type: none"> • % of rivers and canals with good or fair biological and chemical water quality • Water leakage • Abstractions by purpose • Net loss of soils to development • Area of contaminated land
5) To reduce contributions towards, and vulnerability to, the effects of climate change	<ul style="list-style-type: none"> • Carbon dioxide emissions • Energy use per household • Energy efficiency • Damage to property from storm events • Number of properties affected by subsidence
6) To minimise the hazard risk from flooding in Hillingdon	<ul style="list-style-type: none"> • number of properties at risk from flooding • Development in the floodplain • Frequency of flood event • Number of developments incorporating SUDS
7) To ensure efficient use of non renewable resources and minimise the production of waste	<ul style="list-style-type: none"> • % of energy from renewable sources • Energy efficiency rating • Household waste arisings • Household recycling, composting, energy recovery, landfilled • Construction and demolition waste landfilled
8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home	<ul style="list-style-type: none"> • % Of population living within 200m of open space • homelessness • housing completions • affordable housing completions • Number of unfit homes
9) To provide environments that promote healthy and safe living and reduce anti social behaviour	<ul style="list-style-type: none"> • Incidence of crime against the person • Incidence of crime against property • Incidence of racial crime • Domestic burglaries per 1000 household • Vehicle crime per 1000 household • Noise levels • Noise complaints • Mortality by causes • Death rates by type
10) To encourage efficient use of available land that will not foreclose on future options	<ul style="list-style-type: none"> • Development on previously developed land • Vacancy Levels

<p>11) To improve the ready access to essential services and facilities for all residents.</p>	<ul style="list-style-type: none"> • Proportion of new buildings which are DDA compliant • Access to open space • Access to post office, food shops, GP, schools • Access to a GP • Access to a Hospital
<p>12) To promote growth in the economy whilst improving its environmental and social performance</p>	<ul style="list-style-type: none"> • Net growth in Vat registered business • Business recognised as investors in people • Social and community enterprises • Number of dedicated live-work units associated with institutions
<p>13) To enhance the image of the borough as a location for new business</p>	<ul style="list-style-type: none"> • Views of business organisations • Business start ups and closures • Investment and output by UK and foreign owned companies
<p>14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas</p>	<ul style="list-style-type: none"> • Travel to work • Location of jobs in proximity to residents • Average weekly earnings • Unemployment level • Level of measured deprivation • Vacancies in IBA units • Proportion of units of retail
<p>15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment</p>	<ul style="list-style-type: none"> • Passenger travel by mode • Road traffic volumes • School trips by mode
<p>16) To provide residents of all ages with the option to access education and skills based enhancement</p>	<ul style="list-style-type: none"> • % of population with no qualifications • Adult education • 15 years old pupils with 5+ GCSE grades A*-C • % working age population with NVQ 1-2, 3-4 or apprenticeship
<p>17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place</p>	<ul style="list-style-type: none"> • Developments incorporating secure by design principles • Satisfaction survey results

5.0 Testing the SPD aims against the SA framework

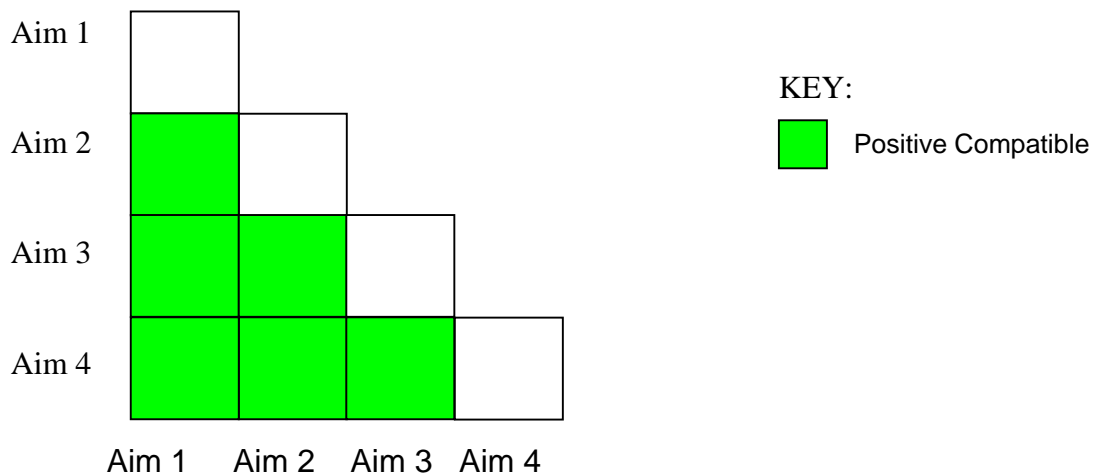
The aims of the Live/Work SPD require a test of their sustainability by undertaking a comparison and assessment of the Live/Work SPD aims with the SA objectives. The purpose of this assessment is to identify how the SPD can contribute towards the sustainability targets developed in the sustainability appraisal. It will also highlight areas where the aims of the SPD conflict with the sustainability objectives and therefore identify issues that may require the consideration of mitigation measures or the SPD aims to be amended.

5.1 Methodology

The Live/Work SPD aims (provided in Section 3.2) were tested against the SA objectives (detailed in Table 2) using a matrix format. For each comparison a decision as to whether the outcome falls into one of the following three conclusions must be made.

- Positive compatible – The objectives will produce an outcome that is harmonious.
- Neutral – The objectives are neither in harmony nor in conflict.
- Possible conflict – It is possible that one objective will be to the detriment of the other.

The SA guidelines also state that the Live/Work SPD aims must also be consistent with each other. The matrix below provides a method to check this compatibility.






1. To encourage integrated and affordable small business and residential development in the borough
2. To promote partnership between key stakeholders and businesses in the development of Live/Work spaces
3. To promote well-designed and enforceable Live/work Development in suitable locations
4. To contribute towards the sustainability and economic objectives of the borough

The matrix comparing the Live/Work aims against the SA objectives is provided in **table 4**.

Table 4: Matrix for comparing the Live/Work SPD aims against the SA objectives

Live/Work SPD Aims	SA Objectives																
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Aim 1			Positive Conflict			Positive Conflict		Positive Compatible	Positive Conflict	Positive Compatible	Positive Compatible		Positive Compatible	Positive Compatible	Positive Compatible		Positive Compatible
Aim 2										Positive Compatible	Positive Compatible	Positive Compatible	Positive Compatible	Positive Compatible	Positive Compatible		
Aim 3			Positive Compatible					Positive Compatible	Positive Compatible	Positive Compatible		Positive Compatible	Positive Compatible	Positive Compatible			Positive Compatible
Aim 4	Positive Compatible							Positive Compatible		Positive Compatible		Positive Compatible		Positive Compatible	Positive Compatible		

Key:

- Positive Compatible** 
- Neutral** 
- Possible Conflict** 

SA Objectives	
	9) To provide environments that promote healthy and safe living and reduce anti social behaviour
1) To improve air quality to a standard that is acceptable for human and ecological health	10) To encourage efficient use of available land that will not foreclose on future options
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	11) To improve the ready access to essential services and facilities for all residents.
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	12) To promote growth in the economy whilst improving its environmental and social performance
4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems	13) To enhance the image of the borough as a location for new business
5) To reduce contributions towards, and vulnerability to, the effects of climate change	14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas
6) To minimise the hazard risk from flooding in Hillingdon	15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment
7) To ensure efficient use of non renewable resources and minimise the production of waste	16) To provide residents of all ages with the option to access education and skills based enhancement
8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home	17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place

- LIVE/WORK SPD AIMS:**
- 1) To encourage integrated and affordable small business and residential development in suitable locations.
 - 2) To promote partnership between key stakeholders and businesses in the development of Live/Work spaces.
 - 3) To promote well-designed and enforceable Live/work Development
 - 4) To contribute towards sustainable living, while helping to promote economic growth

The possible conflicts between the Live/Work SPD aims and SA objectives are discussed in the table below.

Table 5: Issues raised in the SPD and SA objective Comparison	
Objective Comparison	Result
SPD A 1 v SA 3	Possible conflict depending on the location. Live/Work development within or adjacent to Conservation Areas or areas of special local character could cause negative impacts.
SPD A 1 v SA 9	Business Development could raise the issue of noise, dependant on size and location.
SPD A 1 v SA 6	Location is important; any increase in surface run-off from impermeable surfaces in flood risk areas could produce negative impacts on water quality.
SPD A 1 v SA 17	Possible conflict given that Live/Work developments are likely to contain a limited amount of amenity space.
SPD A 1v SA 2	Live/Work development on existing sites will help to conserve biodiversity with less pressure on Greenfield land.
SPD A 1 and 4 v SA 15	Live/Work alleviates the need to commute and can have a positive affect on reducing the need to travel.
SPD A 2 v SA 10, 11,12,13,14,	The promotion of partnerships between businesses will have a positive affect on economic growth, employment areas and the future use of land in the borough.
SPD A 3 v SA 12,13,14	Well-designed Live/Work development can positively promote a range of skills and jobs and contribute to economic growth.
SPD A 4 v SA 12, 13,14,15	Live/Work can encourage sustainable living and help contribute to a more efficient use of land while promoting economic, social and environmental performance.

6. Assessment of alternative options

6.1 Main strategic options considered

The SA process requires that consideration be given to alternative means of achieving the objectives sought through the development and implementation of the Live/Work SPD. The following options have been identified and considered. The reasons for and against each alternative are provided below.

“Do nothing”

This option proposes that the Borough makes no provision for Live/Work development within the planning framework for Hillingdon.

Live/Work Development is a proactive initiative to encourage integrated and affordable small business and residential development in the borough. The 'Do Nothing' option would not encourage such land use within Hillingdon. As mentioned in Section 3.1, the test of how well the Live/Work SPD contributes towards sustainable development depends on how well it fosters the "maintenance of high and stable levels of economic growth and employment". Making no provision for Live/Work development would significantly hinder the Borough's ability to promote a type of mixed-use development that would support new business and economic growth, and is therefore not considered as an appropriate or valid option.

"Status quo – retaining the existing situation"

The principal alternative to the implementation of the Live/Work SPD is to retain the status quo. The existing UDP makes no provision specifically for Live/Work development. Hence the 'Status Quo' option will result in the same outcome as the above 'Do Nothing' Option and is discounted for the same reasons stated.

"Location of Live/Work"

Town centres are considered to be suitable locations for Live/Work on the basis that there is good access to public transport. However, the employment generating uses associated with Live/Work could cause possible conflict with retail uses in core shopping areas. There may also be possible conflict with the conservation of protected buildings and cultural features within town centre locations. A number of local centres have a conservation area designation. Therefore, it may be appropriate for Live/Work to only be considered in Town centres and Local centres, excluding the primary, secondary and core shopping areas.

The Council's employment policies seek to protect areas designated for Industrial and Business purposes. Live/Work units in employment locations may be inappropriate for a residential environment given the proximity of industrial uses, including limited access to facilities and services. On this basis, most protected employment sites in Hillingdon are likely to be inappropriate for this type of development and should remain as purely employment use.

"Live/Work employment activities"

There is a need to restrict certain types of activity in Live/Work units because residential amenity can be compromised by the work element of the Live/Work space. Noise in particular could be generated by certain employment activities. Live/Work development should therefore exclude B2 and B8 activities to ensure that the living space within the developments remains habitable and that the workspace activity does not impact upon the amenity of occupiers and neighbouring properties.

“Live/Work as residential accommodation”

The residential part of a Live/Work unit is considered to be inappropriate for family accommodation. This is thought to be most prominent in employment areas where there is a reduced amount of amenity space and limited access to open space and recreational areas. To discourage live/Work being used for family accommodation it is recommended that Live/Work development should contain no more than two bedrooms and that amenity space standards are met in line with Hillingdon’s Design and Accessibility Statement.

6.3 Preferred options

Live/Work options have been appraised and those sections of the SPD that perform well in sustainability terms have been identified. It is now possible to establish Individual key points for Live/Work development and assess them in order to reveal possible tensions and to help consider measures to reduce the potential impacts. In particular the options analysis has indicated a need for more sustainable provisions for maintaining and improving the residential environment for Live/Work in Industrial Business areas.

Recommended ‘Key Points’ for SPD (The SPD will not contain policies, per se, as it will be supplementary as key UDP/LDF policies).

- 1) Live/Work development will be limited to A2 and B1 activities. B2 and B8 activities will not be considered appropriate within Live/Work to ensure that the living environment within the development remains satisfactory and that the workspace activity does not impact upon the amenities of occupiers of neighbouring commercial and residential properties.**
- 2) The following locations are considered acceptable for Live/Work development:**
 - **Town centres and Local centres, excluding the primary, secondary and core shopping areas.** Town centres are considered to be suitable locations for Live/Work on the basis that there is good access to public transport.
 - **Mixed-use and residential areas outside of designated town and local centres.** Mixed-use development can provide supportive residential uses and employment linkages for Live/Work where business clusters can develop. These locations are considered to be an acceptable location where the work element does not adversely affect residential uses.
 - **Vacant employment sites outside of designated Industrial and Business Areas.** Vacant employment sites represent opportunity areas for regeneration and can provide Live/Work development with an established business location.

- 3) Live/Work Development within designated Industrial Business Areas will be considered favourably only where;**
- the existing site has been continuously vacant for at least 5 years
 - it can be demonstrated that there is no demand for existing industrial and business uses in that location; and
 - the local area can provide a suitable environment for residential use; and
 - the development takes account of the employment objectives of the adopted development plan.
- 4) Live/Work developments should accord with the following size criteria:**
- All Live/Work units will have at least 65% internal floor area devoted to work space and a maximum of 35% devoted to the residential element of the units.
 - A minimum of 50 sqm of functional work space will be required to maintain an appropriate level of work-space within a Live/Work unit.
 - A minimum of 35 sq m of liveable space will be required in all Live/Work units.
- 5) Live/Work development will not normally be permitted close to B2 and B8 class uses and any other uses where:**
- Operations are likely to be noisy
 - Local Air Quality is inappropriate for a residential environment
 - There are 24 hours of operation in close proximity
 - Safety and security is compromised
 - Adequate lighting and ventilation of living areas cannot be achieved.
- 6) To discourage live/Work being used for family accommodation, Live/Work development should contain no more than two bedrooms and a total of three habitable rooms.**
- 7) On qualifying sites, Live/Work developments should incorporate 25% affordable and 10% intermediate units, in line with the Council's affordable housing requirements as set out in the UDP/LDF and the requirements of the London Plan.**

- 8) All Live/Work units should have a management company in place. This may be a housing association or a private business management firm.
- 9) Occupiers will be required to pay business rates on the work element of their Live/Work Space.
- 10) Where possible and where appropriate Live/Work developments should be linked to an institution. Within Hillingdon there is an opportunity to link Live/Work units to facilities at Brunel University
- 11) Each Live/Work unit should have a maximum of 2 car parking spaces per unit

Up to an additional 20% of the total proposed parking across the Live/Work site can be created for visitor and service parking on site.

Cycle parking will be required in accordance with cycle parking standards for flatted schemes within Hillingdon's interim parking standards.

6.4 Table 5 assesses the likely cumulative effects of the preferred options. For reference purposes use the SA objectives table below in association with table 5.

SA Objectives	
	9) To provide environments that promote healthy and safe living and reduce anti social behaviour
1) To improve air quality to a standard that is acceptable for human and ecological health	10) To encourage efficient use of available land that will not foreclose on future options
2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline	11) To improve the ready access to essential services and facilities for all residents.
3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community	12) To promote growth in the economy whilst improving its environmental and social performance
4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems	13) To enhance the image of the borough as a location for new business
5) To reduce contributions towards, and vulnerability to, the effects of climate change	14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas
6) To minimise the hazard risk from flooding in Hillingdon	15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment
7) To ensure efficient use of non renewable resources and minimise the production of waste	16) To provide residents of all ages with the option to access education and skills based enhancement
8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home	17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place

Table 6: Assessing the cumulative effects of plan policies against SA objectives

Key Points	SA Objectives																		
SPD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Comments on Individual Policy	
Key Point 1: B2 and B8 activities will not be allowed in Live/Work units.	+	0	+	+	0	+	+	++	+	0	0	+	+	+	0	0	+	Assumed that there will be a reduction in HGV traffic in residential areas and that there will be the continued implementation of B2/B8 use elsewhere.	Implementation could bring localised long-term benefits for neighbouring residential uses. Restricting B2 and B8 activities will contribute to high quality environments.
Key Point 2: Acceptable locations for Live/Work units	+	+	0	0	0	0	+	+	+	++	++	+	+	++	+	0	+	Assumed that town centres will provide access to facilities and that re-use of vacant employment sites is an efficient use of land.	Implementation of this key point is likely to promote business growth in certain locations, while making efficient use of vacant and under-used land.
Key Point 3: Live/Work units in IBAs, subject to criteria- see preferred options	-	0	0	0	0	0	0	+	+	0	-	+	0	0	0	0	+	Assumed that IBAs contain noise generating uses, with HGV trips and possible contaminated land.	Where Live/Work is implemented on or near to IBA sites there may be problems for residents in terms of noise, air quality and a lack of residential amenity/services. Mitigation could include sound-proofing and ventilation measures.
Key Point 4: Live/Work units should accord with certain size criteria.	0	0	0	0	0	0	+	-	+	+	0	+	0	+	0	0	-	Assumed that size restrictions would benefit design and business use within a Live/Work unit.	Defined internal configuration in Live/Work units will contribute towards a reduction in amenity space provided for the occupants.

Key Points	SA Objectives																	Comments on Individual Policy	Plan
SPD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Key Point 5: Live/Work units resisted next to b2 and B8 uses	+	0	+	+	0	+	+	++	+	0	0	+	+	+	0	0	+	Assumed a reduction in HGV traffic and continued B2/B8 use elsewhere.	Implementation could bring localised long-term benefits for neighbouring residential uses. Restricting B2 and B8 activities will contribute to high quality environments.
Key Point 6: Discourage Live/Work units for families	0	0	0	0	0	0	+	0	+	0	0	+	+	+	+	0	+	Assumed that families generate more waste and need more space.	Implementation of this key point would restrict potential occupants and therefore conflict with objectives for providing a decent home for everybody. This policy is likely to contribute to more sustainable business use by restricting families from being exposed to a business environment.
Key Point 7: Live/Work units should include affordable premises	0	0	0	0	0	0	0	+	+	++	+	+	0	+	0	0	++	Assumed that affordable Live/Work units can help to promote business development.	Implementation would benefit residents of Live/Work development and could help to maximise business success.

Key Points	SA Objectives																	Comments on Individual Policy	Plan	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
SPD																				
Key Point 8: All Live/Work units should have a management firm in place	0	0	0	0	0	0	+	+	+	+	I	+	++	++	+	+	+	Assumed that a management firm can promote an improved business environment and look after the needs of the residents	Implementation could help to maintain Live/Work units as intended while helping to foster successful businesses.	
Key Point 9: Occupiers will be required to pay business rates	0	0	0	0	0	0	0	+	++	+	+	+	+	+	0	+	0	Assumed that business rates will be paid by all occupants help to monitor the work element of schemes.	Implementation could help to maintain Live/Work units as intended while helping to foster successful businesses.	
Key Point 10: Where possible link Live/Work to institutions	0	0	0	0	0	0	0	0	+	+	0	+	+	+	+	0	+	Assumed that an institution will provide a support base for associated Live/Work units	Implementation could help to maintain Live/Work units as intended while helping to foster successful businesses	
Key Point 11: Parking standards for Live/Work	0	0	0	0	0	+	+	0	0	+	+	+	+	+	0	0	0	Assumed that parking would be for residential and business purposes, excluding HGV access.	Implementing this policy will help to regulate parking for both the residential and business elements of the unit. A maximum standard may contribute towards a reduction in air quality and trip generation.	
Cumulative Score	+	0	0	0	0	+	++	+	+	+	+	+	+	+	+	+	+			
Key: ++ Very Positive + Positive, 0 No effect, - Negative, -- Very Negative, ? Uncertain effect, I Dependant on Plan Implementation																				

7.0 Assessing the effects of the preferred options

Table 6 assesses whether the possible effects of the SPD are enough, i.e. in terms of scale and significance, to warrant exclusion from the document or prompt mitigation to be considered. The results from the measures detailed in the previous section will provide the information that will cause the following actions:

- Allow policies to remain, such as in situations where government policy determines that they should
- Re-draft policies to reduce the likelihood of negative effects occurring
- Removal of policies and options in favour of more sustainable ones
- Prompt proposals for mitigation

The assessment focuses on those comparisons highlighted in the previous matrix as having a negative or strong positive relationship, in order to determine whether mitigation measures need to be assessed further.

Table 7: Appraising the SPD							
SPD Key Points	SA Objective	Predicted effects					Justification
		Indicators	Nature of effect	Assessment of effect			
				Short term	Medium term	Long term	Draft recommendations for mitigation/improvement
<p>Key Point 2: Live/Work units in residential areas.</p> <p>Key Point 11: Parking standards for Live/Work</p>	<p>1) To improve air quality to a standard that is acceptable for human and ecological health</p>		<p>Minor positive effect Moderate significance</p>		✓	✓	<p>It can be considered that the Live/Work SPD can make a contribution towards reducing air pollution across the borough. Locating home and work together will eliminate the need to commute by private transport, which is the preferred mode within Hillingdon.</p> <p>Live/Work located within residential areas will attract some increase in traffic. These will be for supporting services to the business. This may cause localised decreases in air quality in areas that can be viewed as sensitive receptors. However this will not facilitate an increase in the total number of trips and it is assumed that Live/Work will make a positive contribution to reducing air pollution in the long term</p>
	<p>2) To ensure sustainable management and conservation of wildlife and habitats representative of the borough and reverse those in decline</p>		<p>Neutral effect</p>				<p>The guidance within the Live/Work SPD will not have a direct impact on the wildlife and habitats within the borough and is considered to have a neutral effect on this objective</p>

Table 7: Appraising the SPD							
SPD Key Points	SA Objective	Predicted effects					Justification <ul style="list-style-type: none"> Likelihood/certainty of event occurring Geographical scale Temporary or permanent Frequency Assumptions made Influence of other policy Draft recommendations for mitigation/improvement
		Indicators	Nature of effect	Assessment of effect			
				Short term	Medium term	Long term	
Key Point 2: Acceptable locations for Live/Work units.	3) To protect and preserve landscape character, historic buildings, archaeological sites and cultural features of importance to the community		Neutral effect				It is assumed that Live/Work units will be subject to core policy on appropriate design to reduce negative impacts on the landscape character of proposed development. Live/Work will also be constrained to existing built areas and where Live/Work proposals will be in or adjacent to conservation areas will be subject to stringent guidance contained within the LDF. It is assumed that there is a neutral effect on this objective
Key Point 2: Acceptable locations for Live/Work units.	4) To avoid the adverse effects of activities and development on the natural functions of soil and water systems		Neutral effect				Live/Work will be constructed on previously developed land and therefore will have minimal impacts on soil and water quality and systems above the baseline situation.
	5) To reduce contributions towards, and vulnerability to, the effects of climate change		Neutral effect				The Live/Work SPD is likely to have a neutral effect on climate change. Changes in the number of vehicle movements may occur but the reduction in the amount of greenhouse gases will be minimal.

Table 7: Appraising the SPD							
SPD Key Points	SA Objective	Predicted effects					Justification
		Indicators	Nature of effect	Assessment of effect			
				Short term	Medium term	Long term	Draft recommendations for mitigation/improvement
Key Point 2: Acceptable locations for Live/Work units	6) To minimise the hazard risk from flooding in Hillingdon		Neutral effect				The impact of Live/Work on flooding is likely to be minimal where Live/Work development is implemented on previously used land. Developments will also be subject to core policy on the location of development on floodplains
Key Point 1: B2 and B8 activities will not be allowed in Live/Work units.	7) To ensure efficient use of non renewable resources and minimise the production of waste		Minor positive effect Low significance	✓	✓	✓	The Live/Work SPD will have a limited but likely positive impact on sustainable waste management. Live/Work development will increase the likelihood of increased volumes of recycled waste collection. Waste generated on the commercial premises can be sorted and added to residential recycling.
Key Point 7: Live/Work units should include affordable premises. Key Point 10: Where possible link Live/Work to institutions	8) To create a variety of high quality residential environments that provide everybody with the opportunity to live in a decent home		Positive effect High significance	✓	✓	✓	Live/Work SPD promotes possible co-ordination between Housing Associations, the Local Planning Authority and educational institutions in the development of Live/Work units. It is envisaged that organisations will work together to provide sustainable Live/Work units at affordable prices for local residents. Providing affordable Live/Work units is one of the main aims of the SPD and it will help to contribute to a wider supply of affordable premises.

Table 7: Appraising the SPD								
SPD Key Points	SA Objective	Predicted effects					Justification	
		Indicators	Nature of effect	Assessment of effect			<ul style="list-style-type: none"> Likelihood/certainty of event occurring Geographical scale Temporary or permanent Frequency Assumptions made Influence of other policy 	
				Short term	Medium term	Long term		Draft recommendations for mitigation/improvement
All points	9) To provide environments that promote healthy and safe living and reduce anti social behaviour		Positive effect Medium significance	✓	✓	✓	<p>The Live/Work SPD does not contribute directly toward reducing the incidence of crime. However, Live/Work development enables business owners to better protect their business against crime, personally overseeing the property for longer periods.</p> <p>If Live/Work allocations are permitted in IBA there is possibility of negative health and safety impacts from land uses and traffic associated with adjacent IBA land uses.</p>	
Key Point 2: Acceptable locations for Live/Work units. Key Point 3: Live/Work units in IBAs, subject to criteria- see preferred options.	10) To encourage efficient use of available land that will not foreclose on future options		Positive effect Medium significance	✓	✓	✓	<p>The Live/Work SPD will seek to make the most efficient use of land by the combination of residential and business use. As a result there will be greater availability of land for other uses. The criteria that will be considered before granting permission for development within designated IBA should ensure that impacts on these areas are minimised and foreclosing on future options will be avoided.</p>	

Table 7: Appraising the SPD							
SPD Key Points	SA Objective	Predicted effects					Justification
		Indicators	Nature of effect	Assessment of effect			
				Short term	Medium term	Long term	Draft recommendations for mitigation/improvement
Key Point 3: Live/Work units in IBAs, subject to criteria- see preferred options.	11) To improve the ready access to essential services and facilities for all residents.		Minor negative effect Moderate significance	✓	✓	✓	The SPD has no influence over the provision of services and therefore cannot contribute positively to this objective. Where Live/Work units are located in IBA's there will be some reduction in access to services.
All points	12) To promote growth in the economy whilst improving its environmental and social performance		Positive effect Moderate significance	✓	✓	✓	The Live/Work SPD will encourage sustainable business practice. It is assumed that Live/Work development will help to economic growth, will help to reduce contributions to air pollution and provide well designed housing with some affordable units.
All points	13) To enhance the image of the borough as a location for new business		Major positive effect High significance	✓	✓	✓	Live/Work development is an innovative solution to land use issues, and for the provision of housing and business premises at a cost lower than separate premises. Live/Work developments can also help to regenerate previously developed land and vacant properties. It is considered to help improve Hillingdon's appeal as a location for new business.

Table 7: Appraising the SPD								
SPD Key Points	SA Objective	Predicted effects				Assessment of effect	Justification	
		Indicators	Nature of effect	Short term	Medium term			Long term
				Draft recommendations for mitigation/improvement				
Key Point 11: Parking standards for Live/Work	14) To encourage business to provide a range of jobs and services that will support and enhance existing residential and employment areas		Neutral effect				<ul style="list-style-type: none"> • Likelihood/certainty of event occurring • Geographical scale • Temporary or permanent • Frequency • Assumptions made • Influence of other policy <p>Live/Work units are primarily designed to provide an environment for the inhabitants to work within, and are restricted by parking provision and size as to not be locations for the creation of many jobs. Therefore the impact on this objective will be neutral.</p>	
All points	15) To promote methods to reduce dependence on private transport and manage the effects of traffic on the environment		Positive effect High significance	✓	✓	✓	The Live/Work SPD is likely to contribute to a small reduction in car use by way of combining live and work premises. Essentially this will remove one return commuter trip a day per unit. It is recommended that Live/Work developments are likely to be considered where existing transport infrastructure is sufficient. An air quality management area covers much of Hillingdon and therefore a high degree of significance is placed upon methods to help achieve the aims of the air quality action plan.	

Table 7: Appraising the SPD							
SPD Key Points	SA Objective	Predicted effects					Justification
		Indicators	Nature of effect	Assessment of effect			
				Short term	Medium term	Long term	
							<ul style="list-style-type: none"> • Likelihood/certainty of event occurring • Geographical scale • Temporary or permanent • Frequency • Assumptions made • Influence of other policy Draft recommendations for mitigation/improvement
Key Point 10: Where possible link Live/Work to institutions.	16) To provide residents of all ages with the option to access education and skills based enhancement.		Neutral effect				Although some Live/Work development may be provided in partnership with educational establishments the plan itself does not provide stipulations that education and skills will be increased or access to these improved. Therefore the assessment will be that there are neutral effects.
Key Point 1: B2 and B8 activities will not be allowed in Live/Work units. Key Point 4: Live/Work units should accord with certain size criteria.	17) To encourage built environments of high quality urban design that assists in enhancing areas amenity value and promote community sense of place.		Neutral effects				The Live/Work SPD does not influence the quality of design. Separate Council design standards will provide a framework for good urban design, mitigation of development impacts, and enhancement schemes, provided in the Hillingdon Design and accessibility Statement (HDAS). Locating Live/Work away from noisy areas and those deemed inappropriate will add towards the amenity of the whole area. However, amenity space associated with Live/Work development is likely to be limited, resulting in minor reductions in amenity value.

8.0 Mitigating adverse effects and maximising beneficial effects

Where the preferred options have significant sustainability effects, then mitigation measures to reduce or offset adverse effects and enhance positive effects will be considered.

The Table below displays the types of mitigation that could be undertaken:

Table 8: Proposed mitigation measures		
Key Point	Effects on sustainability	Suggested mitigation measures
Key Point 3: Live/Work in Industrial Business areas, subject to certain criteria- see preferred options 6.3.	Possible noise and air quality implications for residents of Live/Work in Industrial Business Areas.	SPD to include guidance on sound-proofing and ventilation measures within Live/Work developments, together with recommendations against location adjacent to B2 and B8 class uses.
Key Point 2: Live/Work in town centres, residential areas and vacant employment areas, subject to certain criteria – see preferred options 6.3.	Possible effects on flooding if located in flood risk areas.	The Council will provide mitigation measures to avoid development of Live/Work in areas at risk from flooding.
Key Point 4: Live/Work development should accord with certain size criteria- see preferred options 6.3.	Possible reduction in amenity space for residents	No mitigation is proposed.

9.0 Proposals for monitoring

The review and monitoring of the SPD will focus on the extent to which the objectives of the SPD have been achieved and whether approved live/work units in the borough have remained as originally intended. The following aspects of Live/Work will be monitored:

Occupation- the monitoring of occupation will focus on how well the developments have been occupied since their implementation.

Use- the monitoring of class use will focus on whether the use of the Live/Work development has remained as approved and the residential amenity is being maintained.

Internal configuration- the monitoring of the internal configuration will focus on whether the approved residential and workspace split within Live/Work developments is retained.

Size- the monitoring of the size of Live/Work developments will focus on whether internal and external floor space remains as approved.

The review of the SPD and annual monitoring report for the document will be help to inform any necessary changes to the SPD and indicate the impact of the SPD on such things as the supply of business floor space in the borough.

Appendix A: Identifying other relevant policy, plans, programmes, strategies, initiatives, and sustainability objectives

Links to Other Plans and Programmes	
Planning Policy Statement 1: Creating Sustainable Communities (Draft)	
Proponent body	Central Government (ODPM)
Level	National
Date produced	2004
Why is it relevant?	
<p>PPS1 updates PPG1 and sets out the Government's policies on sustainable planning. Local Planning Authorities must take their content in account in preparing their development plans. PPS1:</p> <ul style="list-style-type: none"> • Promotes an integrated approach to sustainable development encompassing economic development, social inclusion, environmental protection and prudent use of resources. • Promotes positive planning and proactive management. • Sets clear visions for communities and aims to integrate the wide range of activities relating to development and regeneration. 	
Requirements / opportunities	Implications for the SPD
<p>Enable the provision of good quality new homes in suitable locations, whether through new development or conversion of existing buildings.</p> <p>Emphasise the importance of design, conservation and provision of public space.</p> <p>Ensure a suitable mix of housing including adequate levels of affordable housing, together with the infrastructure and resources to support them.</p>	<p>The SPD needs to ensure that Live/Work development occurs in areas suitable for such land use.</p> <p>The Live/Work SPD needs to deliver well designed and affordable live/Work spaces.</p> <p>The Live/Work SPD should contribute towards the provision of new housing while providing residents with greater choice in their living and working arrangements.</p>
Gaps or problems	Implications for the SA
<p>The PPS states that policies should be realistic and have a degree of flexibility, which although necessary could lead to Live/Work development being pressured for purely residential use.</p>	<p>The SA should seek to encompass all of the principles and topics within this statement.</p>
Useful cross-references: Hillingdon's Sustainability Appraisal Scoping Report	

Links to Other Plans and Programmes	
Planning Policy Guidance Note 4: Industrial, commercial development and small firms.	
Proponent body	Central Government (ODPM)
Level	National
Date produced	
Why is it relevant?	
<p>The aim of PPG4 is to encourage continued economic development that is compatible with governmental environmental objectives. The importance of industrial and commercial development must be weighed against that of maintaining and improving environmental quality. PPG4 seeks to:</p> <ul style="list-style-type: none"> • Encourage development in locations that minimise the length and number of trips by motor vehicle. • Encourage continued economic development that is compatible with government objectives for sustainable economic growth. • Emphasis the importance of balancing industrial and commercial development with that of maintaining and improving environmental quality. • Encourage the development of small businesses. 	
Requirements / opportunities	Implications for the SPD
<p>Locate business in appropriate areas to service their transport needs and away from areas sensitive to any types of pollution.</p> <p>Development should be encouraged in areas of high accessibility by public transport, where developments can be located to minimise the impact on current levels of congestion.</p> <p>Enable re-use of empty space and encourage new uses in under used space.</p> <p>Address industrial areas with poor public transport links.</p>	<p>Live/Work development seek to retain and enhance the amenity of the local environment that residents and community value and appreciate.</p> <p>The Live/Work SPD should consider the need to re-use empty and under-used industrial spaces.</p> <p>Live/Work development should only be allowed to occur in areas of high accessibility.</p>
Gaps or problems	Implications for the SA
<p>The PPG states that developments that are detrimental to amenity or a potential source of pollution should be separated from sensitive land uses.</p>	<p>SA objectives should include measures to reduce the need to travel by motor vehicle.</p> <p>The SA should demonstrate the need to reduce air pollution, increase human health and promote the economy.</p>
Useful cross-references: Hillingdon's Industrial Land Survey Report	

Links to Other Plans and Programmes	
Planning Policy Statement 6: Planning for Town Centres	
Proponent body	Central Government (ODPM)
Level	National
Date produced	2005
Why is it relevant?	
<p>The objectives of PPS 6 are to:</p> <ul style="list-style-type: none"> • Promote the establishment of mixed-use schemes with an emphasis on limiting car travel. • Promote economic development and creating communities with vitality. 	
Requirements / opportunities	Implications for the SPD
<p>Locate major generators of travel in existing centres, where access by a choice of means of transport, not only by car, is easy and convenient.</p> <p>Town and district and local centres to meet the needs of residents of their area.</p> <p>Safeguard and strengthen existing local centres, in both urban and rural areas, which offer a range of everyday community, shopping and employment opportunities.</p>	<p>Live/Work developments should contribute to the sustainability and economic growth/vitality of existing town centres by being located only on the fringes of major centres within the Borough.</p> <p>The suitability of a location for the provision of Live/Work development should include the requirement to be located in an area with good transport links.</p> <p>Live/Work development provides people with choice in their living and working arrangements consistent with the Governments policy direction for mixed use development.</p>
Gaps or problems	Implications for the SA
<p>Live/Work developments should be sensitive to the townscape.</p> <p>Possible conflicts between Live/Work developments and other town centre uses may arise.</p>	<p>SA objectives should include economic growth, town centre vitality and viability and accessibility.</p> <p>The SA should also include an objective relating to high quality design and maintenance of the townscape.</p>
Useful cross-references: PPG4	

Links to Other Plans and Programmes	
Planning Policy Guidance Note 3: Housing	
Proponent body	Central Government (ODPM)
Level	National
Date produced	March 2000
Why is it relevant?	<p>PPG3 requires Local Planning Authorities to:</p> <ul style="list-style-type: none"> • Plan to meet the housing requirements of the whole community including those in need of affordable and special needs housing. • Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities. • Provide sufficient housing land but give priority to re-using previously developed land. • Make more sustainable use of land by reviewing planning policies and standards. • Promote good design in new housing development in order to create attractive, high-quality living environments in which people will choose to live.
Requirements / opportunities	
<p>National Target – 60% of additional housing should be provided on previously developed land or through conversions of existing buildings.</p> <p>Avoid housing development which makes inefficient use of land (avoiding developments of less than 30 dwellings per hectare net) and provide for more intensive housing development (between 30 and 50 dwellings per hectare net) in and around existing centres and close to public transport nodes.</p>	<p>Live/Work developments should be located, where possible, on previously developed land contributing towards the governments target for additional housing.</p> <p>Live/Work developments should be established where they can make the most efficient use of land.</p> <p>Live/Work development should seek to provide affordable Live/Work units in the borough in line with existing policy parameters.</p> <p>Live/Work development should contribute towards a mix in the size, type and location of residential development.</p>
Gaps or problems	Implications for the SA
<p>Live/Work development should not be confused with affordable housing. It can provide an affordable way of living and working but is not an alternative means of meeting affordable housing targets.</p>	<p>The SA should demonstrate how housing objectives have been considered in the development of the Live/Work SPD.</p> <p>The SA should include an objective relating to the importance of the natural environment in good quality urban design.</p>
Useful cross-references: PPG4	

Links to Other Plans and Programmes	
Planning Policy Guidance 13: Transport	
Proponent body	Central Government (ODPM)
Level	National
Date produced	October 2002
Why is it relevant?	
Land use planning has a key role in delivering the Government's integrated transport strategy. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the length of journeys and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.	
Requirements / opportunities	Implications for the SPD
<p>There is an opportunity to integrate different types of transport to benefit the environment, health and wealth creation.</p> <p>Policies to manage the pattern of urban growth can make the fullest use of urban transport and focus major generators of travel demand in cities, towns and district centres.</p> <p>Policies to locate day-to-day facilities in local centres may encourage walking and cycling.</p>	<p>Live/Work developments should seek to provide jobs and services close together which can help to reduce</p> <p>Live/Work Developments on the fringes of Town centres can take advantage of better access to public transport.</p> <p>Live/Work developments should seek to provide cycle provision in line with adopted Cycle parking standards.</p>
Gaps or problems	Implications for the SA
<p>Encouraging better transport provision in rural areas may be much harder and as a result private car use may continue to rise.</p> <p>Good partnerships between local authorities transport providers and operators, developers, businesses and local residents are essential to reaching sustainable transport objectives.</p>	<p>Reducing the need to travel and especially the use of the private car, while promoting social inclusion will help achieve sustainable objectives.</p> <p>These objectives generally include:</p> <ul style="list-style-type: none"> ● Reducing the need to travel by private car ● Improving accessibility of key services to local communities ● Reducing air pollution ● Improving health
Useful cross-references: Majors Transport strategy, Hillingdon Transport Strategy	

Links to Other Plans and Programmes	
London Plan	
Proponent body	Mayor of London
Level	Regional
Date produced	February 2004
Why is it relevant?	
<p>Outlines the Mayor's strategies for the spatial development of London, to which boroughs must be in general conformity. It includes the following overarching objectives:</p> <ul style="list-style-type: none"> • To accommodate London's growth within its boundaries without encroaching on open space • To make London a better place for people to live in. • To make London a more prosperous city with strong and diverse economic growth. • To improve London's accessibility. • To make London a more attractive, well-designed and green city. 	
Requirements / opportunities	Implications for the SPD
<p>UDP policies should contain spatial strategies for promoting change in areas appropriate for higher density and mixed-use development.</p> <p>Encourage affordable workspace for the creative industries.</p> <p>Promote flexible Live/Work space and encourage clusters of activity which provide a trigger for regeneration.</p> <p>Target – Over 95% of development to comply with the housing density location and SRQ matrix.</p> <p>Make the most sustainable and efficient use of space in London and encourage intensification and growth in areas of need and opportunity.</p> <p>Achieve an urban renaissance through higher density and intensification.</p> <p>Improve the quality of Londoners' lives and the environment through better designed buildings and public spaces.</p> <p>Address the differing needs of London's diverse population.</p> <p>Encourage and support the development of green industries.</p>	<p>The implementation of Live/Work developments should seek to promote mixed-use schemes in appropriate locations.</p> <p>Appropriate class uses should be encouraged for Live/Work development including an emphasis on creative industries.</p> <p>Live/Work developments should seek to promote the establishment of business clusters.</p> <p>In regard to under-used or vacant land, Live/Work development can aid local generation.</p> <p>Live/Work developments should reflect the need to promote good quality affordable housing and promote small businesses.</p> <p>In order to promote an environmentally sustainable London, Live/Work developments should have regard to environmental protection.</p> <p>Good quality design and good access should be imposed on Live/Work developments.</p> <p>Live/Work developments should comply with density parameters for higher density schemes.</p>

Gaps or problems	Implications for the SA
<p>Live/Work development should not be confused with affordable housing. It can provide an affordable way of living and working but is not an alternative means of meeting affordable housing targets.</p>	<p>The SA should demonstrate how Live/work development could contribute towards a reduction in travel and the re-use of previously developed land.</p> <p>The SA will need to consider the likely impacts of integrated employment and residential development on the sustainability objectives of the borough.</p>
<p>Useful cross-references: PPG3</p>	

Appendix B: Analysis of possible tensions or inconsistencies between the current and future baseline conditions.

Indicator	Local data	Regional data	National data	Target	Trend	Indicator status and comments	Data Quality	Data Sources
Material Assets								
No. of vacant properties	2.16% 2004		7% (2000-01)		Lowest since Hillingdon's records began			
Economic Activity								
Unemployment level	4.10%	Persons = 6.7% Males = 7.6% Females = 5.8%	Persons = 5.2% Males = 6.0% Females = 4.3%	Unemployment level				
% of pop. with no qualifications	12.8%	13.9%	15.6%	% of pop. with no qualifications				

Indicator	Local Data	Regional Data	National Data	Target	Trend	Indicator Status and comments	Data quality	Data sources
Economic Activity								
% of pop. with NVQ3 or higher qualifications	41.6%	44.7%	42%	% of pop. with NVQ3 or higher qualifications				
Proportion of population ages 16-60 with below average skills	No Data			Proportion of population ages 16-60 with below average skills				
Proportion of population without any qualifications	12.8%	13.9%	15.6%	Proportion of population without any qualifications				

Indicator	Local Data	Regional Data	National Data	Target	Trend	Indicator Status and comments	Data quality	Data sources
Economic Activity								
Proportion of population with level 2 qualifications	12.6%	10.6%	14.8%	Proportion of population with level 2 qualifications				
Qualifications at degree level or higher	23.1%	30.5%	24.2%	Qualifications at degree level or higher				
Air Quality- Causal Factors								
Proportion of people who travel to work by car	60% - 2001 census	http://www.statistics.gov.uk/STATBASE/ssdataset.asp?vlnk=7801	http://www.dft.gov.uk/stellent/groups/dft_sustravel/documents/sectionhomepage/dft_sustravel_page.hcsp					http://www.english-heritage.org.uk/

Appendix C: The further Live/Work development process

Action	Likely timeframe
Notification of the draft Live/Work SPD and SA for a period of 6 weeks	August/September 2005
Review comments received and amend draft to reflect changes requested	September/October 2005
SPD to be reported to Cabinet for adoption	November/December 2005
SPD to be made publicly available along with implementation and monitoring plan	December 2005